



**CITY OF ROMULUS – CITY COUNCIL
REGULAR MEETING AGENDA
April 22, 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, April 8, 2024, at 7:30 p.m.
- B. Approval of the Minutes from the Special Meeting - Study Session held on Monday, April 8, 2024, at 6:00 p.m. to discuss the proposed 24/25 FY Budgets from the 34th District Court and Romulus Public Library.

3. Petitioner

- A. RZ-2023-003, SLU-2023-010-011 SHEETZ II

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

- A. Presentation: U.S. Small Business Administration - Disaster Loans
- B. Approval of the Chairperson's Report

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

- A. Request for No Fee Permit - Horseshoe Club at Elmer Johnson
- B. Municipal Library Board Reappointment
- C. Texas Marsh Drain - Partial Abandonment Petition & Resolution
- D. Introduction of Budget Amendment 23/24-15
- E. Introduction of Budget Amendment 23/24-16

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

- A. Second Reading and Final Adoption of Budget Amendment 23/24-14
- B. Request for No Fee Permit - Juneteenth Activities
- C. Special Meeting - Public Hearing Request for Monday, June 10, 2024, at 6:45 p.m.

7. Treasurer's Report – Stacy Paige, Treasurer

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

9. Unfinished Business

10. New Business

11. Warrant

- A. Approval of Warrant #: 24-08 for checks presented in the amount of \$736,285.22

12. Communication

13. Adjournment



RULES REGARDING THE PUBLIC ADDRESSING A CITY MEETING

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

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

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



City of Romulus

Agenda

Council Meeting Held: **April 22, 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 22, 2024**

Item No. **A.**

General Description: Approval of Minutes from the Regular Meeting held on Monday, April 8, 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

April 8, 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 Staff in Attendance:

D'Sjonaun Hockenhull - Deputy Clerk; Julie Wojtylko - Chief of Staff; Stephen Hitchcock - City Attorney; Jennifer Madison - Assistant Technology Services Director; Roger Salwa - Police Captain

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. #24-093** Moved by **William Wadsworth**, seconded by **Tina Talley** to approve the Minutes from the Regular Meeting held on Monday, April 1, 2024, at 7:30 p.m.

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

Nays - None

Motion Carried Unanimously

- B. There was no special meeting(s) held on Monday, April 1, 2024.

3. Petitioner - None

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

- 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. The Mayor's Report was presented by Chief of Staff Julie Wojtylko.

Res. #24-094 Moved by **William Wadsworth**, seconded by **Celeste Roscoe** to concur with the Administration and authorize the Mayor and Clerk to enter into the Termination of Agreements, Easements, Covenants, Conditions and Restrictions related to the Metro World Center Planned Development Area.

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

Nays - None

Motion Carried Unanimously

- B. Res. #24-095** Moved by **Celeste Roscoe**, seconded by **Kathy Abdo** to concur with the Administration and introduce budget amendment 23/24-14 to recognize the 2024 Animal Welfare Grant revenue and expenditure.

<u>FUND/DEPT.</u> <u>ACCOUNT NO.</u>	<u>ACCOUNT NAME</u>	<u>CURRENT</u> <u>BUDGET</u>	<u>AMENDMENT</u>	<u>AMENDED</u> <u>BUDGET</u>
101 General Fund				
<u>Revenue</u> 101-430-539.000- AWFG24	Companion Animal Welfare Fund	\$-	\$4,000.00	\$4,000.00
<u>Expense</u> 101-430-730.000- AWFG24	Operating Supplies	\$-	\$4,000.00	\$4,000.00

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**
- 7. Treasurer’s Report – Stacy Paige, Treasurer**
- 8. Public Comment**

A resident addressed the City Council to comment on last week's council meeting and a comment made by the chair.
A resident addressed the City Council regarding a Mother's Day Prayer Breakfast on May 11th.
A resident addressed the City Council regarding the lack of grocery stores in the City and transportation insecurities for seniors.

9. Unfinished Business

Councilperson Wadsworth inquired about an update on repairs to the railroad tracks in the City.
Chief of Staff Wojtylko addressed the public comments regarding grocery stores and transportation for seniors.

- 10. New Business - None**
- 11. Warrant**

- A. Res. #24-095** Moved by **Kathy Abdo**, seconded by **Tina Talley** to approve Warrant #: 24-07 for checks presented in the amount of \$1,670,017.06

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

12. Communication

Councilperson Talley commented on past and upcoming events. She also acknowledged participants from the Good Friday Walk event who weren't mentioned during the April 1st council meeting.

