



**CITY OF ROMULUS – CITY COUNCIL
REGULAR MEETING AGENDA
April 1, 2024
7:30 PM**

Members of the public can view the Regular City Council Meetings live via the Romulus Public Access Channel 12 and YouTube at www.youtube.com/cityofromulus. Public comments can also be emailed to publiccomment@romulusgov.com

Pledge of Allegiance

Roll Call

1. Agenda

- A. Approval of Agenda

2. Minutes

- A. Approval of Minutes from the Regular Meeting held on Monday, March 25, 2024, at 7:30 p.m.
- B. Approval of the Minutes from the Special Meeting - Study Session held on Monday, March 25, 2024, at 6:30 p.m. for a presentation regarding the city's infrastructure.

3. Petitioner

- A. SLU-2023-004; Romulus Distribution Center (36711 Ecorse Road)

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

- A. Approval of the Chairperson's Report

5. Mayor's Report – Robert A. McCraight, Mayor

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

- A. Second Reading and Final Adoption of amendments to Appendix B, Chapter 38, Pension Plan, of the City of Romulus Code of Ordinances

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. Communication

12. 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: **April 1, 2024**

Item No. **A.**

General Description: Approval of Agenda

Resolution No. _____

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

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

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



City of Romulus

Minutes

Council Meeting Held: **April 1, 2024**

Item No. A.

General Description: Approval of Minutes from the Regular Meeting held on Monday, March 25, 2024, at 7:30 p.m.

Resolution No. _____

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

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

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



MINUTES OF THE REGULAR ROMULUS CITY COUNCIL MEETING

March 25, 2024

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

Pledge of Allegiance

Roll Call

Mayor Pro Tem John Barden called the meeting to order at 7:30 p.m.

Present: Kathy Abdo, John Barden, Celeste Roscoe, Tina Talley, William Wadsworth, Virginia Williams, Allen Wilson

Absent / Excused:

Administrative Officials in Attendance:

Robert McCraight, Mayor

Stacy Paige, Treasurer

Administrative Staff in Attendance:

D'Sjonaun Hockenhull - Deputy Clerk; Julie Wojtylko - Chief of Staff; Stephen Hitchcock - City Attorney; Roberto Scappaticci - DPW Director; Gary Harris - Purchasing Director; Roger Salwa - Police Captain; Mike Laskaska - Director of Communication & Community Service; Patty Braden - Library Director

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, Williams, Wilson

Nays - None

Motion Carried Unanimously

2. Minutes

- A. **Res. #24-072** Moved by **William Wadsworth**, seconded by **Tina Talley** to approve the Minutes from the Regular Meeting held on Monday, March 11, 2024, at 7:30 p.m.

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

Nays - None

Motion Carried Unanimously

- B. **Res. #24-073** Moved by **William Wadsworth**, seconded by **Kathy Abdo** to approve the Minutes from the Special Meeting - Study Sessions held on Monday, March 11, 2024, at 6:30 p.m. to discuss the Quarterly Investment Report and at 7:00 p.m. to discuss amendments to the Pension Ordinance.

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

Nays - None

Motion Carried Unanimously

3. Petitioner

- A. **Petitioner:** Brandie Whalin **Petition:** Block Party & Street Closure Request

Res. #24-074 Moved by **Virginia Williams**, seconded by **Kathy Abdo** to approve a Block Party Event for Saturday, August 24, 2024, from 10 a.m. to midnight and the closing of California Avenue at Oakbrook Street and Brandt Street with access granted for emergency vehicles for the stated event.

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

Nays - None

Motion Carried Unanimously

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

Res. #24-075 Moved by **Kathy Abdo**, seconded by **William Wadsworth** to adopt a resolution commending the promotion of Fred Hockett to Brigadier General.

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

Nays - None

Motion Carried Unanimously

Res. #24-076 Moved by **Tina Talley**, seconded by **Virginia Williams** to adopt a resolution recognizing David S. Jones as the Greater Romulus Chamber of Commerce' 37th Person of the Year.

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

Nays - None

Motion Carried Unanimously

Representatives from Just Air Co. shared information regarding its collaboration with Wayne County on installing air quality monitors throughout the county, with two (2) monitors being installed in the City.

A. Moved by Celeste Roscoe, seconded by Tina Talley to accept the Chairperson's Report.

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

Nays - None

Motion Carried Unanimously

5. Mayor's Report – Robert A. McCraight, Mayor

A. Res. #24-077 Moved by **William Wadsworth**, seconded by **Tina Talley** to concur with the Administration and authorize the DPW to dispose of the listed vehicles through Martin Towing, with a disposal fee of \$50.00 per vehicle with all other proceeds deposited into the appropriate City fund.

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

Nays - None

Motion Carried Unanimously

B. Res. #24-078 Moved by **Kathy Abdo**, seconded by **Celeste Roscoe** to concur with the Administration and approve the re-appointment of Jennifer Johnson to the Municipal Library Board, as the Huron Township Representative, with a term to expire on April 11, 2026.

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

Nays - None

Motion Carried Unanimously

C. Res. #24-079 Moved by **William Wadsworth**, seconded by **Virginia Williams** to concur with the Administration and authorize the Mayor and Clerk to enter into the Inter-Governmental Agreement with the Michigan Department of Agriculture and Rural Development for the spaying and neutering grant awarded to the Romulus Animal Shelter.

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

Nays - None

Motion Carried Unanimously

- D. Res. #24-080** Moved by **Virginia Williams**, seconded by **Kathy Abdo** to concur with the Administration and authorize a no-fee permit for the use of the Elmer Johnson's Park pavilion on June 7, 2024 for their end of the year eighth grade picnic.

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

Nays - None

Motion Carried Unanimously

- E. Res. #24-081** Moved by **Celeste Roscoe**, seconded by **Kathy Abdo** to concur with the Administration and legal counsel and adopt the amendments to the employee policy and procedure manual - policies #17 and #18.

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

Nays - None

Motion Carried Unanimously

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

- A. Res. #24-082** Moved by **Virginia Williams**, seconded by **Celeste Roscoe** to approve the Second Reading & Final Adoption of Budget Amendment 23/24-13 in the amount of \$7,500.00 to recognize Visit Detroit donation for the On the Clock Tour event on April 6, 2024 at the Romulus Athletic Center.

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

Nays - None

Motion Carried Unanimously

- B. Res. #24-083** Moved by **Celeste Roscoe**, seconded by **William Wadsworth** to concur with the recommendation of legal counsel to the pension committee and approve the First Reading & Introduction to amendments to Appendix B, Chapter 38, Pension Plan, of the City of Romulus Code of Ordinances.

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

Nays - None

Motion Carried Unanimously

7. Treasurer's Report – Stacy Paige, Treasurer

8. Public Comment

Gina Wilson-Steward, publisher of the Telegram Newspaper, addressed the City Council regarding the newspaper's 80th anniversary and encouraged listeners to continue to read and support their local newspaper. A resident addressed the City Council regarding the installation of air quality monitors in the City.

9. Unfinished Business - None

10. New Business

Councilperson Abdo commended Director Mike Laskaska and Director Colleen Dumas for their work in organizing this year's Easter Egg Hunt.

Res. #24-084 Moved by **Tina Talley**, seconded by **William Wadsworth** to adopt a resolution in recognition of the 80th Anniversary of the Telegram Newspaper.

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

Nays - None

Motion Carried Unanimously

11. Warrant

- A. **Res. #24-085** Moved by **Kathy Abdo**, seconded by **Tina Talley** to approve Warrant #: 24-06 for checks presented in the amount of \$1,148,650.75.

Roll Call Vote: Ayes - Abdo, Barden, Roscoe, Talley, Wadsworth, Williams, Wilson
Nays - None
Motion Carried Unanimously

12. Communication

Councilperson Talley commented on previous and upcoming events. She also commented on the groundbreaking for Sheetz.

Councilperson Williams reminded residents of the Forgotten Harvest program. She also encouraged the Telegram Newspaper to submit their bid to be the city's newspaper when the time comes.

Mayor McCraight commented on the groundbreaking for Sheetz.

13. Adjournment

Moved by **William Wadsworth**, seconded by **Celeste Roscoe** to adjourn the meeting at 8:29 p.m.

Roll Call Vote: Ayes - Abdo, Barden, Roscoe, Talley, Wadsworth, Williams, Wilson
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 March 25, 2024.



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



City of Romulus

Minutes

Council Meeting Held: **April 1, 2024**

Item No. B.

General Description: Approval of the Minutes from the Special Meeting - Study Session held on Monday, March 25, 2024, at 6:30 p.m. for a presentation regarding the city's infrastructure.

Resolution No. _____

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

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

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



MINUTES OF THE ROMULUS CITY COUNCIL SPECIAL MEETING – STUDY SESSION
March 25, 2024

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

1. Roll Call

Mayor Pro Tem John Barden called the meeting to order at 6:30 p.m.

Present: Kathy Abdo, John Barden, Celeste Roscoe, Tina Talley, William Wadsworth, Virginia Williams, Allen Wilson

Absent / Excused:

Administrative Officials in Attendance:

Robert McCraight, Mayor

Stacy Paige, Treasurer

Administrative Staff in Attendance:

D'Sjonaun Hockenhull - Deputy Clerk; Julie Wojtylko - Chief of Staff; Stephen Hitchcock - City Attorney; Roberto Scappaticci - DPW Director; Donald Straub - Assistant DPW Director

- 2. Moved by Tina Talley, seconded by Kathy Abdo to accept the Special Meeting - Study Session Agenda as presented.**

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

Nays - None

Motion Carried Unanimously

3. Discussion: City of Romulus 2024 Infrastructure Update

Mayor McCraight led the discussion and gave an overview of the purpose of the special meeting. DPW Director Roberto Scappaticci presented a PowerPoint regarding an update on the City's infrastructure. He reviewed the Niagara Subdivision and Huron Rivers Estate Subdivision concrete repair project. The current condition of the roads have a 3-4 Paser rating. The hope is to increase the Paser rating to 6-7 after completion of the project. Director Scappaticci further reviewed the Northline Road Resurfacing project from Middlebelt Rd. to Inkster Rd, the process of concrete asphalt overlay, Smith Rd. Water Main Replacement project, and Wayne Rd. Sidewalk project.

4. Public Comment

A resident inquired about the current class of road for Smith Road and if its classification would change after the replacement project is completed.

- 5. Moved by William Wadsworth, seconded by Celeste Roscoe to adjourn the Special Meeting - Study Session at 7:13 p.m.**

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

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 Special Meeting – Study Session of the Romulus City Council held on March 25, 2024.

A handwritten signature in black ink, reading "Ellen L. Craig-Bragg".

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



City of Romulus

Petitioner

Council Meeting Held: **April 1, 2024**

Item No. **A.**

General Description: SLU-2023-004; Romulus Distribution Center (36711 Ecorse Road)

Resolution No. _____

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

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

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED

PLANNING DEPARTMENT MEMORANDUM

DATE: March 21, 2024
TO: Ellen Craig-Bragg, City Clerk
FROM: Carol Maise, City Planner
SUBJECT: City Council Action **SLU-2023-004; Romulus Distribution Center**
Special Land Use approval to allow two industrial warehouse buildings larger than 80,000 sq. ft. Building 1 is 469,780 sq. ft. and Building 2 is 546,881 sq. ft.

Please find the attached information submitted by Kyle Morton on behalf of Ashley Capital which describes modifications to the proposed Romulus Distribution Center development that was previously considered at the March 11, 2024 City Council meeting. Mr. Morton has requested reconsideration of the Special Land Use application for two warehouse buildings greater than 80,000 SF in size and that this be placed on the **April 1, 2024** meeting agenda. Also included is the previously submitted Planning Department Summary Report and the applicant's presentation to 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 **SPR-2023-009; Romulus Distribution Center**

Ashley Capital - 36711 Ecorse Road

Issued by the City of Romulus Planning Department

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

DATE: March 4, 2024

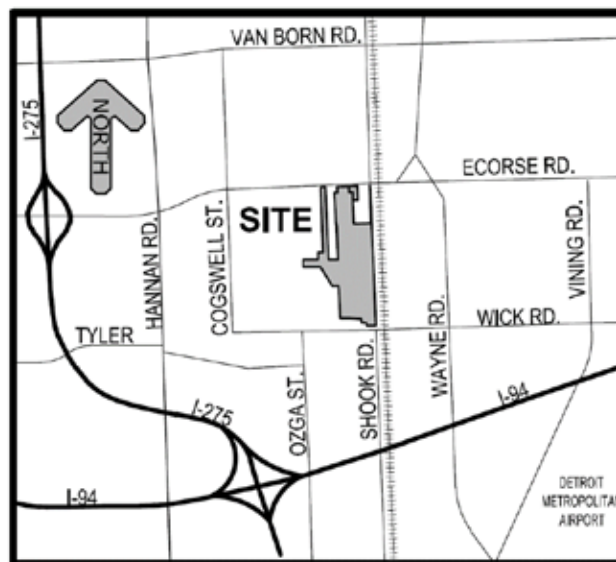
SUBJECT: SLU-2023-004; **Romulus Distribution Center**

LOCATION: 36711 Ecorse Road (DP #80-030-99-0005-700, #80-030-99-0002-700, #80-028-99-0012-703 and #80-028-99-0012-704)

REQUEST: City Council Action
Special Land Use approval to allow two industrial warehouse buildings larger than 80,000 sq. ft. Building 1 is 469,780 sq. ft. and Building 2 is 546,881 sq. ft.

SITE INFORMATION/BACKGROUND

The proposed 81.6-acre development area is on the east side of the 285.63-acre parcel located between Ecorse and Wick, and Cogswell and the railroad.



A large portion (224.37 acres) of the overall property including a former landfill, was owned by the City until sold to Ashley Capital in the fall of 2020 after approval from the City Council. Development potential at the time consisted of approximately 2 million sq. ft. of quality distribution space in 3 buildings, noting that of this property including in the sale, approximately 188 of the 224 acres is encumbered by a Conservation Easement and Wetland Preservation including a Long-Term Management Agreement with the State of Michigan.

In 2022, the Brownfield Redevelopment Authority and City Council unanimously approved a Brownfield Redevelopment Plan and associated Brownfield Reimbursement Agreement for Romulus Distribution Center 2. Potential development on the property included two large-scale warehouse distribution buildings. In May of 2023, the City Council unanimously concurred with the recommendation of the Brownfield Redevelopment Authority and adopted an amendment to the Brownfield Plan to include two additionally acquired properties.

A Special Land Use application and Site Plan for the development of two large-scale warehouse distribution buildings were submitted to the Planning Department on March 10, 2023. Revised plans were provided on May 23, 2023 for the June 19, 2023 Planning Commission public hearing.

SPECIAL LAND USE REVIEW PROCESS

- Planning Commission reviews the special land use application and site plan along with recommendations from City staff and consultants.
- Planning Commission holds a public hearing on the special land use request and makes a recommendation to the City Council on the special land use along with any conditions deemed necessary.
- The minutes of the hearing along with all associated communications supporting the findings of fact that support the recommendation are forward to the City Council for their review.
- The City Council shall review the application and upon a finding that the application meets the General Standards of Section 18.05 and Specific Standards of Section 11.12(d), approve, approve with conditions, or deny the application.

PLANNING COMMISSION ACTION ON SPECIAL LAND USE

The Planning Commission held a public hearing on the Special Land Use request on June 19, 2023. Approximately 7 nearby residents provided comments (see minutes). After discussion, the Planning Commission considered the following findings from the MKSK (Planning Consultant) report:

1. That in general, the Special Land Use application is consistent with the recommendations in the City's Master Plan.
2. The Special Land Use of the property is required to permit the proposed warehouse distribution/light manufacturing uses in buildings greater than 80,000 sq. ft.
3. Ecorse Road can support the proposed uses. Sewer and water are also available to the site.
4. Overall, the proposed warehouse distribution/light manufacturing buildings will meet the M-1 zoning district standards including landscaping, setbacks, building materials, and pedestrian connections.

and made the following motion:

MOTION by McAnally, support by Long, that the Planning Commission recommend to City Council approval of the Special Land Use application for SLU-2023-004; Romulus Distribution Center for two warehouse distribution buildings greater than 80,000 sq. ft. in area at 36711 Ecorse Road, subject to the following:

- 1. Submission of a revised site plan addressing all outstanding comments as noted by the Planning Commission and other agencies and departments;*
- 2. Use variance being granted by the BZA to allow the detention basin on property zoned R-1A, Single-Family Residential;*
- 3. Variances granted by the BZA for building height and light pole height; and*
- 4. Waiver to allow payment in lieu of construction of sidewalk in the amount of \$69,795.00 for a portion of the development.*

Roll call vote: Ayes – McAnally, Long, Frederick, Crova, Roscoe, Talon-Jemison, Freitag. Nays – Glotfelty, Gbogboade. Motion carried 7-2.

PLANNING COMMISSION ACTION ON SITE PLAN

After recommending approval of the Special Land Use to City Council, the Planning Commission approved the **Site Plan** as follows:

*MOTION by McAnally, support by Long, that the Planning Commission approve the **Site Plan** based on the June 14, 2023 MKSK report (Site Plan) and other staff reports, subject to the following:*

- 1. Special Land Use approval by City Council;*
- 2. Use variance being granted by the BZA to allow the detention basin on property zoned R-1A, Single-family Residential; the use variance was granted August 8, 2023 with conditions (see above);*
- 3. Variances granted by the BZA for building height and light pole height; granted August 8, 2023 (see above);*
- 4. Waiver to allow payment in lieu of construction of sidewalk in the amount of \$69,795.00 for a portion of the development;*
- 5. Waiver to reduce curb height in the trailer storage area based on the applicant providing evidence of maintenance on other sites, from 12" x 36" to 7" x 12";*
- 6. Waiver to substitute double row of evergreens instead of Type A buffer screening along the South, East and West sides of the development;*

7. Once a tenant is known and prior to occupancy, anticipated truck and vehicle trips must be provided for review to verify if any additional improvements will be required; and
8. Submission of a revised site plan addressing all outstanding items as noted by the Planning Commission and other agencies and departments.

BZA ACTION ON USE VARIANCE AND DIMENSIONAL VARIANCES

As required as part of the Special Land Use and Site Plan, the applicant petitioned the Board of Zoning Appeals (BZA) for a use variance to utilize property zoned R-1A, Single-family Residential for a detention basin for an industrial development, and dimensional variances to increase the allowed building height from 35' to 47' and the allowed light pole height from 14' to 25' as follows:

MOTION by Morris, support by Frederick, in the matter of BZA-2023-010, Romulus Distribution Center (Ashley Capital) – Use Variance, 36711 Ecorse Road, that based on the analysis and findings in the July 24, 2023 Board of Zoning Appeals Summary Report, and the discussion held during this meeting, the Board of Zoning Appeals grants the request for a use variance in accordance with Section 22.03(d) Use Variances of the Zoning Ordinance, to allow a detention basin associated with a warehouse/distribution development on 5.7 acres of property zoned R-1A, Single Family Residential where M-1, Light Industrial zoning is required, subject to the following conditions:

1. The use variance is for SPR-2023-009; Romulus Distribution Center only as approved by the Planning Commission, City Council and ARC (Administrative Review Committee); any modifications to the approved site plan are subject to city review and approval;
2. The area associated with the use variance is limited to approximately 5.7 acres as identified on the site plan; any expansion will require city review and approval;
3. Submittal of a revised site plan for administrative review prior to review of the special land use by City Council; and
4. Once a tenant is known and prior to occupancy, anticipated truck and vehicle trips must be provided for city review to verify if any additional improvements will be required.

Roll call vote: Ayes – Morris, Frederick, Lloyd, Jones, Chandler. Nays – none. Motion carried 5-0.

MOTION by Morris, support by Frederick, in the matter of BZA-2023-008, Romulus Distribution Center (Ashley Capital) – Building Height, 36711 Ecorse Road, that based on the analysis and findings in the July 24, 2023 Board of Zoning Appeals Summary Report, and the discussion held during this meeting, the Board of Zoning Appeals grants the request for a variance from Section 8.04(a) Area, Height and Placement Requirements of the Zoning Ordinance to increase the height of two buildings from the allowable 35' to 47', for the construction of two speculative light-industrial cross-dock buildings, totaling 470,00 square feet and 547,000 square feet, with the following conditions:

1. Special Land Use approval by City Council;

2. Use variance being granted by the BZA to allow the detention basin on property zoned R-1A, Single-family Residential;
3. Submission of a revised site plan addressing all outstanding items as noted by the Planning Commission, BZA and ARC.

Roll call vote: Ayes – Morris, Frederick, Lloyd, Chandler. Nays – Jones. Motion carried 4-1.

MOTION by Morris, support by Frederick, in the matter of BZA-2023-009, Romulus Distribution Center (Ashley Capital) – Pole Height, 36711 Ecorse Road, that based on the analysis and findings in the July 24, 2023 Board of Zoning Appeals Summary Report, and the discussion held during this meeting, the Board of Zoning Appeals grants the request for a variance from Section 13.05(e) Lighting Regulations of the Zoning Ordinance to increase the light pole height from the allowable 14' within 300' of a residential district to 25', for the construction of two speculative light-industrial cross-dock buildings, totaling 470,00 square feet and 547,000 square feet, with the following conditions:

1. Special Land Use approval by City Council;
2. Use variance being granted by the BZA to allow the detention basin on property zoned R-1A, Single-family Residential;
3. Submission of a revised site plan addressing all outstanding items as noted by the Planning Commission, BZA and ARC.

Roll call vote: Ayes – Morris, Frederick, Chandler. Nays – Lloyd, Jones. Motion carried 3-2.

SUMMARY AND RECOMMENDATION

Based on the action of the Planning Commission as noted above, we respectfully recommend that the City Council make a motion as follows:

*To concur with the recommendation of the Planning Commission and **approve** the Special Land Use request for SLU-2023-009; **Romulus Distribution Center** at 36711 Ecorse Rd. to allow two industrial warehouse buildings larger than 80,000 sq. ft . based on the findings of fact noted in the minutes of the Planning Commission and associated consultant and staff reports and subject to the conditions of site plan approval.*



Carol Maise, City Planner

March 20, 2024

Jeff Kemp
Director of Building & Planning
City of Romulus
12600 Wayne Road
Romulus, MI 48174

RE: SPR-2023-009/SLU-2023-004 - Romulus Distribution Center

Mr. Kemp,

Following the City Council meeting on March 11th, 2024, we are pleased to provide an update from EGLE on our environmental approvals as well as re-submit a revised set of plans for Special Land Use consideration for the Romulus Distribution Center project. Please see below for an outline of the EGLE approval as well as a list of changes incorporated in the revised drawings.

EGLE Approval of Act 381 Work Plan

Ashley Capital received Conditional Approval of the Act 381 Work Plan for Romulus Distribution Center on March 13, 2024. A copy of the approval letter is attached to this email for reference as Exhibit A. EGLE's Brownfield Redevelopment Division approved without conditions Due Care Activities including environmental dewatering, dust control, handling of contaminated soil/waste, track-in/track-out of contaminated soils, waste characterization testing for soil & dewatering effluent, and environmental consulting. The remaining activities are subject to conditions, which include the final submittal of the design of the vapor intrusion mitigation systems and a submittal of a pre- and post-development monitoring plan.

Revised Landscaping & Grading Plan

The revised landscaping and grading plans (Exhibit B) include the following changes:

- a.) new grading in the southwest corner to save additional 0.4 acres of trees,
- b.) ~840 lf of new 8' fence to replace a dilapidated fence along the school property line,
- c.) 63 additional trees along the new fence line for a total of 78 new trees along the fence.

We appreciate the continued support and partnership of the City of Romulus and are excited to move this project forward. Please do not hesitate to contact me if you have any questions.

Sincerely,



Kyle Morton, on behalf of Romulus Distribution Center 2, LLC



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
LANSING



PHILLIP D. ROOS
DIRECTOR

March 13, 2024

VIA EMAIL

Kevin Krause, Director of Community Safety and Development
City of Romulus
11111 Wayne Road
Romulus, Michigan 48174

Dear Kevin Krause and the Romulus Brownfield Development Authority Board:

SUBJECT: Conditional Approval of the Act 381 Work Plan Review for the Romulus
Distribution Center
36411 Ecorse Road, Romulus, Wayne County
Facility: 82000014, 82001536, and 82008516
Tracking: 2024-2544

The Michigan Department of Environment, Great Lakes, and Energy (EGLE), Remediation and Redevelopment Division, has reviewed the work plan for the Romulus Distribution Center project, submitted on January 17, 2024, for approval pursuant to the Brownfield Redevelopment Financing Act, 1996 Public Act 381, as amended (Act 381).

The Act 381 work plan requests EGLE approval of due care activities to support the redevelopment of the property. Based on the requirements in Section 15(20)(e) of Act 381, and representations and information in your submittal, EGLE **approves** the work plan activities listed below and in the attached Table 1:

Due Care Compliance Activities:

- Environmental Dewatering
- Dust Control
- Proper Handling of Contaminated Soil/Waste
- Track-In/Track-Out Exacerbation Controls of Contaminated Soils
- Waste Characterization Testing for Soil and Groundwater/Dewatering Effluent
- Environmental Consulting and Project Management
- Environmental Reporting

Additionally, EGLE **conditionally approves** the work plan activities listed below and in the attached Table 1:

Due Care Compliance Activities:

- Vapor Intrusion Mitigation
Approval of the installation and commissioning of the vapor mitigation system is contingent upon EGLE's review and approval of a final design plan that includes all aspects of the vapor mitigation system including but not limited to, the design of the system, materials to be used, inspections, testing, commissioning plan, reporting plan, monitoring and maintenance plan, and planned compliance with applicable permitting requirements under the EGLE Air Quality Division.
- Infiltration Prevention and Diversion Barriers, Specialized Foundations, Engineering Controls Direct Contact Barrier – Clean Soil Relocation on Landscaped Areas, Field Monitoring of Due Care Activities, Soft Costs Directly Associated with EGLE Costs

Approval of the above activities is contingent upon EGLE's review and approval of documentation demonstrating that the development activities did not cause or encourage the migration of methane towards off-site receptors. Satisfaction of this condition shall include:

- Submit a pre- and post-redevelopment monitoring plan, with data quality objectives, prior to implementation of the work. At minimum the plan should include the proposed monitoring locations, methodology, and schedule/duration for both short- and long-term monitoring.
- Implement mitigation actions if monitoring identifies the potential for off-site migration caused by the development activities or if EGLE determines if off-site migration is occurring. Note methane mitigation is not currently included as an eligible activity in the Act 381 work plan. An amendment to the Act 381 work plan including a detailed design plan will be necessary to include methane mitigation as an eligible cost.
- Provide a quarterly summary of monitoring results to EGLE and submit a written report detailing the results of the pre- and post-redevelopment monitoring, any mitigation activities undertaken, and schedule for long term monitoring. For this condition, post-redevelopment monitoring shall consist of at least one year of monitoring following construction of the building, parking lots, and other hardscapes. If results are favorable and a plan for long term monitoring is agreed upon, the condition will be considered met.

Cost of Environmental Insurance

Approval of the environmental insurance cost is contingent upon EGLE's review of the actual insurance policy to ensure the policy is above and beyond standard insurance for construction, not otherwise required by state or federal law and applicable to the property.

Once documentation has been prepared to satisfy these conditions, a “conditions met” submittal shall be submitted to EGLE-Brownfields@Michigan.gov **and** the project contacts listed at the end of this letter. The conditions met submittal must include both the documentation and a summary document explaining how the conditions detailed above have been met.

After EGLE staff have reviewed and approved the documentation verifying that these conditions have been met, you will receive an updated approval letter and associated Table 1. If at any time you have questions about these conditions, please contact Heath Bobick at the phone number or email listed below.

The work plan also includes pre-development activities. Pre-development activities identified in Section 13b(8) of Act 381 can be performed prior to approval of the brownfield plan and are exempt from EGLE approval. The pre-development activities in this work plan include:

- Phase I and Phase II Environmental Site Assessments required to conduct a Baseline Environmental Assessment (BEA) and to evaluate compliance with Sections 20107a and 21304c of the Natural Resources and Environmental Protection Act, 1994 PA 451 (NREPA).
- Completing a BEA.
- Vapor intrusion mitigation system design.
- Performing a supplemental subsurface site investigation for pre-development due care.
- Preparing a plan for compliance with Sections 20107a and 21304c of the NREPA.

Section 13b(7)(b)(i) and (ii) allow for capture of taxes levied for school operating purposes to be used for the reasonable costs of developing and preparing brownfield plans, combined brownfield plans, or work plans for which tax increment revenues may be used under Section 13(4), including but not limited to, legal and consulting fees that are not in the ordinary course of acquiring and developing real estate, not to exceed \$30,000 and the reasonable costs of brownfield plan or work plan implementation, including but not limited to, tracking and reporting of data and plan compliance, not to exceed \$50,000.

All other EGLE-eligible activities (due care, response activities, interest, and environmental insurance) may be reimbursed with taxes levied for school operating purposes only if undertaken *after* EGLE approval of the work plan.

If eligible activities in addition to those approved in this work plan are necessary, unanticipated response activities are encountered during the course of the project, and/or if the total approved costs will be exceeded, prior written EGLE approval is required for the use of school tax capture per Section 13b(9) of Act 381 as amended.

The amount of tax capture is limited to *actual* expenditures with the exception of excess capture allowed for deposit into the local brownfield revolving fund in accordance with Section 8 of Act 381. The Romulus Brownfield Development Authority Board (Authority) must track and report the actual school tax increment revenues captured from the eligible property as required by Section 16(3) of Act 381, including both exempt and department-approved activities. In addition, it should be noted that excess tax capture for school operating purposes shall not exceed the total of the cost of eligible department specific activities approved in the work plan. The total excess tax capture (local + school operating) shall not exceed the total of the cost of eligible activities in the brownfield plan.

Note that the Act 381 work plan also includes activities funded under an EGLE brownfield grant and loan. EGLE's approval in this letter is only for the specific items proposed under Act 381, for the purpose of eligibility for tax capture and reimbursement under Act 381. The grant and loan funded activities will be addressed in a separate correspondence.

Conditional approval of this work plan is only for the purpose of eligibility for tax capture and reimbursement under Act 381. This letter does not represent an EGLE determination of exemption to liability or compliance with due care under Part 201 or 213 of NREPA.

Actions taken pursuant to this work plan must comply with the requirements of all applicable or relevant and appropriate state and federal laws, rules, and regulations, including, but not limited to, Part 201, the Part 201 Rules, and Part 213 of NREPA, Michigan Air Pollution Control Rules, and laws relating to occupational safety and health. This approval does not preclude a person's obligation to obtain and comply with any permit or authorization required under state or federal laws.

Pursuant to Section 13b(14) of Act 381, for every year of school tax capture, fifty percent of the state education tax collected shall be remitted to the State Brownfield Redevelopment Fund.