Councilperson Williams reminded residents of the Forgotten Harvest Program.

Res. #24-096 Moved by **Virginia Williams**, seconded by **Kathy Abdo** to adopt a resolution to televise all Special Meetings of Council, excluding Executive Sessions.

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

Nays - None

Motion Carried

Councilpersons Abdo and Williams were not called on during the roll-call vote.

13. Adjournment

Moved by **William Wadsworth**, seconded by **Kathy Abdo** to adjourn the meeting at 8:07 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 April 8, 2024.



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



City of Romulus

Minutes

Council Meeting Held: **April 22, 2024**

Item No. B.

General Description: Approval of the Minutes from the Special Meeting - Study Session held on Monday, April 8, 2024, at 6:00 p.m. to discuss the proposed 24/25 FY Budgets from the 34th District Court and Romulus Public Library.

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
April 8, 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 6:00 p.m.

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

Absent / Excused: Allen Wilson

Administrative Staff in Attendance:

D'Sjonaun Hockenhull - Deputy Clerk; Julie Wojtylko - Chief of Staff; Stephen Hitchcock - City Attorney; Julie Albert - Director of Assessing & Financial Services; Maria Farris - Finance Director

Also Present:

Judge Brian A. Oakley - 34th District Court; Shannon Rapp - 34th District Court; Patty Braden - Library Director

2. Moved by Tina Talley, seconded by William Wadsworth to accept the Special Meeting - Study Session Agenda as presented.

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

Nays - None

Motion Carried Unanimously

3. Discussion: Proposed FY 24/25 City Budgets (34th District Court & Romulus Public Library)

Finance Director led the discussion by introducing representatives of the 34th District Court--Judge Brian A. Oakley and Shannon Rapp.

The Court representatives introduced their proposed 24/25 FY Budget. The proposed budget reflects over \$200,000 in additional expenditures for the next fiscal year.

Library Director Patty Braden presented the budget for the Romulus Public Library. Director Braden mentioned that the Library will not request an increase to the tax levy, which has remained at 0.7 mills since 2017. There will be no major capital improvement projects. The proposed budget was previously approved by the Romulus Library Board.

4. Public Comment – None

5. Moved by William Wadsworth, seconded by Celeste Roscoe to adjourn the Special Meeting - Study Session at 6:26 p.m.

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

Nays - None

Motion Carried Unanimously

I, Ellen L. Craig-Bragg, Clerk for the City of Romulus, Michigan do hereby certify the foregoing to be a true copy of the minutes of the Special Meeting – Study Session of the Romulus City Council held on April 8, 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 22, 2024**

Item No. **A.**

General Description: RZ-2023-003, SLU-2023-010-011 SHEETZ II

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: April 18, 2024

To: Ellen Craig-Bragg, City Clerk
D'Sjonaun Hockenhull, Deputy clerk

FROM: Carol Maise, City Planner

SUBJECT: Petitioner Request: RZ-2023-003, SLU-2023-010, and SLU-2023-011; **Sheetz II Rezoning (Zoning Map Amendment) of 0.811 acres of property from M-T, Industrial Transportation to C-3, Highway Service and Special Land Use approval for a vehicle fueling station and drive-through restaurant located at 8227 Middlebelt**

At a meeting held January 17, 2024 the Planning Commission considered a Zoning Map Amendment (rezoning) and two Special Land Use requests for Sheetz II. After holding a public hearing and discussion, the Planning Commission recommended **approval** of the Rezoning and Special Land Use requests to the Romulus City Council. Please find the attached: Planning Department Summary Report to the City Council; Sheetz site plan, building elevations, and rezoning plan; Conditional Rezoning Agreement; Planning Commission Minutes (January 17, 2024); and Sheetz II City Council Presentation for City Council consideration at their **April 22, 2024** meeting.