Project related questions and copies of all environmental reports and findings should be directed to the following:

- Heath Bobick at 517-281-6457, or via e-mail at BobickH@Michigan.gov
- Ari McKeever at 517-388-4515, or via e-mail at McKeeverA1@Michigan.gov
- Kim Sakowski at 517-582-2219, or via e-mail at SakowskiK@Michigan.gov
- Katie Yates at 586-256-0151, or via e-mail at YatesK2@Michigan.gov

Sincerely,

A handwritten signature in black ink, reading "Carrie A. Geyer". The signature is fluid and cursive, with the first name "Carrie" being more prominent and the last name "Geyer" following in a similar style.

Carrie Geyer
Manager
Brownfield Assessment and Redevelopment
Section
Remediation and Redevelopment Division
GeyerC1@Michigan.gov

cc: Rob Garza, Michigan Economic Development Corporation
Bret Stuntz, SME
Ryan Londrigan, EGLE
Paul Owens, EGLE
Beth Vens, EGLE
Heath Bobick, EGLE
Dan Gough, EGLE
Ari McKeever, EGLE
Kim Sakowski, EGLE
Katie Yates, EGLE
Tracking code #2024-2544

Table 1.
Act 381 Predevelopment and EGLE-Approved Activities
for the
Romulus Distribution Center
Approval Date: March 13, 2024

Proposed Eligible Activity	Conditional Approval**	Approved Cost
EGLE Approved Activities		
Due Care Activities: refer to the letter for a breakdown of activities	\$11,729,827	\$668,000
Environmental Insurance	\$57,341	
<i>Total EGLE Approved Eligible Activities</i>		\$668,000
15% Contingency*	\$1,759,474	\$100,200
Activities Exempt from EGLE Approval:		
Phase I ESAs		\$10,500
Phase II ESAs		\$111,500
BEAs		\$8,000
Vapor Mitigation Design and Consulting		\$15,000
Due Care Plan for Construction		\$5,000
Brownfield Plan / Work Plan Preparation		\$15,000
Brownfield Plan / Work Plan Implementation		\$15,000
<i>Total Exempt Activities</i>		\$180,000
Total EGLE & Exempt Activities		\$948,200
School Tax Capture Amount	36.7000%	\$347,989
Local Tax Capture Amount***	63.3000%	\$600,211

* Contingency is allowed up to a maximum of 15% of approved due care activities. Contingency may only be used to cover extra costs of those activities. Contingency shall not be used for activities not identified and approved in this work plan. Insurance, activities exempt from EGLE approval, and any completed activities are not included in the contingency calculation.

If unanticipated response activities are encountered during the course of the project, prior written EGLE approval is required for the use of school tax capture per Section 13b(9) of Act 381 as amended.

** Conditional approval is dependent upon satisfying the conditions specified in the letter. Documentation that conditions have been met and a request for approval must be submitted to EGLE in writing. If EGLE agrees that the conditions have been met, a new approval letter and table will be issued.

SITE PLANS FOR THE ROMULUS DISTRIBUTION CENTER

SOUTH SIDE OF ECORSE ROAD, WEST OF WAYNE ROAD, ROMULUS, MICHIGAN

Line Table		
Line #	Direction	Length
L1	S87° 54' 06"W	40.02
L2	S02° 02' 04"E	90.00
L3	N89° 31' 07"W	348.21
L4	N00° 28' 52"E	80.21
L5	N89° 30' 12"W	178.82
L6	N02° 31' 16"W	164.51
L7	N89° 33' 13"W	165.05
L8	N88° 12' 44"W	315.41
L9	N89° 31' 29"W	312.22
L10	S01° 48' 39"E	347.76
L11	S87° 35' 41"W	328.78
L12	S88° 04' 41"W	205.59
L13	N01° 49' 35"W	265.00
L14	S88° 04' 41"W	123.00
L15	S01° 49' 35"E	265.00
L16	S88° 04' 41"W	318.92
L17	N02° 05' 19"W	90.00
L18	S88° 04' 41"W	120.00
L19	S02° 05' 19"E	90.00
L20	S88° 04' 41"W	218.21
L21	N87° 54' 06"E	169.84
L22	S02° 09' 19"E	10.00
L23	N02° 08' 41"W	200.00
L24	S87° 54' 06"W	165.02
L25	S02° 09' 19"E	40.00
L26	S87° 54' 06"W	324.90
L27	S02° 09' 19"E	10.00
L28	S87° 54' 06"W	169.84
L29	N87° 54' 06"E	332.23
L30	S89° 03' 58"W	25.92
L31	N87° 54' 01"E	98.97
L32	N01° 52' 51"W	159.95
L33	S87° 58' 52"W	180.00
L34	N87° 54' 06"E	33.00

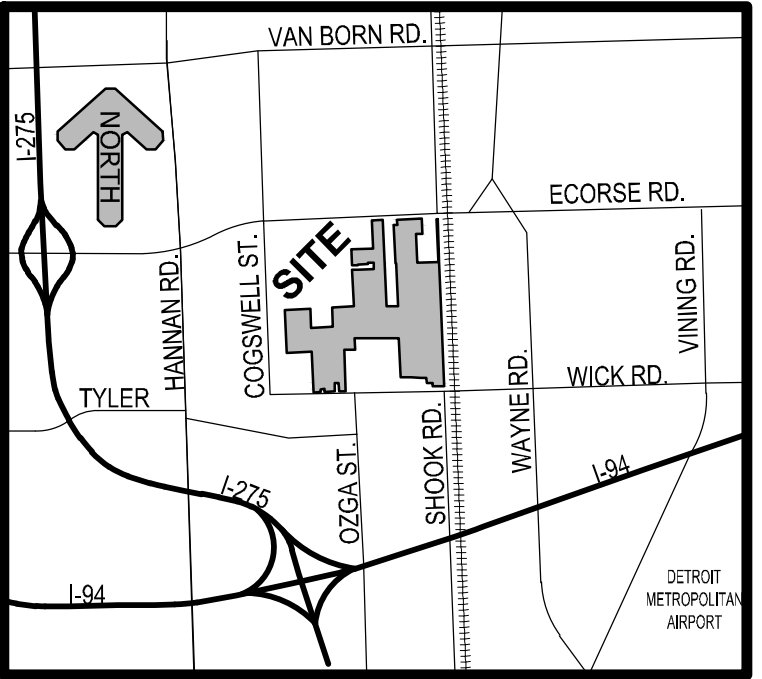


PROJECT CONTACT

MR. DENNIS SCHULTZ
ROMULUS DISTRIBUTION CENTER 2, LLC
2575 HAGGERTY ROAD, SUITE 500
CANTON, MICHIGAN 48188
T (734) 394-1900
E dschultz@ashleycapital.com

SITE BENCHMARKS

SITE BENCHMARK #153 S/LY BOLT ON HYD. ELEVATION = 665.57 (NAVD 88 DATUM)	SITE BENCHMARK #157 R.R. SPIKE IN S.W. FACE OF UTIL. POLE ELEVATION = 668.00 (NAVD 88 DATUM)
SITE BENCHMARK #154 S/LY BOLT ON HYD. ELEVATION = 668.12 (NAVD 88 DATUM)	SITE BENCHMARK #159 W/LY BOLT ON HYD. ELEVATION = 664.84 (NAVD 88 DATUM)
SITE BENCHMARK #155 R.R. SPIKE IN S. FACE OF UTIL. POLE ELEVATION = 664.98 (NAVD 88 DATUM)	SITE BENCHMARK #160 W/LY BOLT ON HYD. ELEVATION = 662.30 (NAVD 88 DATUM)
SITE BENCHMARK #156 BENT NAIL IN S. FACE OF UTIL. POLE ELEVATION = 665.32 (NAVD 88 DATUM)	SITE BENCHMARK #161 W/LY BOLT ON HYD. ELEVATION = 670.31 (NAVD 88 DATUM)



PROPOSED PARCEL COMBINATION

PART OF THE SOUTHEAST 1/4 OF SECTION 7 AND THE WEST 1/2 OF SECTION 8, TOWN 3 SOUTH, RANGE 9 EAST, CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN, INCLUDING ALL OF THE LOTS SOUTH OF THE SOUTH LINE OF CHARLES AVENUE (60 FEET WIDE) TOGETHER WITH ALL OF THE VACATED STREETS AND ALLEYS ADJACENT TO SAID AFOREMENTIONED LOTS, EXCEPTING ALL OF LOTS 54 THROUGH 58, 109 THROUGH 112, 171 THROUGH 174 AND 250 THROUGH 256, INCLUSIVE, ALONG WITH THE VACATED STREETS AND ALLEYS ADJACENT TO SAID EXCEPTED LOTS OF DETROIT INDUSTRIAL CENTER SUBDIVISION, AS RECORDED IN LIBER 58, PAGE 96 OF PLATS, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 8; THENCE SOUTH 87°54'06" WEST, ALONG THE NORTH LINE OF SAID SECTION 8, BEING ALSO THE CENTERLINE OF ECORSE ROAD, 40.03 FEET; THENCE SOUTH 02°02'04" EAST 90.00 FEET TO THE POINT OF BEGINNING; THENCE CONTAINING SOUTH 02°02'04" EAST 133.14 FEET; THENCE SOUTH 02°02'18" EAST 133.14 FEET; THENCE SOUTH 02°03'11" EAST 2424.15 FEET; THENCE NORTH 89°31'07" WEST 348.21 FEET; THENCE NORTH 00°28'52" EAST 80.21 FEET; THENCE NORTH 89°30'12" WEST 178.82 FEET; THENCE NORTH 02°31'16" WEST 164.51 FEET; THENCE NORTH 89°33'13" WEST 165.05 FEET; THENCE NORTH 88°12'44" WEST 315.41 FEET; THENCE NORTH 89°31'29" WEST 312.22 FEET; THENCE NORTH 01°50'53" WEST 1197.27 FEET; THENCE NORTH 89°44'25" WEST 1342.56 FEET; THENCE SOUTH 01°48'39" EAST 347.76 FEET; THENCE SOUTH 87°35'41" WEST 328.78 FEET; THENCE SOUTH 01°49'10" EAST 1253.46 FEET TO A POINT ON THE NORTH LINE OF PROPOSED 60' WIDE 1/2 RIGHT-OF-WAY OF WICK ROAD; THENCE SOUTH 88°04'41" WEST 123.00 FEET; THENCE SOUTH 01°49'35" EAST 265.00 FEET; THENCE NORTH 01°49'35" WEST 265.00 FEET; THENCE SOUTH 88°04'41" WEST 123.00 FEET; THENCE SOUTH 01°49'35" EAST 265.00 FEET TO A POINT ON THE NORTH LINE OF PROPOSED 60' WIDE 1/2 RIGHT-OF-WAY OF WICK ROAD; THENCE ALONG SAID PROPOSED NORTH RIGHT-OF-WAY LINE, SOUTH 88°04'41" WEST 318.92 FEET; THENCE NORTH 02°05'19" WEST 90.00 FEET; THENCE SOUTH 88°04'41" WEST 120.00 FEET; THENCE SOUTH 02°05'19" EAST 90.00 FEET TO A POINT ON THE NORTH LINE OF THE PROPOSED 60' WIDE 1/2 RIGHT-OF-WAY OF WICK ROAD; THENCE ALONG SAID PROPOSED NORTH RIGHT-OF-WAY LINE, SOUTH 88°04'41" WEST 218.21 FEET; THENCE NORTH 01°50'46" WEST 1247.79 FEET; THENCE SOUTH 87°24'04" WEST 770.84 FEET; THENCE NORTH 01°52'56" WEST 1298.43 FEET TO A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 7; THENCE ALONG SAID EAST-WEST 1/4 LINE, NORTH 87°06'28" EAST 771.74 FEET; THENCE SOUTH 01°50'52" EAST 592.10 FEET; THENCE NORTH 87°06'28" EAST 657.90 FEET; THENCE NORTH 01°49'47" WEST 592.10 FEET TO A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 7; THENCE ALONG SAID EAST-WEST 1/4 LINE, NORTH 87°06'28" EAST 657.90 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 7 AND THE WEST 1/4 CORNER OF SAID SECTION 8; THENCE ALONG THE SECTION LINE BETWEEN SECTIONS 7 & 8, NORTH 02°09'19" WEST 1104.11 FEET; THENCE NORTH 87°54'06" EAST 169.84 FEET; THENCE SOUTH 02°09'19" EAST 10.00 FEET; THENCE NORTH 87°54'06" EAST 489.88 FEET; THENCE NORTH 02°08'41" WEST 20.00 FEET; THENCE SOUTH 87°54'06" WEST 165.02 FEET; THENCE SOUTH 02°09'19" EAST 40.00 FEET; THENCE SOUTH 87°54'06" WEST 324.90 FEET; THENCE SOUTH 02°09'19" EAST 10.00 FEET; THENCE SOUTH 87°54'06" WEST 169.84 FEET TO A POINT ON SAID SECTION LINE BETWEEN SECTIONS 7 & 8; THENCE, ALONG THE SECTION LINE BETWEEN SECTIONS 7 & 8, NORTH 02°09'19" WEST 480.00 FEET; THENCE NORTH 87°54'06" EAST 659.83 FEET; THENCE NORTH 02°08'41" WEST 849.90 FEET TO A POINT ON THE SOUTH LINE OF THE 60' WIDE 1/2 RIGHT-OF-WAY OF ECORSE ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 87°54'06" EAST 332.23 FEET; THENCE SOUTH 02°26'37" EAST 2615.02 FEET; THENCE SOUTH 89°45'54" EAST 335.65 FEET; THENCE NORTH 02°01'02" WEST 1311.32 FEET; THENCE SOUTH 89°03'58" WEST 25.92 FEET; THENCE NORTH 01°53'45" WEST 1156.86 FEET; THENCE NORTH 87°54'01" EAST 98.97 FEET; THENCE NORTH 01°52'51" WEST 159.95 FEET TO A POINT ON THE SOUTH LINE OF THE 60' WIDE 1/2 RIGHT-OF-WAY OF ECORSE ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 87°54'06" EAST 753.49 FEET; THENCE SOUTH 01°34'31" EAST 457.07 FEET; THENCE SOUTH 87°58'52" WEST 180.00 FEET; THENCE SOUTH 01°48'34" EAST 873.60 FEET; THENCE NORTH 89°03'58" EAST 632.03 FEET; THENCE NORTH 02°02'04" WEST 1313.23 FEET TO A POINT ON THE SOUTH LINE OF THE 90' WIDE 1/2 RIGHT-OF-WAY OF ECORSE ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 87°54'06" EAST 33.00 FEET TO THE POINT OF BEGINNING, CONTAINING 285.63 ACRES OF LAND.

SITE / USE VARIANCES; APPROVED @ AUGUST 2, 2023 B.Z.A. MEETING

- 8.04(a) MAXIMUM BUILDING HEIGHT WITHIN M1 ZONING = 35'-0"
 - PROPOSED BUILDING 1 = 47'-0"
 - PROPOSED BUILDING 2 = 47'-0"
 - 13.05(e) MAXIMUM LIGHT POLE HEIGHT OF 14'-0" WITHIN 300'-0" OF RESIDENTIAL DISTRICT
 - PROPOSED LIGHT POLE HEIGHT = 25'-0"
 - PER CITY OF ROMULUS ATTORNEY: STORM WATER DETENTION BASIN
 - SITE'S STORM WATER DETENTION BASIN IS PROPOSED TO BE LOCATED ON A PORTION OF THE PROPERTY THAT IS ZONED R1A.
- ## PLANNING COMMISSION WAIVERS; APPROVED @ JUNE 19, 2023 P.C. MEETING
- 12" CURB & 36" GUTTER PAN (PER CITY ENGINEERING STANDARDS)
 - PROPOSED DEVELOPER'S TYPICAL 7" CURB & 12" GUTTER PAN
 - 13.02(6)(1) BUFFER ZONE LANDSCAPING REQUIRED
 - ALONG SOUTH & WEST PROPERTY LINES = TYPE A
 - ALONG EAST PROPERTY LINE = NONE
 - PROPOSED BUFFER / LANDSCAPING ALONG EAST / WEST / SOUTH PROPERTY LINES
 - 7.5-FT MINIMUM SETBACK
 - A 4-FT TALL BERM BEHIND STAGING @ DRIVES***
 - TWO ROWS OF EVERGREEN TREES @ 15-FT ON-CENTER
 - EXISTING TREE CANOPIES TO REMAIN OUTSIDE LIMITS OF DISTURBANCE
 - **TO THE EAST OF THE S.E. CORNER OF BUILDING NO.2, THE BERM ALONG THE PROPOSED ACCESS DRIVE IS LESS THAN 4-FEET IN HEIGHT, THIS WAS TO MINIMIZE IMPACT TO EXISTING WETLANDS. A THIRD ROW OF TREES IS PROPOSED WITHIN THIS AREA.
 - IN LIEU OF CONSTRUCTING A PEDESTRIAN SIDEWALK ALONG WICK ROAD AND A PORTION OF THE ECORSE ROAD FRONTAGES, THE DEVELOPER WILL MAKE A PAYMENT TO THE CITY'S SIDEWALK FUND BASED UPON:

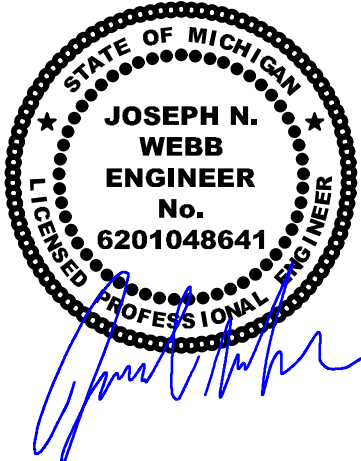
PERCENT INCREASE OF PAVEMENT	100%
LENGTH OF FRONTAGE (ECORSE)	1,119 LF
LENGTH OF FRONTAGE (WICK)	743 LF
LENGTH OF PROPOSED ECORSE ROAD SIDEWALK	311 LF
COST PER FOOT OF SIDEWALK	\$45 / LF
SIDEWALK PAYMENT = AC X (AD + AD - AE) X AF =	\$69,795

SPECIAL LAND USE REQUIRED

- WAREHOUSE BUILDINGS IN EXCESS OF 80,000 SF

SHEET INDEX

- C1.0 COVER SHEET
- C2.0 OVERALL SITE PLAN
- C2.1 GENERAL PLAN - NORTH
- C2.2 GENERAL PLAN - SOUTH
- C2.3 ECORSE ROAD GEOMETRICS
- C3.1 PRELIMINARY GRADING & UTILITY PLAN - NORTH
- C3.2 PRELIMINARY GRADING & UTILITY PLAN - NORTH CENTER
- C3.3 PRELIMINARY GRADING & UTILITY PLAN - CENTER
- C3.4 PRELIMINARY GRADING & UTILITY PLAN - SOUTH CENTER
- C3.5 PRELIMINARY GRADING & UTILITY PLAN - SOUTH
- C3.6 PRELIMINARY GRADING & UTILITY PLAN - WEST
- C4.0 TRUCK MANEUVERING PLAN
- C5.0 OVERALL SITE PLAN / AERIAL
- C6.0 GENERAL SITE PAVING DETAILS



Webb Engineering
314 Pauline Boulevard
Ann Arbor, Michigan 48103
office 248.783.1105
email info@webbeng.com

811
Know what's below.
Call before you dig.

NOTE: AS AN AID TO THE CONTRACTOR, VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION CONCERNING UTILITIES SHOWN ON THESE PLANS AND PROFILES IS BASED ON THE TOPOGRAPHY AND AVAILABLE RECORDS, BUT THE CONTRACTOR AND ENGINEER DO NOT GUARANTEE THE LOCATION, ELEVATION AND DEPTH OF ANY UTILITIES OR STRUCTURES. IF THE CONTRACTOR DOES ENCOUNTER AN UNIDENTIFIED UTILITY OR STRUCTURE, OR OTHERWISE FINDS THAT THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE INCORRECTLY LOCATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR DIRECTION ON HOW TO PROCEED.

THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES, STRUCTURES, HIGHWAYS, ETC., DURING THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ANY DAMAGE TO EXISTING UTILITIES, STRUCTURES, HIGHWAYS, ETC., DURING THE CONSTRUCTION OF THE PROJECT.

SUBMITTALS & REVISIONS	
03/10/23	SPA SUBMITTAL / REVIEW TO THE CITY OF ROMULUS
03/23/23	REVISED PER CITY'S SPA REVIEW COMMENTS - 1
07/25/23	REVISED PER CITY'S SPA REVIEW COMMENTS - 2
03/18/24	REVISED SW BERM & ADDED FENCE ALONG SCHOOL / PL

COVER SHEET
ROMULUS DISTRIBUTION CENTER
CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN

C1.0
SITE PLAN

1 INCH = 300 FEET
WEI PROJECT NO. 22-341
ROMULUS SJU-2023-004
ROMULUS SPR-2023-009

5. **SETBACKS**
PER ZONING ORDINANCE 11.12(d), ALL BUILDINGS, PARKING, LOADING, DRIVEWAYS, CIRCULATION AISLES, AND STORAGE AREAS SETBACKS ARE TO BE INCREASED BY 50% FOR PROPOSED BUILDINGS THAT EXCEED 80,000 SF.

LOCATION	REQUIRED (FEET)	PROVIDED BUILDING (FEET)	PROVIDED PAVEMENT (FEET)	PROVIDED BASIN (FEET)
FRONT	30 x 150% = 45	1,615.7	1,423.6+	45
SIDE (INDUSTRIAL)	10 x 150% = 15	265+	39.2+	N/A
SIDE (RESIDENTIAL)	50 x 150% = 75	526.2+	75+	N/A
REAR (INDUSTRIAL)	10 x 150% = 15	N/A	N/A	N/A
REAR (RESIDENTIAL)	50 x 150% = 75	811.9+	616.8+	N/A
BUILDING TO BUILDING	30	350	N/A	N/A

A.	SITE GROSS	288.22 ACRES
B.	E.CORSE & WICK ROADS' R.O.W.	2.59 ACRES
C.	SITE NET = A - B	285.63 ACRES
D.	BUILDING FOOTPRINTS = D1 + D2	1,016,661 SF
	D1. BUILDING ONE	469,780 SF
	D2. BUILDING TWO	546,881 SF
E.	SITE OFFICE AREA = E5 x E6	95,600 SF
	E1. AREA OF SINGLE FLOOR OFFICE	6,012 SF
	E2. OFFICES / BUILDING	4
	E3. FLOOR AREA / BUILDING = E1 x E2	24,048 SF / BUILDING
	E4. FLOORS / OFFICE	2
	E5. OFFICE AREA / BUILDING = E3 x E4	48,096 SF / BUILDING
	E6. NUMBER OF BUILDINGS	2
F.	SITE WAREHOUSE AREA = F1 + F2	968,565 SF
	F1. BUILDING ONE = D1 - E3	445,732 SF
	F2. BUILDING TWO = D2 - E3	522,833 SF
G.	IMPERVIOUS (PAVEMENTS)	1,615,768 SF
H.	BUILDING COVERAGE RATIO = D / C	8.2%
I.	IMPERVIOUS COVERAGE RATIO = (D + G) / C	21.2%

J.	MAXIMUM OUTSIDE STORAGE = 125% x D	1,270,826 SF
K.	TRAILER STAGING @ DOCKS = AREA / SPACE (11'W x 55'D)	605 SF / SPACE
L.	TRAILER STAGING @ DOCKS PROPOSED*	282 SPACES
M.	TRAILER STAGING @ DOCKS AREA PROPOSED = K x L	170,610 SF
N.	TRAILER REMOTE STAGING AREA / SPACE (11'W x 75'D)	825 SF / SPACE
O.	TRAILER REMOTE STAGING PROPOSED*	302 SPACES
P.	TRAILER REMOTE STAGING AREA PROPOSED = N x O	249,150 SF
Q.	TRUCK DOCK AREA / SPACE (13.1'W x 70'D)	917 SF / SPACE
R.	TRUCK DOCKS PROPOSED*	232 SPACES
S.	TRUCK DOCK AREA PROPOSED = Q x R	212,744 SF
T.	PROPOSED OUTDOOR STORAGE = M + P + S	632,504 SF
* COUNTS DO NOT INCLUDE SPACES BEING USED FOR HYDRANTS & EGRESS DOORS		

U.	ZONING ORDINANCE OFFICE PARKING PARKING REQ'T	1 SPACE / 250 SF U.F.A.
V.	OFFICE USABLE FLOOR AREA (U.F.A.) RATIO	80%
W.	OFFICE USABLE FLOOR AREA	
	W1. BUILDING ONE = E5 x V	38,477 SF
	W2. BUILDING TWO = E5 x V	38,477 SF

	X1. BUILDING ONE = U x W1	154 SPACES
	X2. BUILDING TWO = U x W2	154 SPACES
Y.	Z.O. WAREHOUSE PARKING REQ'T	1 SPACE / 1,500 SF
Z.	WAREHOUSE PARKING REQUIRED	
	Z1. BUILDING ONE = Y x F1	298 SPACES
	Z2. BUILDING TWO = Y x F2	349 SPACES
AA.	ZONING ORDINANCE PARKING REQUIRED	
	AA1. BUILDING ONE = X1 + Z1	452 SPACES
	AA2. BUILDING TWO = X2 + Z2	503 SPACES

AB1. BUILDING ONE 480 + 14 ADA = 494 SPACES*

AB2. BUILDING TWO 455 + 14 ADA = 469 SPACES*

** IF ADDITIONAL PARKING SPACES ARE REQUIRED BY TENANT; THE TRUCK DOCKS AND/OR TRAILER STAGING WILL BE RE-STRIPED AS CAR PARKING **

10. ACCESSIBLE PARKING SPACES TO HAVE "ACCESSIBLE PARKING" SIGN SET IN FRONT OF PARKING SPACE.
11. LOADING AND UNLOADING WILL OCCUR AT PROPOSED LOADING DOCKS AND GRADE LEVEL DOORS.
12. TRASH COMPACTORS AND/OR DUMPSTERS TO BE LOCATED WITHIN RECESSED TRUCK LOADING AREA.
13. IN THE DESIGNATED DRIVE LANE, "NO PARKING - FIRE LANE" SIGNS SHALL BE PLACED 10 FT ON-CENTER AND AT HYDRANTS SHALL BE POSTED "NO PARKING" SIGNS OR AS DIRECTED BY THE CITY OF ROMULUS FIRE MARSHALL.
14. ON-SITE SIGNS (I.E. "FIRE LANE - NO PARKING", "STOP", "DIRECTIONAL", ETC.) SHALL BE PROVIDED FOR & INSTALLED BY THE DEVELOPER.

SEPARATE APPLICATION & PERMIT FROM THE CITY OF ROMULUS BUILDING DEPARTMENT WILL BE REQUIRED.

16. BUSINESS SIGNS - *NO SIGNS ARE APPROVED AS PART OF THIS SITE PLAN APPROVAL AND PRIOR TO ERECTING A SIGN, AN APPLICATION AND APPROPRIATE SUBMISSIONS SHALL BE MADE TO THE BUILDING DEPARTMENT FOR REVIEW. APPROVAL AND ISSUANCE OF A SIGN

17. A PERMIT WILL BE REQUIRED FROM THE WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES LAND RESOURCE MANAGEMENT FOR SOIL EROSION.

19. A PERMIT WILL BE REQUIRED FROM THE THE MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES & ENERGY (EGLE) FOR PUBLIC WATERMAIN & PUBLIC SANITARY SEWER

PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE FREE FROM REFUSE AND DEBRIS.
ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN ONE (1) YEAR OF THE

21. LANDSCAPING SUBSTITUTION - "ANY SUBSTITUTIONS OF PLANT MATERIAL FROM APPROVED SITE PLAN WILL BE APPROVED BY THE PLANNING DEPARTMENT PRIOR TO INSTALLATION".

PLANNING DEPARTMENTS PRIOR TO INSTALLATION*.

24. LIGHTING – “ALL FIXTURES SHALL BE METAL HALIDE LED, HAVE FULL CUT-OFF FIXTURES AND
BE DIRECTED DOWNWARD AWAY FROM ROADWAYS AND ADJACENT PROPERTIES”

25. NO UNDERGROUND STORAGE TANKS ARE PROPOSED BY THIS PLAN.

26. NO HAZARDOUS MATERIALS TO BE STORED ON-SITE ARE PROPOSED AS PART OF THIS PLAN.

27. THE GENERAL CONTRACTOR IS TO COORDINATE THE UNDERGROUND INSTALLATION OF
TELEPHONE, INTERNET, AND CABLE TV SERVICES WITH THEIR RESPECTIVE UTILITY COMPANY.
VERIFY PROPOSED INSTALLATION LOCATION AND SERVICE PROVIDERS WITH OWNER'S
REPRESENTATIVE

29. TOPOGRAPHIC SURVEY COMPLETED BY THE UMLOR GROUP (PROJECT NO. 210820, DATED 12/14/2013)

- HORIZONTAL DATUM BASED ON MICHIGAN STATE PLANE COORDINATES, SOUTH ZONE.
- VERTICAL DATUM BASED ON NORTH AMERICAN DATUM, 1983 (NAD '83).

30. WETLAND DELINEATION WAS FLAGGED/COMPLETED BY BARR CONSULTANTS (PROJECT NO.

31. VACANT AREAS OF SITE - "NOT FOR OUTDOOR STORAGE"

33. OUTDOOR STORAGE SHALL NOT BE STACKED OR STORED SO AS TO EXCEED 20 FEET, NOT INCLUDING TRUCKS, TRAILERS OR CONSTRUCTION EQUIPMENT, UNLESS SCREENING IS PROVIDED AND APPROVED BY THE CITY OF ROMULUS.