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



PLANNING COMMISSION SUMMARY REPORT TO THE CITY COUNCIL
RZ-2023-003, SLU-2023-010, and SLU-2023-011; Sheetz II

8227 Middlebelt (29225 Smith/Tax ID #80-047-99-0011-701)

Issued by the City of Romulus Planning Department

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

DATE: April 12, 2024

SUBJECT: 1. **RZ-2023-003; Sheetz II** requesting an amendment to the Zoning Map (**rezoning**) of 0.811 acres of property from M-T, Industrial Transportation to C-3, Highway Business for the development of a vehicle fueling station with convenience store and drive-through restaurant. The property includes the west 73.7' of parcel 80-047-99-0006-702 which is 0.547 acres of Tract 1 (29225 Smith) and the west 140' of parcel 80-047-99-0011-701 which is 0.264 acres of Tract

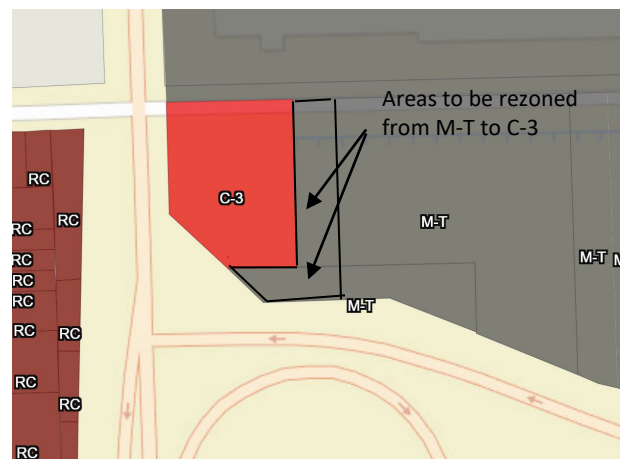
ACTION REQUESTED: *Introduction and First Reading of a Conditional Rezoning (Zoning Map Amendment)* and associated Conditional Rezoning Agreement

2. **SLU-2023-010** (vehicle fueling station) & **SLU-2023-011** (drive-through restaurant); **Sheetz II** requesting **special land use approval** for at property located at 8227 Middlebelt;

ACTION REQUESTED: *Special Land Use approval* for a fueling station and drive-through.

SITE INFORMATION

The 2.27-acre site is comprised of 3 parcels located on the south side of Smith Road on the southeast corner of the intersection of Smith Road and Middlebelt Road. The parcels are zoned both Highway Service (C-3) and Industrial Transportation (M-T) and the area is planned for Heavy Industrial/Trucking uses.



CONDITIONAL REZONING REQUEST

Introduction and First Reading of a proposed **Zoning Map Amendment (rezoning)** for 0.811 acres of portions of two parcels of property from M-T, Industrial Transportation to C-3, Highway Service to allow for the development of gas station (automobiles and small trucks only) and convenience store with a drive-through restaurant. The rezoning is needed to provide a larger area for more efficient circulation and improved site development. The applicant has offered a Conditional Rezoning Agreement that limits uses and development on the property.

PLANNING COMMISSION ACTION ON CONDITIONAL REZONING

The Planning Commission held a public hearing for a Zoning Map Amendment (rezoning) for 0.811 acres of property from M-T, Industrial Transportation to C-3, Highway Service for a gas station (automobiles and small trucks only) and drive-through restaurant on January 17, 2024. There were no public comments. After discussion, the Planning Commission made the following motion:

MOTION by McAnally, support by Talon-Jemison, to recommend to City Council approval of rezoning request RZ-2023-003; to rezone 0.811 acres of property including the west 73.7' of parcel 80-047-99-0006-702 which is 0.547 acres of Tract 1 (29225 Smith) and the west 140' of parcel 80-047-99-0011-701 which is 0.264 acres of Tract B, from M-T, Industrial Transportation to C-3, Highway Business.

Roll call vote: Ayes – McAnally, Talon-Jemison, Frederick, Glotfelty, Long, Crova, Gbogboade, and Freitag. Nays – None. Motion passed 8-0.

PLANNING COMMISSION FINDINGS & ACTION ON SPECIAL LAND USES

Special Land Use approval a vehicle fueling station and drive-through restaurant were considered by the Planning Commission after a public hearing on the Special Land Use requests on January 17, 2024. There were no public comments. After discussion, the Planning Commission considered the following findings:

- *Consistent with the Master Plan:* The proposed vehicle fueling station and drive-through are appropriate at this location since they are consistent with the area and surrounding Future Land Use Map designations.
- *Consistent with Zoning Ordinance Intent:* The purpose of the C-3 Highway Service District “is to permit more intensive business and entertainment activities than that permitted in the Local and General Business Districts. The uses in the C-3 District are more automotive oriented and serve a market that includes City residents, residents from surrounding communities, and pass by traffic.
- *Compatibility with adjacent uses:* The surrounding neighborhood is mostly industrial, with vacant lots to the east and west. C-3 zoning and the proposed use is appropriate.
- *Traffic Impacts and Impacts to Adjacent Uses:* Traffic impacts will be addressed with the proposed improvements including a traffic light at the intersection and Smith Road as approved by Wayne County and directional-on-site circulation. The landscape plan is robust, and impacts

to the neighbors will be minimized. The neighbors are industrial uses, which will be served by this facility.