SCREENING, LANDSCAPE OR OTHERWISE, MAY BE REQUIRED AT THE DISCRETION OF THE PLANNING DEPARTMENT. THIS INCLUDES BUT IS NOT LIMITED TO MECHANICAL UNITS,

35. NON-OPERABLE AND WRECKED TRUCKS, TRAILERS, OR CONSTRUCTION EQUIPMENT SHALL

36. THE SITE IS A MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES & ENERGY (EGLE) PART 201 FACILITY. ALL CONTRACTORS ARE REQUIRED TO FOLLOW THE DUE CARE PLAN FOR

37. THE DEVELOPER / OWNER WILL BE RESPONSIBLE FOR PAVEMENT REPAIRS RESULTING FROM THE CITY OF ROMULUS MAINTAINING / REPAIRING PUBLIC WATERMAIN AND PUBLIC SANITARY SEWER

- 8.04(a) MAXIMUM BUILDING HEIGHT WITHIN M1 ZONING = 35'-0"
 PROPOSED BUILDING 1 = 47'-0"
 PROPOSED BUILDING 2 = 47'-0"
- 13.05(e) MAXIMUM LIGHT POLE HEIGHT OF 14'-0" WITHIN 300'-0" OF RESIDENTIAL DISTRICT
 PROPOSED LIGHT POLE HEIGHT = 25'-0"
- PER CITY OF ROMULUS ATTORNEY STORM WATER DETENTION BASIN
 SITE'S STORM WATER DETENTION BASIN IS PROPOSED TO BE LOCATED ON A PORTION
 OF THE PROPERTY THAT IS ZONED R1A

- 12" CURB & 36" GUTTER PAN (PER CITY ENGINEERING STANDARDS)
PROPOSED DEVELOPER'S TYPICAL 7" CURB & 12" GUTTER PAN

PROPOSED BUFFER / LANDSCAPING ALONG EAST / WEST / SOUTH PROPERTY LINES

- A 4-FT TALL BERM BEHIND STAGING @ DRIVES***

*** TO THE EAST OF THE S.E. CORNER OF BUILDING No.2, THE BERM ALONG THE PROPOSED ACCESS DRIVE IS LESS THAN 4 FEET IN HEIGHT. THIS WAS

- IN LIEU OF CONSTRUCTING A PEDESTRIAN SIDEWALK ALONG WICK ROAD AND A PORTION

CITY'S SIDEWALK FUND BASED UPON:

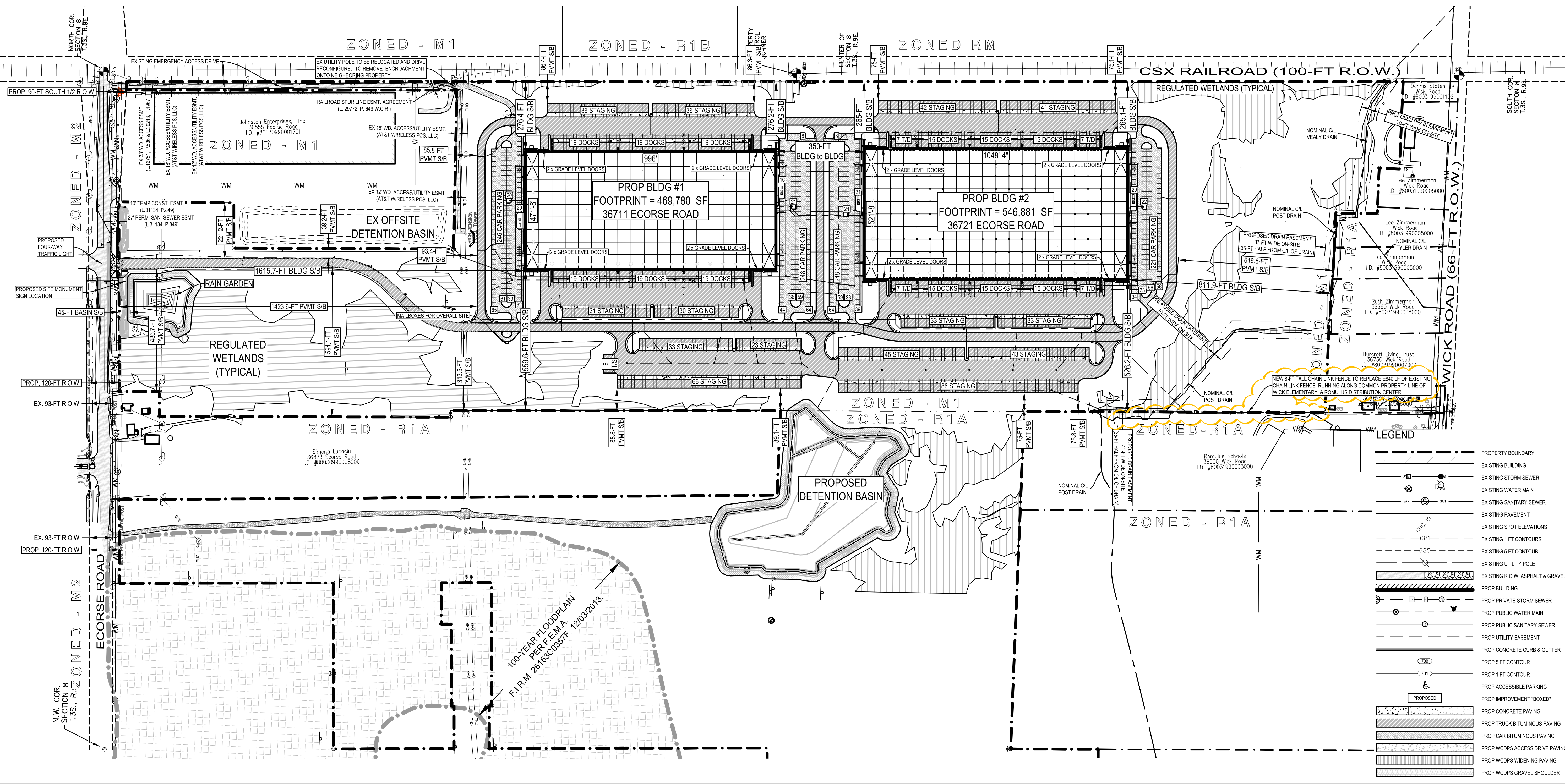
AD. LENGTH OF FRONTAGE (ECORSE)	1,119 LF
AD. LENGTH OF FRONTAGE (WICK)	743 LF
AE. LENGTH OF PROPOSED ECORSE ROAD SIDEWALK	311 LF

AG. SIDEWALK PAYMENT = $AC \times (AD + AD - AE) \times AF =$ \$69,795

41. SPECIAL LAND USE REQUIRED

- WAREHOUSE BUILDINGS IN EXCESS OF 80,000 SF

TRACTOR/TRAILERS AND CARS WILL BE PROVIDED TO THE CITY FOR REVIEW.



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SUBMITTALS & REVISIONS	
03/10/23	SPA SUBMITTAL / REVIEW TO THE CITY OF ROMULUS
05/23/23	REVISED PER CITY'S SPA REVIEW COMMENTS - 1
07/25/23	REVISED PER CITY'S SPA REVIEW COMMENTS - 2
08/16/23	REVISED SW BERM & ADDED FENCE ALONG SCHOOL P/L

OVERALL SITE PLAN

ROMULUS DISTRIBUTION CENTER
CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN



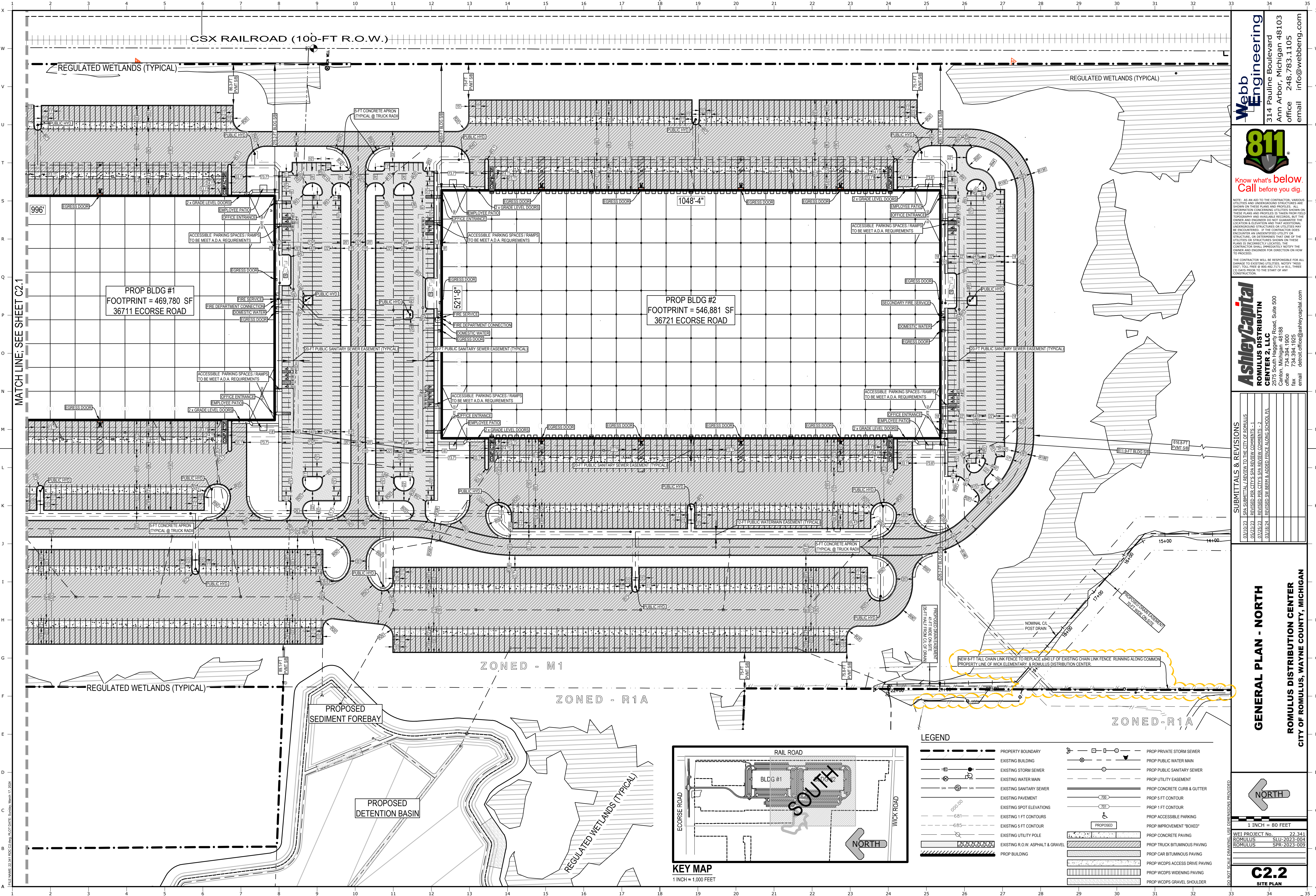
INCH = 300 FEET

WEI PROJECT No.	22.34
ROMULUS	SLU-2023-00
ROMULUS	SPR-2023-00

C2.0

SITE PLAN

5 A



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email info@webbeng.com

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07/25/23	REVISED PER CITY'S SPA REVIEW COMMENTS - 2
03/18/24	REVISED SW BEEN & ADDED FENCE ALONG SCHOOL LOT

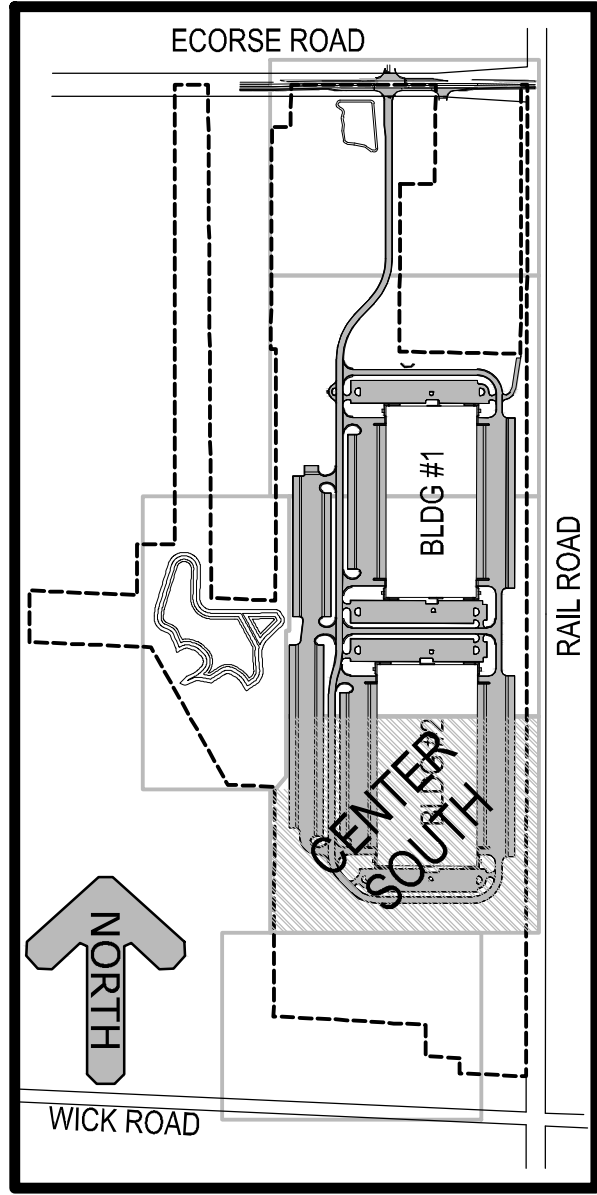
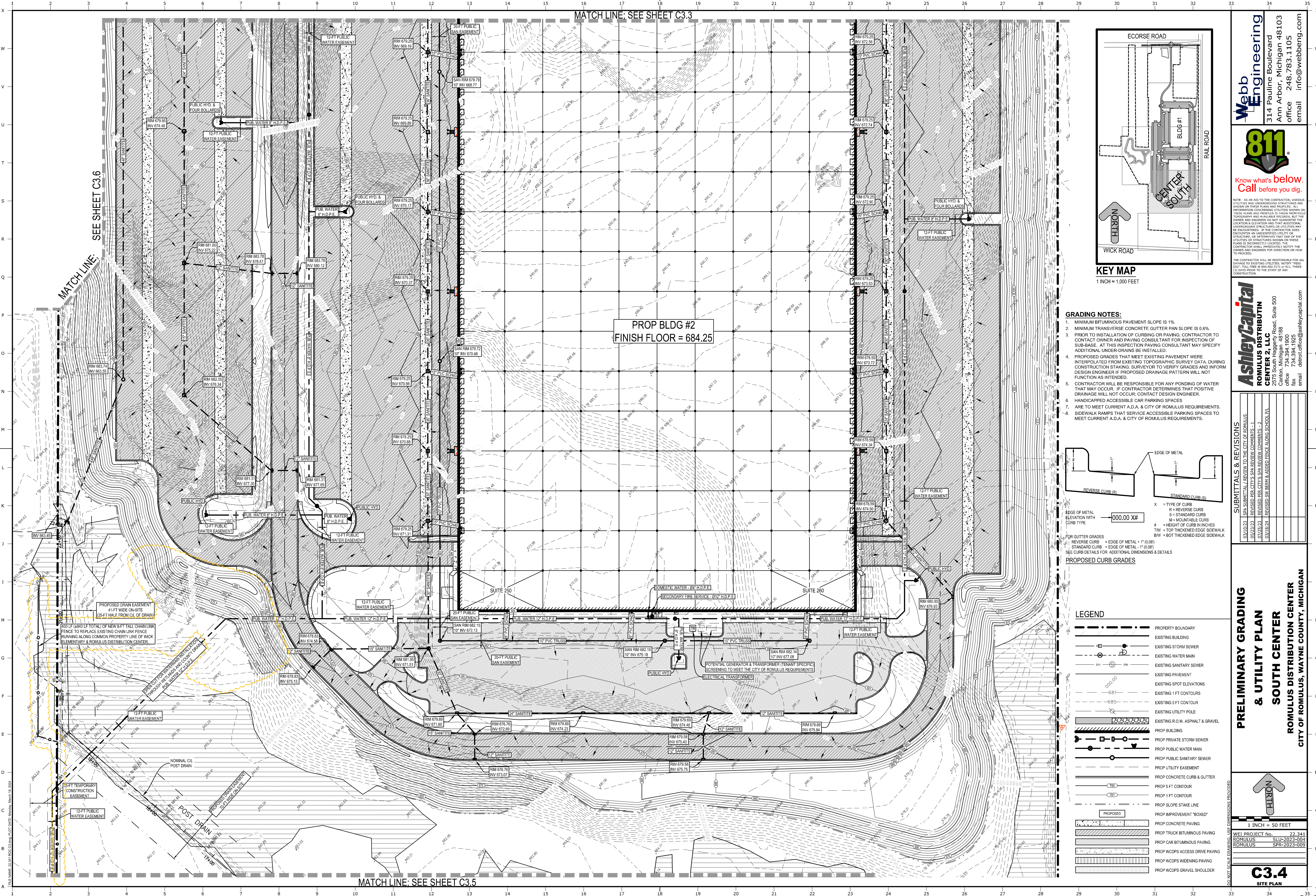
GENERAL PLAN - NORTH
ROMULUS DISTRIBUTION CENTER
CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN

C2.2
SITE PLAN

1 INCH = 80 FEET

WEI PROJECT No. 22-341
ROMULUS SLU-2023-004
ROMULUS SPR-2023-009

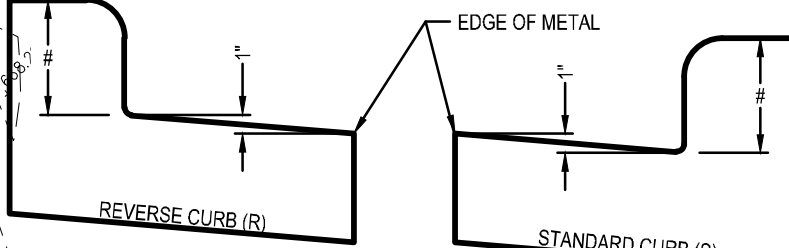
DO NOT SCALE DRAWING. USE DIMENSIONS PROVIDED.