- *Environmental Impact:* The applicant is working with EGLE to minimize the impacts on wetland and to maintain the quality of the natural environment.
- *Public Service, and Regarding Essential Public Facilities and Services:* Pedestrian and bike facilities will be offered on the site. Also, part of the review process is to coordinate with Fire Department, the Police Department, and to vet the site for water and sewage capabilities.

then made the following motions:

*MOTION by McAnally, support by Long, **to recommend to City Council approval** of SLU-2023-010; special land use approval for an 8-pump vehicle fueling station for automobiles and small trucks (no tractor trailers).*

Roll call vote: Ayes – McAnally, Long, Gbogboade, Crova, Glotfelty, Frederick, Talon-Jemison, and Freitag. Nays – None. Motion passed 8-0.

*Motion by McAnally, support by Talon-Jemison, **to recommend to City Council approval** of SLU-2023-011; special land use approval for a drive-through restaurant at 8227 Middlebelt/29225 Smith Road/Parcel ID# 047-99-0011-701.*

Roll call vote: Ayes – McAnally, Talon-Jemison, Frederick, Gbogboade, Crova, Long, Glotfelty, and Freitag. Nays – None. Motion passed 8-0.

PLANNING COMMISSION ACTION ON SITE PLAN

After recommending approval of the rezoning and special land uses to City Council, the Planning Commission approved the **Site Plan** as follows:

MOTION by Crova, support by Gbogboade, to approve with conditions the site plan, SPR-2023-021, Sheetz II at 8227 Middlebelt, DP# 80-047-99-0007-701, 80-047-99-0011-701 and 80-047-99-0006-702, a request for vehicle fueling station with convenience store and drive-through restaurant, the conditions including:

1. *Resolve all outstanding issues identified in the City's Planner review, City's Planning Consultant review, City's Engineering Consultant review, and all other ARC committee reports and reviews.*
2. *Resolve issues as discussed during tonight's meeting, including administrative review and approval of the bottle return location and traffic mitigation.*

Roll call vote: Ayes – Crova, Gbogboade, Long, Glotfelty, Frederick, McAnally, Talon-Jemison, and Freitag. Nays – none. Motion passed 8-0.

SUMMARY AND RECOMMENDATION

Based on the actions of the Planning Commission as noted above and the findings of fact noted in the minutes of the Planning Commission and associated consultant and staff reports, we respectfully recommend that the City Council make the following motions:

To concur with the recommendation of the Planning Commission and approve the first reading for RZ-2023-003; Sheetz II, a Zoning Map Amendment and associated Conditional Rezoning Agreement to conditionally rezone 0.811 acres of property from M-T, Industrial Transportation to C-3, Highway Service for the purpose of constructing a vehicle fueling station with a drive-through. The property includes portions of parcels #80-047-99-0006-702 and #80-047-99-0011-701.

To concur with the recommendation of the Planning Commission and approve SLU-2023-010; Vehicle Fueling Station and SLU-2023-011; Drive-through Restaurant for Sheetz II, located at 8227 Middlebelt subject to the rezoning, conditional rezoning agreement and site plan.



Carol Maise, City Planner



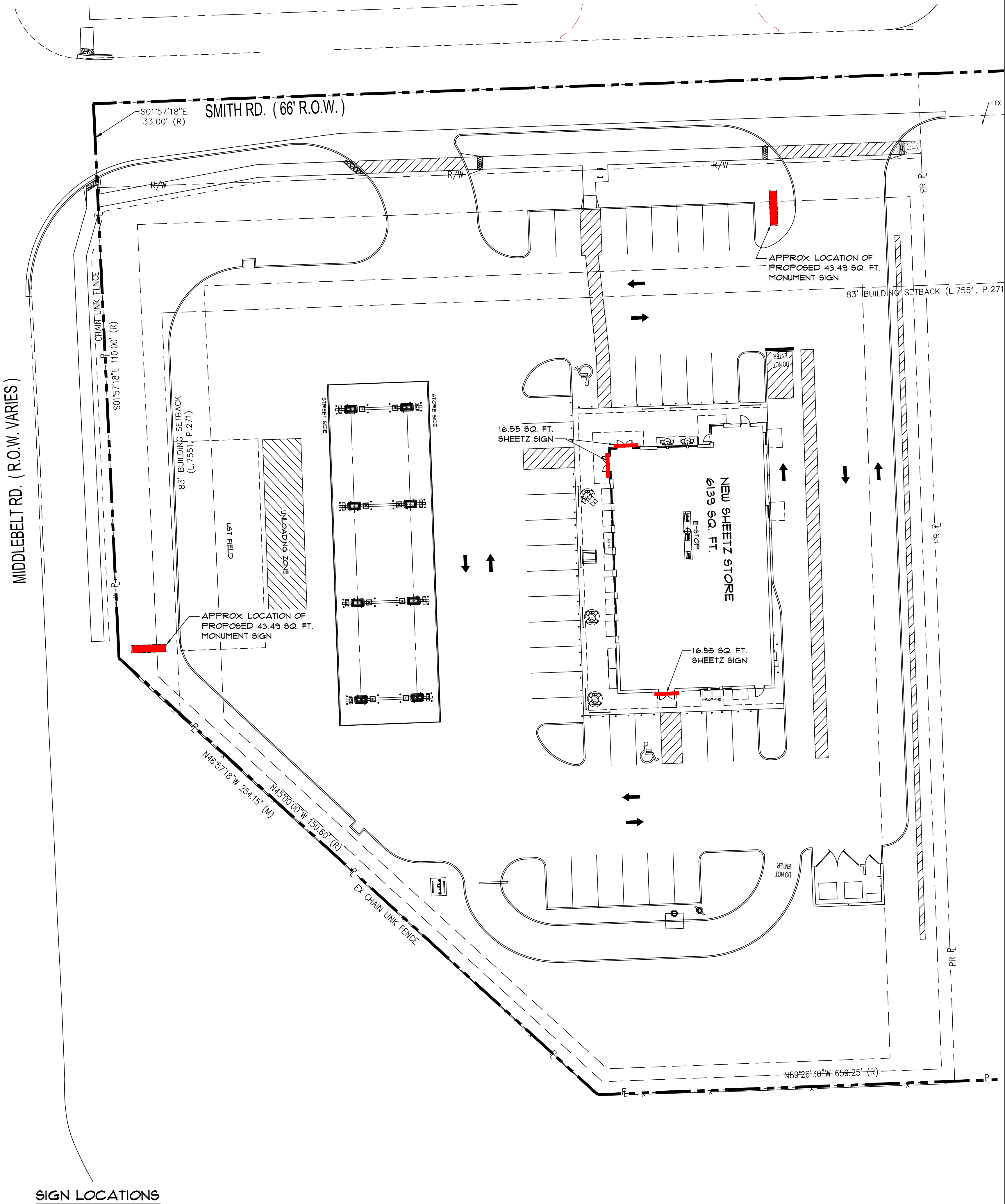
SHEETZ, INCORPORATED
5700 SIXTH AVENUE
ALTOONA, PA 16602
(814) 946-3611

NEW SHEETZ STORE
"ROMULUS"

INT. OF SMITH ROAD
AND MIDDLEBELT ROAD
ROMULUS, MICHIGAN

SIGNAGE SQUARE FOOTAGE BREAKDOWN

BUILDING ELEVATIONS	SHEETZ SIGN = 16.55 SQ. FT. X 3 = 49.65 SQ. FT.		
	TOTAL = 49.65 SQ. FT.		49.65 SQ. FT.
GAS PRICE MONUMENT SIGN	SHEETZ SIGN = 16.55 SQ. FT. X 1 = 16.55 SQ. FT.		
	GAS PRICE SIGN = 26.94 SQ. FT. X 1 = 26.94 SQ. FT.		
	TOTAL = 43.49 SQ. FT. X 2 = 86.98 SQ. FT.		
GAS CANOPY AWNING	FUEL OFFERING FLAG AREA = 2.76 SQ. FT. X 16 = 44.16 SQ. FT.		
	DIESEL PRICE SIGN AREA = 4.58 SQ. FT. X 2 = 9.16 SQ. FT		
	TOTAL = 53.32 SQ. FT.		53.32 SQ. FT.