KEY MAP
1 INCH = 1,000 FEET

GRADING NOTES:

1. MINIMUM BITUMINOUS PAVEMENT SLOPE IS 1%.
2. MINIMUM TRANSVERSE CONCRETE GUTTER PAN SLOPE IS 0.6%.
3. PRIOR TO INSTALLATION OF CURBING OR PAVING, CONTRACTOR TO CONTACT OWNER AND PAVING CONSULTANT FOR INSPECTION OF SUB-BASE. AT THIS INSPECTION PAVING CONSULTANT MAY SPECIFY ADDITIONAL UNDER-DRAINS BE INSTALLED.
4. PROPOSED GRADES THAT MEET EXISTING PAVEMENT WERE INTERPOLATED FROM EXISTING TOPOGRAPHIC SURVEY DATA. DURING CONSTRUCTION STAKING, SURVEYOR TO VERIFY GRADES AND INFORM DESIGN ENGINEER IF PROPOSED DRAINAGE PATTERN WILL NOT FUNCTION AS INTENDED.
5. CONTRACTOR WILL BE RESPONSIBLE FOR ANY PONDING OF WATER THAT MAY OCCUR. IF CONTRACTOR DETERMINES THAT POSITIVE DRAINAGE WILL NOT OCCUR, CONTACT DESIGN ENGINEER.
6. HANDICAPPED ACCESSIBLE CAR PARKING SPACES
7. ARE TO MEET CURRENT A.D.A. & CITY OF ROMULUS REQUIREMENTS.
8. SIDEWALK RAMP THAT SERVICE ACCESSIBLE PARKING SPACES TO MEET CURRENT A.D.A. & CITY OF ROMULUS REQUIREMENTS.



X = TYPE OF CURB
R = REVERSE CURB
S = STANDARD CURB
M = MOUNTABLE CURB
= HEIGHT OF CURB IN INCHES
TW = TOP THICKENED EDGE SIDEWALK
BW = BOTTOM THICKENED EDGE SIDEWALK

FOR GUTTER GRADES
REVERSE CURB = EDGE OF METAL + 1" (0.08)
STANDARD CURB = EDGE OF METAL - 1" (0.08)
SEE CURB DETAILS FOR ADDITIONAL DIMENSIONS & DETAILS

PROPOSED CURB GRADES

LEGEND

- PROPERTY BOUNDARY
- EXISTING BUILDING
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING PAVEMENT
- EXISTING SPOT ELEVATIONS
- EXISTING 1 FT CONTOURS
- EXISTING 5 FT CONTOUR
- EXISTING UTILITY POLE
- EXISTING R.O.W. ASPHALT & GRAVEL
- PROP BUILDING
- PROP PRIVATE STORM SEWER
- PROP PUBLIC WATER MAIN
- PROP PUBLIC SANITARY SEWER
- PROP UTILITY EASEMENT
- PROP CONCRETE CURB & GUTTER
- PROP 5 FT CONTOUR
- PROP 1 FT CONTOUR
- PROP SLOPE STAKE LINE
- PROP IMPROVEMENT "BOXED"
- PROP CONCRETE PAVING
- PROP TRUCK BITUMINOUS PAVING
- PROP CAR BITUMINOUS PAVING
- PROP WCDPS ACCESS DRIVE PAVING
- PROP WCDPS WIDENING PAVING
- PROP WCDPS GRAVEL SHOULDER

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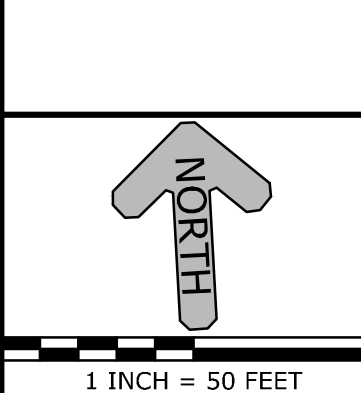
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SUBMITTALS & REVISIONS	
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03/18/24	REVISED SW BEEN & ADDED FENCE ALONG SCHOOL / L

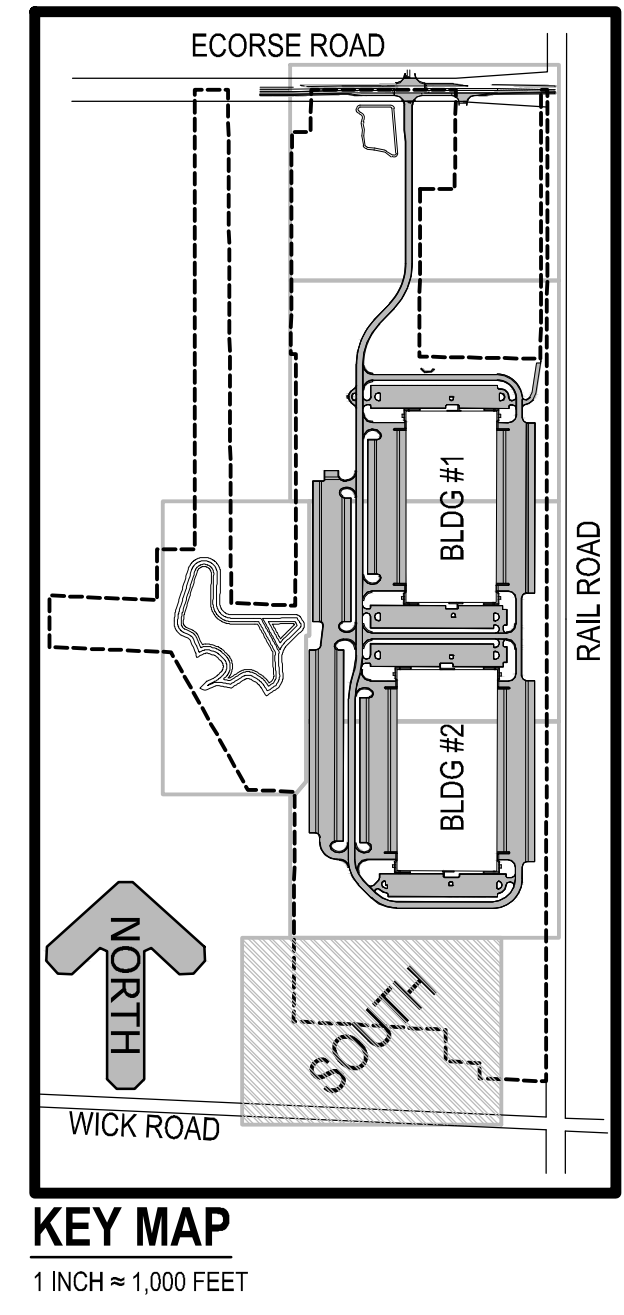
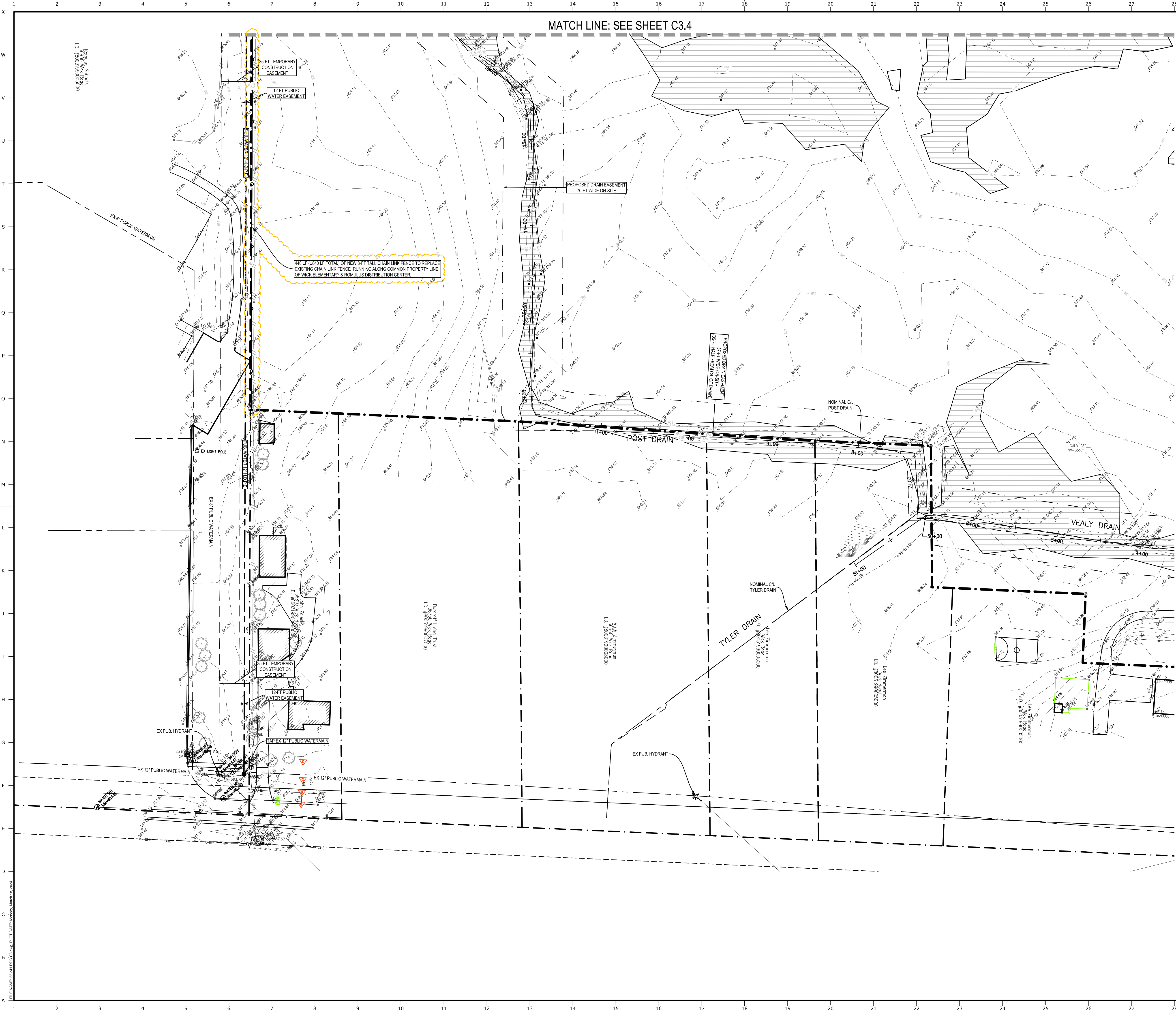
**PRELIMINARY GRADING
& UTILITY PLAN**
SOUTH CENTER
ROMULUS DISTRIBUTION CENTER
CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN



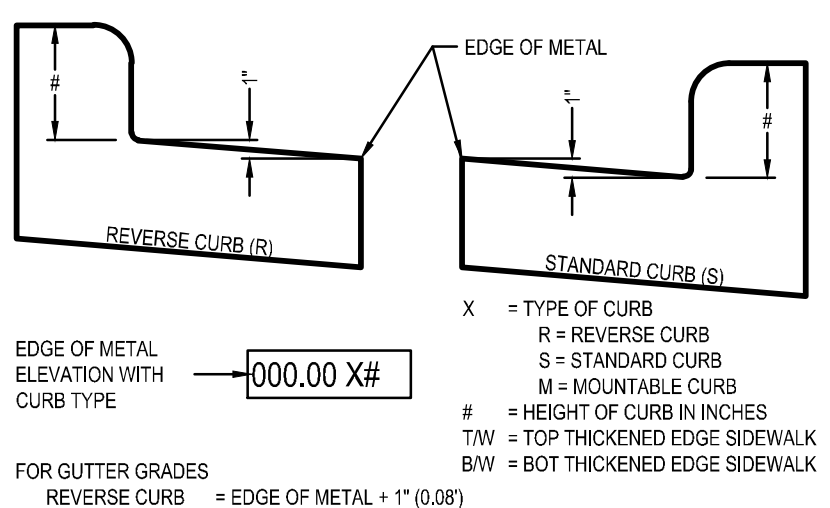
WEI PROJECT No. 22-341
ROMULUS SU-2023-004
ROMULUS SPR-2023-009

C3.4
SITE PLAN

DO NOT SCALE DRAWING. USE DIMENSIONS PROVIDED



- GRADING NOTES:**
1. MINIMUM BITUMINOUS PAVEMENT SLOPE IS 1%.
 2. MINIMUM TRANSVERSE CONCRETE GUTTER PAN SLOPE IS 0.6%.
 3. PRIOR TO INSTALLATION OF CURBING OR PAVING, CONTRACTOR TO CONTACT OWNER AND PAVING CONSULTANT FOR INSPECTION OF SUB-BASE. AT THIS INSPECTION PAVING CONSULTANT MAY SPECIFY ADDITIONAL UNDER-DRAINS BE INSTALLED.
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FOR GUTTER GRADES
REVERSE CURB = EDGE OF METAL + 1" (0.08)
STANDARD CURB = EDGE OF METAL + 1" (0.08)
SEE CURB DETAILS FOR ADDITIONAL DIMENSIONS & DETAILS

PROPOSED CURB GRADES

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	EXISTING STORM SEWER
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER
	EXISTING PAVEMENT
	EXISTING SPOT ELEVATIONS
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03/18/24	REVISED SW BEEN & ADDED FENCE ALONG SCHOOL LVL

PRELIMINARY GRADING & UTILITY PLAN

SOUTH

ROMULUS DISTRIBUTION CENTER

CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN

C3.5

SITE PLAN

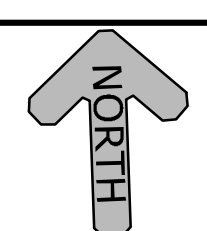
1 INCH = 50 FEET

WEI PROJECT No. 22.341
ROMULUS SUJ-2023-004
ROMULUS SPR-2023-009



FILE NAME: 22-341 ROMULUS C5.0.dwg PLOT DATE: Sunday, March 17, 2024

DO NOT SCALE DRAWING. USE DIMENSIONS PROVIDED



1 INCH = 250 FEET

WEI PROJECT No. 22-341
ROMULUS SU-2023-004
ROMULUS SPR-2023-009

C5.0
SITE PLAN

OVERALL SITE PLAN / AERIAL

ROMULUS DISTRIBUTION CENTER
CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN

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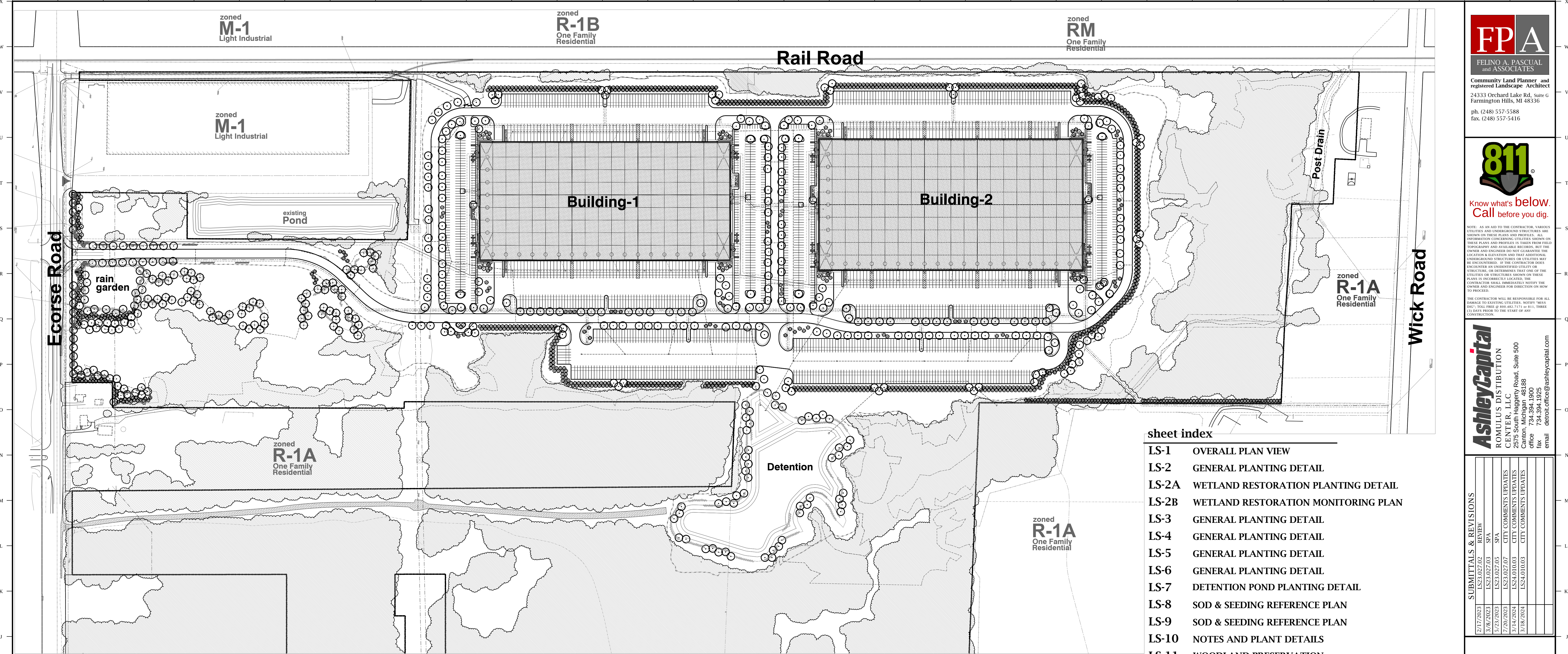


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FP

A

FELINO A. PASCUAL
and ASSOCIATES

Community Land Planner and
registered Landscape Architect
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Know what's below.
Call before you dig.

NOTE: AS AN AID TO THE CONTRACTOR, VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROVIDED AS TAKEN FROM FIELD TOPOGRAPHY AND AVAILABLE RECORDS. BUT THE OWNER AND ENGINEER DO NOT GUARANTEE THE LOCATION & ELEVATION AND THAT ADDITIONAL UNDERGROUND STRUCTURES OR UTILITIES MAY BE ENCOUNTERED. IF THE CONTRACTOR DOES ENCOUNTER AN UNDERGROUND UTILITY OR STRUCTURE, OR DETERMINES THAT ONE OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS IS INCORRECTLY LOCATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR DIRECTION ON HOW TO PROCEED.

THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES. NOTIFY THE CITY OF ROMULUS AT (248) 482-7171 BY 8:11, THREE (3) DAYS PRIOR TO THE START OF ANY CONSTRUCTION.

AshleyCapital

ROMULUS DISTRIBUTION
CENTER, LLC
2575 South Haggerty Road, Suite 500
Farmington Hills, MI 48336
office 734.384.1900
fax 734.384.1925
email detroit.office@ashleycapital.com

SUBMITTALS & REVISIONS			
DATE	REVISION	BY	APP'D
2/17/2023	LS23.02.02.01	SPA	
3/8/2023	LS23.02.02.02	SPA	
5/23/2023	LS23.02.02.03	SPA	
7/20/2023	LS23.02.02.04	CITY COMMENTS UPDATES	
3/14/2024	LS24.01.03	CITY COMMENTS UPDATES	
3/18/2024	LS24.01.03	CITY COMMENTS UPDATES	

OVERALL LANDSCAPE PLAN

ROMULUS DISTRIBUTION CENTER
ECORSE • ROMULUS • MICHIGAN

north

1 INCH = 180 FEET
FPA NO. LS24.01.03

LS-1 of 14

overall landscape plan view for:

Romulus Distribution Center
City of Romulus, Michigan

landscape requirements:

greenbelt (Ecorse)		REQUIRED	PROVIDED
TOTAL LIN. FT. OF GREENBELT FRONTAGE		754'±	
THREE (3) 2 1/2" CANOPY TREE PER 100' (754 FT. / 100 LIN.FT. = 7.54 X 3 = 22.62 TREES X 150% = 33.93)		34	34
THREE (3) MIN. 6" HIGH EVERGREEN TREE PER 100' (754 FT. / 100 LIN.FT. = 7.54 X 3 = 22.62 TREES X 150% = 33.93)		34	34
ONE (1) 2" ORNAMENTAL TREE PER 100' (754 FT. / 100 LIN.FT. = 7.54 TREES X 150% = 11.31)		12	12
THIRTY (30) SHRUBS PER 100' (754 FT. / 100 LIN.FT. = 7.54 X 30-SHRUBS=226.2 SHRUBS X 150% = 339.3 SHRUBS)		340	340
parking (car and truck)			
TOTAL NO. OF PARKING SPACES PROVIDED		463	47
ONE (1) 2 1/2" DECIDUOUS OR EVERGREEN TREE PER 10-SPACES (463 SPACES / 10 SPACES = 46.3 TREES)			46
TOTAL NO. OF TRUCK PARKING SPACES PROVIDED (304 SPACES + 232 TRUCK DOCKS)		816	
ONE (1) 2 1/2" DECIDUOUS OR EVERGREEN TREE PER 5-SPACES (816 SPACES / 5 SPACES = 163.2 TREES)			164
		totals	261
			264
detention pond			
TOTAL LINEAL FEET OF DETENTION POND FREE BOARD		2,577'±	
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 50' (2,577' LIN.FT. / 50 FT. = 51.54 TREES)		52	52
10 (TEN) SHRUBS PER 50' (2,577' LIN.FT. / 50 FT. X 10-SHRUBS= 515.4 SHRUBS)		515	515

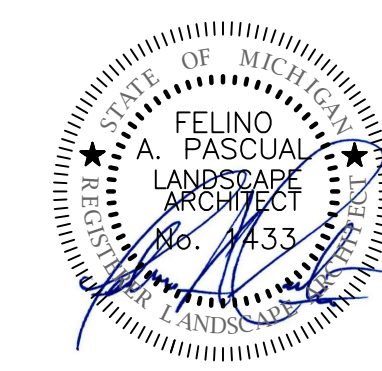
truck staging screening (east, west and south perimeter)		REQUIRED	PROVIDED
TOTAL LIN. FEET OF BUFFER		6,175'±	
ONE (1) DECIDUOUS OR EVERGREEN TREE TWO ROWS- STAGGERED AT 15' O.C. (6,175' LIN.FT. / 15 FT. = 411.67 TREES X 2-ROWS=823.3 TREES)		824	826 ± EXISTING WOODS AND VEGETATION ("A")
'A' WAIVER REQUESTED- PROVIDING TWO-EVERGREENS AT 15' ON CENTER STAGGER ROW ALONG PERIMETER OF TRUCK PARKING AREA WITH 4' HIGH EARTHBERM IN-LINE OF BUFFER REQUIRED			
buffer area (type-A buffer at north/west corner adj. to residence)			
TOTAL LIN. FEET OF BUFFER		650'±	
ONE (1) 2 1/2" DECIDUOUS TREE PER 20' (650' LIN.FT. / 20 FT. = 32.5 TREES)		33	33
TWO (2) EVERGREEN TREE PER 20' (650' LIN.FT. / 20 FT. = 32.5 X 2 = 65 TREES)		65	65
FOUR (4) SHRUBS PER 20' (650' LIN.FT. / 20 FT. = 32.5 X 4-SHRUBS= 130 SHRUBS)		130	130
tree removal and tree replacement (Sec. 64-29)			
TOTAL ACRES OF EXISTING TREE CANOPY AREA ON SITE		209.86 ± ACRES	
MINIMUM ACRES OF EXISTING TREE CANOPY AREA TO BE PRESERVE (10% OF 209.86 AC. = 20.98 ACRES)		20.98 ACRES	
TOTAL ACRES OF EXISTING CANOPY AREA TO BE REMOVED		43.55 ± ACRES (21%)	
TOTAL ACRES OF EXISTING CANOPY AREA PRESERVE		166.31 ± ACRES (79%)	
NO. OF REPLACEMENT TREE REQUIRED		NONE	

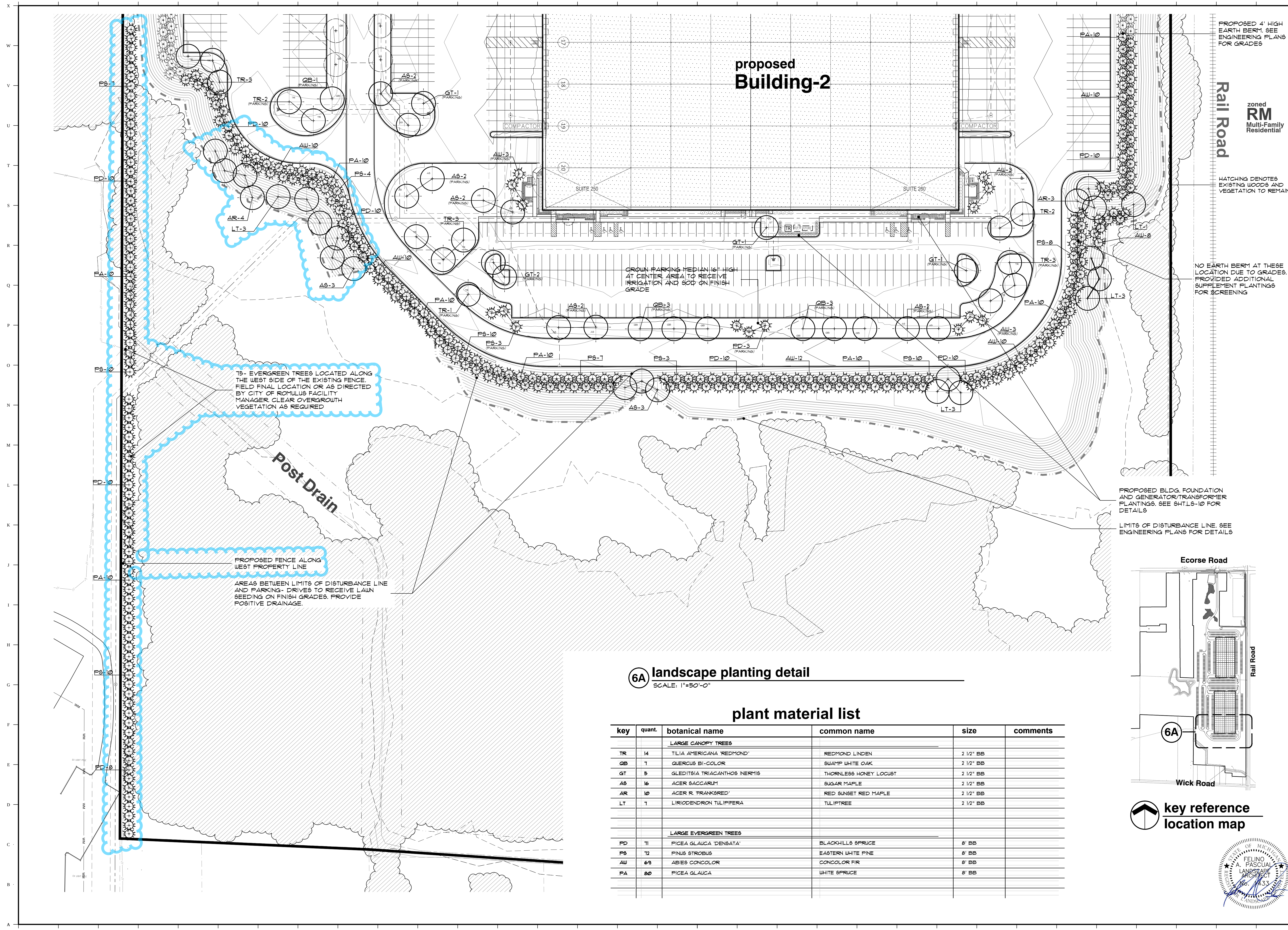
general landscape notes:

- LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK. CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
- PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES, GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING.
- NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN-DISCREPANCY WITH LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.
- ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY CITY OF ROMULUS AND LANDSCAPE ARCHITECT.
- ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAIL SHOWN ON PLAN.
- PLANT BEDS TO BE DRESSED WITH MIN. 4" OF FINELY DOUBLE SHREDDED HARD BARK MULCH.
- DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
- NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS.
- REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS. 4" THICK BARK MULCH FOR TREES IN 4" DIA. CIRCLE WITH 3" PULLED AWAY FROM TRUNK. 4" THICK BARK MULCH FOR SHRUBS AND 4" THICK BARK MULCH FOR PERENNIALS.
- PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
- PROVIDE PEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
- ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
- NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR LOCATION AND DETAILS.
- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
a). SHADE TREES _____ 5 FT.
b). ORNAMENTAL AND EVERGREEN TREES _____ 10 FT.
(CRAB, PINE, SPRUCE, ETC.)
c). SHRUBS THAT ARE LESS THAN 1 FOOT TALL _____ 2 FT.
AND WIDE AT MATURITY.
- ALL LAWN AREAS AND LANDSCAPE BEDS TO BE FULLY IRRIGATED WITH A AUTOMATIC UNDERGROUND SYSTEMS. IRRIGATION SYSTEM TO HAVE SEPARATE ZONES FOR LAWN AREAS, PARKING ISLANDS, AND SHRUB BEDS WITH DIFFERENT CONTROL MOISTURE LEVEL ADJUSTMENT PER ZONE AS REQUIRED.
- UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN TO RECEIVE EDGING. EDGING SHALL BE 4" X 1/8" METAL (FINISH BLACK OR GREEN) OR APPROVED EQUAL AND TO BE INSTALLED WITH HORIZONTAL METAL STAKES AT 32" O.C. OR PER MANUFACTURER'S SPECIFICATION.
- ALL NEW PARKING ISLANDS AND LANDSCAPE BEDS ADJACENT AND NEXT TO BUILDING SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS A MIN. OF 16"-18" DEPTH. BACK FILL WITH GOOD, MEDIUM TEXTURED PLANTING SOILS. ADD A MIN. 4" OF TOPSOIL OVERFILL TO FINISH GRADE. PROVIDE POSITIVE DRAINAGE.
- WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.
- ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPRIATE DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF TWO YEAR BEGINNING AFTER THE COMPLETION OF LANDSCAPE INSTALLATION DATE APPROVED BY THE CITY OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE TOWNSHIP OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.