SIGN LOCATIONS

PROJECT NAME:
NEW SHEETZ STORE

ROMULUS
SMITH RD.

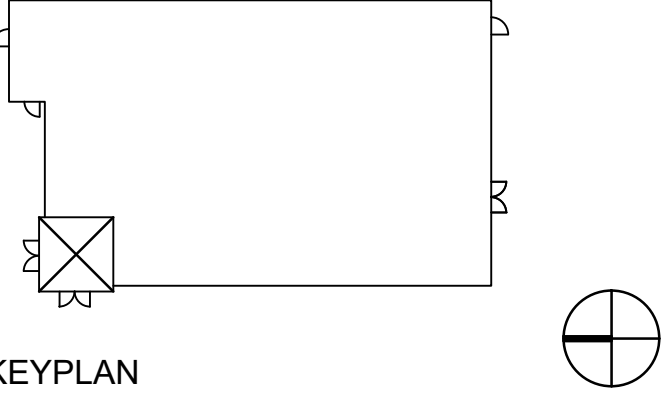
Int. of Smith Road
and Middlebelt Road
Romulus, MI

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL



KEYPLAN

ISSUE: 02.13.2024
SITE ID NO: 214445
AUTHOR BY: RJK
REVIEW BY: RJH
VERSION: 6139_v1.5.5

EXTERIOR
ELEVATIONS

A200

PRELIMINARY ELEVATIONS



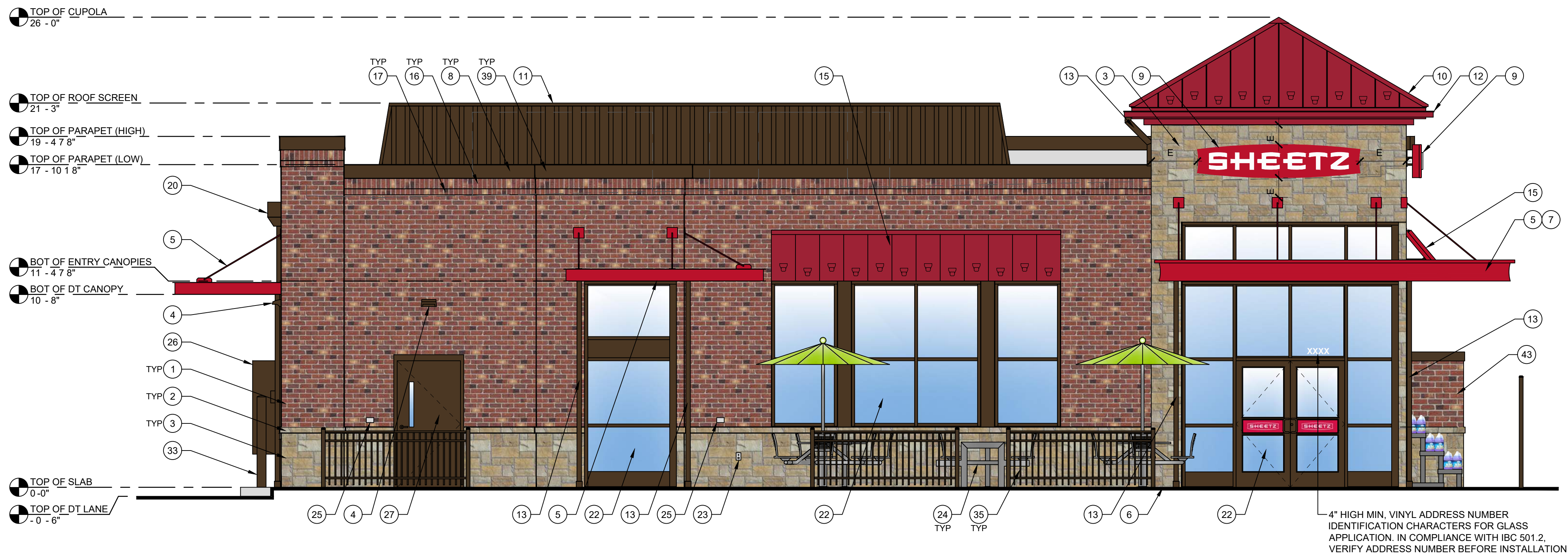
1 FRONT ELEVATION
1/4" = 1'-0"

TYPICAL EXTERIOR ELEVATION NOTES:

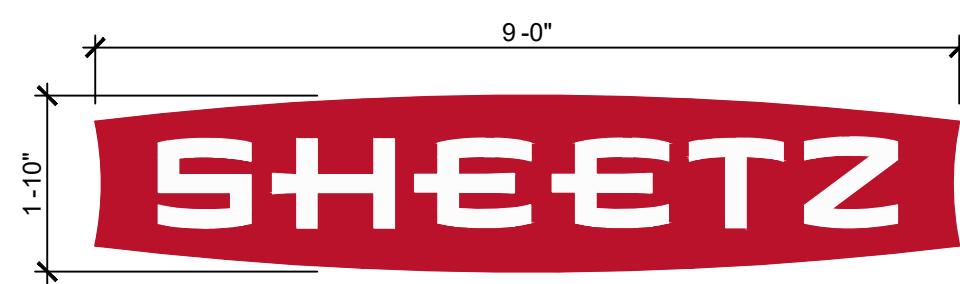
- ALL LIGHTS SHOWN ABOVE AND OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
- FIXTURES EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
- EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION 07 9005 JOINT SEALANTS, GENERAL BUILDING FASCIA WEATHER SEALANT AND SHALL MATCH THE COLOR OF THE STONE.

EXTERIOR ELEVATION KEYNOTES:

- BRICK VENEER, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CAST STONE SILL, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- ANCHORED CAST STONE MASONRY VENEER, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- EXTERIOR LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
- ARCHITECTURAL CANOPY, COLOR: REGAL RED, PREMIUM TWO-COAT KYNAR FINISH
- BRICK PAVER WALKWAY
- LIGHTED CURVED FASCIA CANOPY ATTACHMENT
- METAL COPING, COLOR: DARK BRONZE
- WALL MOUNTED BUILDING SIGN, SEE SHEET A200.
- STANDING SEAM METAL ROOF, COLOR: BRITE RED
- ROOF EQUIPMENT SCREEN, COLOR: DARK BRONZE
- GUTTER, COLOR TO MATCH CUPOLA COLOR
- DOWNSPOUT, COLOR: DARK BRONZE
- DRIVE-THRU WINDOW (IF APPLICABLE)
- METAL STANDING SEAM SHED STYLE AWNING AND FRAME ASSEMBLY, ROOF COLOR: BRITE RED, FRAME COLOR: DARK BRONZE
- BRICK SOLDIER COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- BRICK ROWLOCK COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CONTROL JOINT, SEE MASONRY SPEC
- STEEL ROOF LADDER AND CRANKY POST, COLOR: DARK BRONZE
- STANDARD THROUGH WALL SCUPPER WITH CONDUCTOR HEAD DOWNSPOUT, COLOR: DARK BRONZE
- OVERFLOW SCUPPER
- ALUMINUM STOREFRONT SYSTEM, SEE A600
- EXTERIOR HOSE BIB, REFER TO PLUMBING DRAWINGS
- OUTDOOR FURNITURE
- ELECTRICAL RECEPTACLE, REFER TO ELECTRICAL DRAWINGS
- ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL DRAWINGS
- HM DOOR AND FRAME, COLOR: DARK BRONZE
- EMERGENCY WATER CONNECTION, REFER TO PLUMBING DRAWINGS
- SEAMLESS ALUM PANEL SYSTEM WITH EXPOSED FASTENERS, COLOR: DARK BRONZE
- PROPANE LOCKER
- ICE MERCHANDISER
- RTI FILLPORT
- STEEL BOLLARD, COLOR: DARK BRONZE
- CO2 FILLPORT
- DECORATIVE ALUMINUM FENCE, COLOR DARK BRONZE
- AUTOMATIC DOOR PUSH PLATE AND BOLLARD, BOLLARD COLOR: DARK BRONZE
- GAS METER AND RISER, REFER TO CIVIL UTILITY PLAN, COLOR: DARK BRONZE
- MTO GRAPHIC DECAL, SEE SHEET A200.
- LIGHT CHANNEL AT PARAPET COPING, SEE ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- FAUX WINDOWS WITH INTERNAL GRAPHIC
- E-STOP SIGN, REFER TO UST DRAWINGS
- MASONRY WING WALLS TO SCREEN EQUIPMENT