ALL AREAS NOT OCCUPIED BY BUILDING, PAVEMENT OR STORAGE SHALL BE LANDSCAPED WITH LIVING PLANT MATERIAL. STONES SHALL NOT BE USED AS GROUND COVER.

note:
unless noted otherwise, numerical value on landscape quantities specified on plan take precedence over graphic representation.





 FP&A FELINO A. PASCUAL and ASSOCIATES		W																				
Community Land Planner and registered Landscape Architect		V																				
24333 Orchard Lake Rd, Suite G Farmington Hills, MI 48336																						
ph. (248) 557-5588 fax. (248) 557-5416		U																				
		T																				
Know what's below. Call before you dig.		S																				
NOTE: AS AN AID TO THE CONTRACTOR, VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION CONCERNING UTILITIES SHOWN ON THESE PLANS AND PROFILES IS BASED ON FIELD PHOTOGRAPHY AND AVAILABLE RECORDS, BUT THE OWNER AND ENGINEER CANNOT BE HELD RESPONSIBLE FOR THE LOCATION & ELEVATION AND THAT ADDITIONAL UNDISCOVERED STRUCTURES OR UTILITIES MAY BE ENCOUNTERED. IF THE CONTRACTOR DOES ENCOUNTER AN UNDISCOVERED UTILITY OR STRUCTURE, OR OTHERWISE THAT ONE OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS IS INCORRECTLY LOCATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR DIRECTION ON HOW TO PROCEED.		R																				
THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES, NOTIFY "800-800-800", TOLL FREE OR 800-482-1274 (P.A.R.), THREE (3) DAYS PRIOR TO THE START OF ANY CONSTRUCTION.		Q																				
 ASHLEYCAPITAL ROMULUS DISTRIBUTION CENTER, LLC 26555 Regency Road, Suite 500 Carle, Michigan 48188 office 734.394.1300 fax 734.394.1325 email detroit.office@ashleycapital.com		P O M I H G F E D C B A																				
<table><thead><tr><th colspan="2">SUBMITTALS & REVIEW</th></tr><tr><th></th><th>REVIEW</th></tr></thead><tbody><tr><td>2/17/2023</td><td>LS23.02.02 SPA</td></tr><tr><td>3/8/2023</td><td>LS23.02.03 SPA</td></tr><tr><td>5/23/2023</td><td>LS23.02.07 CITY COMMENTS/UPDATES</td></tr><tr><td>7/20/2023</td><td>LS24.01.003 CITY COMMENTS/UPDATES</td></tr><tr><td>3/14/2024</td><td>LS24.01.003 CITY COMMENTS/UPDATES</td></tr><tr><td>3/18/2024</td><td>LS24.01.003 CITY COMMENTS/UPDATES</td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr></tbody></table>		SUBMITTALS & REVIEW			REVIEW	2/17/2023	LS23.02.02 SPA	3/8/2023	LS23.02.03 SPA	5/23/2023	LS23.02.07 CITY COMMENTS/UPDATES	7/20/2023	LS24.01.003 CITY COMMENTS/UPDATES	3/14/2024	LS24.01.003 CITY COMMENTS/UPDATES	3/18/2024	LS24.01.003 CITY COMMENTS/UPDATES					N M L K J
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ROMULUS DISTROBUTION CENTER ECORSE * ROMULUS * MICHIGAN																						



City of Romulus

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

Council Meeting Held: April 1, 2024

Item No. A.

General Description: Approval of the Chairperson's Report

Resolution No. _____

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

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

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



City of Romulus

Mayor's Report

Robert A. McCraight, Mayor

Council Meeting Held:

April 1, 2024

Item No. 5

General Description: _____

Resolution No. _____

Moved by: Abdo Barden Roscoe Talley Wadsworth Williams Wilson

Seconded by: Abdo Barden Roscoe Talley Wadsworth Williams Wilson

Ayes: All Abdo Barden Roscoe Talley Wadsworth Williams Wilson

Nays: All Abdo Barden Roscoe Talley Wadsworth Williams Wilson

Abstain: All Abdo Barden Roscoe Talley Wadsworth Williams Wilson

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



City of Romulus

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

Council Meeting Held: **April 1, 2024**

Item No. A.

General Description: Second Reading and Final Adoption of amendments to Appendix B, Chapter 38, Pension Plan, of the City of Romulus Code of Ordinances

Resolution No. _____

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

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

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED

Administrative Officials

Robert McCraight, Mayor

Ellen L. Craig-Bragg, City Clerk

Stacy Paige, City Treasurer

City Council

John Barden, Mayor Pro Tem

Virginia Williams, Councilwoman

Tina Talley, Councilwoman

William Wadsworth, Councilman

Celeste Roscoe, Councilwoman

Kathleen Abdo, Councilwoman

Allen R. Wilson, Councilman



CITY COUNCIL AGENDA ITEM REQUEST FORM

Submitted to: **Romulus City Council** Date Submitted: **3/27/2024**

Submitted by: **Ellen L. Craig-Bragg, City Clerk**
cc: D'Sjonaun Hockenhull, Deputy City Clerk

Department: **Clerks Office**

Council Meeting of: **April 1, 2024**

TITLE/DESCRIPTION OF ITEM

Second Reading & Final Adoption to amendments to Appendix B, Ch. 38, Pension Plan, of the City of Romulus Code of Ordinances

ACTION REQUESTED

Contract/Agreement	☐	New/Amended Ordinance	☒
Bid/Piggyback	☐	Public Hearing Request	☐
Budget Amendment	☐	Resolution	☐
Board Appointment	☐	Rezoning	☐
Fee Waiver	☐	Special Meeting Request	☐
Other	☐	Special Land Use Request	☐

RECOMMENDED RESOLUTION/ACTION

It is requested that the Council approve the Second reading & Final Adoption to amendments to Appendix B, Chapter 38, Pension Plan, of the City of Romulus Code of Ordinances.

This amendment was introduced at the March 25th Regular Council Meeting.

City of Romulus

11111 Wayne Road

Romulus, MI 48174

(734) 942-7500

www.romulusgov.com

OFFICE USE ONLY

Approved for Council Agenda: ☒

AGENDA ITEM # **.6A**

CITY OF ROMULUS
APPENDIX B
CHAPTER 38
ROMULUS EMPLOYEES PENSION PLAN

An Ordinance to amend the City of Romulus Code of Ordinances Chapter 38 Romulus Employees' Pension Plan.

THE CITY OF ROMULUS ORDAINS:

Section 1: Short Title

This ordinance shall be known and cited as the Romulus Employees' Pension Plan.

Section 2: An updated, amended and restated Chapter 38, Appendix B, Article 1 through Article 10, Sections 38.1-1 through Section 38.10-12 is hereby adopted and shall read as follows:

Section 3: Repealer

All Ordinances or part of ordinances in conflict with this ordinance are repealed only to the extent necessary to give this ordinance full force and effect.

Section 4: Savings

All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this ordinance takes effect are saved and may be consummated according to the law in force when they were commenced.

Section 5: Severability

Should any clause, sentence, paragraph, subsection or section of this Article be declared void or otherwise invalid, for any reason, by any court, such declaration shall not affect any portion of this Article other than the part specifically declared to be void.

Section 6: Effective Date

This ordinance shall become effective immediately upon publication in the official newspaper.

Passed and adopted by the City Council by the City of Romulus, County of Wayne, State of Michigan,
on _____.

I, Ellen L. Craig-Bragg, Clerk for the City of Romulus, Michigan, do hereby certify that the foregoing
is a true copy of an ordinance duly adopted by the Romulus City Council at its
regular meeting held on _____ day of _____, 2024.

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

ATTEST: _____
Robert A. McCraight, Mayor

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

INTRODUCED:

ADOPTED:

PUBLISHED:

DESCRIPTION OF AMENDMENTS TO THE CITY OF ROMULUS EMPLOYEES' PENSION PLAN
--

The changes reflected in the amended and restated City of Romulus Employees' Pension Plan are as follows:

1. Effective on or after March 11, 2024, **Section 38.1.1 Name, establishment**, is amended to update the list of federal laws for which the Plan has been amended, adding the SECURE Act and SECURE 2.0.
2. Effective on or after March 11, 2024 **Section 38.1.2, Definitions**, is amended to update the definitions of Effective Date and Highly Compensated Participant.
3. Effective on or after March 11, 2024, **Sec. 38.2.1., Eligibility**, is amended to reflect changes in eligibility for POAM Employees, Police Command Officer Employees, and 34th District Court Employees following their previous switch to the state MERS pension system.
4. Effective on or after March 11, 2024, **Sec. 38.2.2., Reemployment of Participant**, is amended to clarify that former employees who are reemployed must be eligible employees in order to be eligible to recommence active Plan participation.
5. Effective on or after March 11, 2024 **Sec. 38.2.2.A, Reemployment of Participant—intervening military service**, is amended to clarify that reemployment as a 34th District Court Employee does not entitle the employee to recommence active Plan participation due to the previous switch to the state MERS pension system.
6. Effective on or after March 11, 2024, **Sec. 38.2.4., Transfers**, is amended to clarify that transferred employees must still be eligible employees in order to participate in the Plan following their transfer.
7. Effective on or after March 11, 2024 **Sec. 38.2.5., Participation in MERS**, is deleted, as the historical information in that section is not needed prospectively.
8. Effective on or after March 11, 2024 **Sec. 38.3.1., City Contributions**, is amended to reflect previously-negotiated changes to eliminate employer contributions for 34th District Court employees.
9. Effective on or after March 11, 2024 **Sec. 38.3.2., Participant Contributions**, is amended to clarify that picked-up Participant Contributions (mandatory contributions treated as if they are Employer contributions for tax purposes) are not subject to an employee election.

10. Effective on or after March 11, 2024, **Sec. 38.3.23, After-tax Contributions**, is amended to clarify that only eligible Participants may elect to make After-tax contributions to the Plan.
11. Effective on or after March 11, 2024, **Sec. 38.4.5, Maximum Annual Additions under Code Section 415**, is amended to update the limit to reflect cost-of-living adjustments.
12. Effective on or after March 11, 2024 **Sec. 38.5.6, Required Minimum Distributions and Other Distribution Rules under Code Section 401(a)(9)**, is amended to reflect the changes to the Required Minimum Distributions Rules arising under the SECURE Act and SECURE 2.0, updating the age at which Required Minimum Distributions must commence and the updating the timing for distributions to a surviving spouse or beneficiary effective as of the effective dates that apply under those statutes.
 - The Required Beginning Date of a Participant who attains age 70½ during 2019 shall be the later of April 1 of the year following the year the Participant terminates or April 1, 2020;
 - The Required Beginning Date of a Participant who attains age 72 after December 31, 2019 shall be April 1 of the calendar year following the calendar year in which the later of termination or attainment of age 72 occurs; and
 - The Required Beginning Date of a Participant who attains age 72 after December 31, 2022 shall be April 1 of the calendar year following the calendar year in which the later of termination or attainment of age 73 occurs; and
 - The Required Beginning Date of a Participant who attains age 75 after December 31, 2032 shall be April 1 of the calendar year following the calendar year in which the later of termination or attainment of age 75 occurs.
13. Effective on or after March 11, 2024 **Sec. 38.6.2, Committee members and voting rights**, is amended to reflect the removal of seats for representatives of nonunion and collectively bargained employees of the 34th District Court, due to the previous switch to the state MERS pension system.
14. Effective on or after March 11, 2024, **Sec. 38.8.3, Selection of investment funds**, is amended to provide that the Corporate Trustee, Committee or investment manager, as applicable, may designate a default investment, from time-to-time, from the investments made available under the Plan, for use in the event a Participant fails to submit a proper timely investment election.



City of Romulus

Treasurer's Report

Council Meeting Held:

April 1, 2024

Item No. 7.

General Description: _____

Resolution No. _____

Moved by: Abdo Barden Roscoe Talley Wadsworth Williams Wilson

Seconded by: Abdo Barden Roscoe Talley Wadsworth Williams Wilson

Ayes: All Abdo Barden Roscoe Talley Wadsworth Williams Wilson

Nays: All Abdo Barden Roscoe Talley Wadsworth Williams Wilson

Abstain: All Abdo Barden Roscoe Talley Wadsworth Williams Wilson

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



City of Romulus

Public Comment

Council Meeting Held:

April 1, 2024

Item No. 8.

General Description: _____

Resolution No. _____

Moved by: Abdo Barden Roscoe Talley Wadsworth Williams Wilson

Seconded by: Abdo Barden Roscoe Talley Wadsworth Williams Wilson

Ayes: All Abdo Barden Roscoe Talley Wadsworth Williams Wilson

Nays: All Abdo Barden Roscoe Talley Wadsworth Williams Wilson

Abstain: All Abdo Barden Roscoe Talley Wadsworth Williams Wilson

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



City of Romulus

Unfinished Business

Council Meeting Held:

April 1, 2024

Item No. 9.

General Description: _____

Resolution No. _____

Moved by: Abdo Barden Roscoe Talley Wadsworth Williams Wilson

Seconded by: Abdo Barden Roscoe Talley Wadsworth Williams Wilson

Ayes: All Abdo Barden Roscoe Talley Wadsworth Williams Wilson

Nays: All Abdo Barden Roscoe Talley Wadsworth Williams Wilson

Abstain: All Abdo Barden Roscoe Talley Wadsworth Williams Wilson

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



City of Romulus

New Business

Council Meeting Held:
Item No. 10.

April 1, 2024

General Description: _____

Resolution No. _____

Moved by: Abdo Barden Roscoe Talley Wadsworth Williams Wilson

Seconded by: Abdo Barden Roscoe Talley Wadsworth Williams Wilson

Ayes: All Abdo Barden Roscoe Talley Wadsworth Williams Wilson

Nays: All Abdo Barden Roscoe Talley Wadsworth Williams Wilson

Abstain: All Abdo Barden Roscoe Talley Wadsworth Williams Wilson

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



City of Romulus

Communication

Council Meeting Held:
Item No. 11

April 1, 2024

Councilperson Abdo: _____

Councilperson Barden: _____

Councilperson Roscoe: _____

Councilperson Talley: _____

Councilperson Wadsworth: _____

Councilperson Williams: _____

Councilperson Wilson: _____



City of Romulus

Adjournment

Council Meeting Held:

April 1, 2024

Item No. 12

General Description: _____

Resolution No. _____

Moved by: Abdo Barden Roscoe Talley Wadsworth Williams Wilson

Seconded by: Abdo Barden Roscoe Talley Wadsworth Williams Wilson

Ayes: All Abdo Barden Roscoe Talley Wadsworth Williams Wilson

Nays: All Abdo Barden Roscoe Talley Wadsworth Williams Wilson

Abstain: All Abdo Barden Roscoe Talley Wadsworth Williams Wilson

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED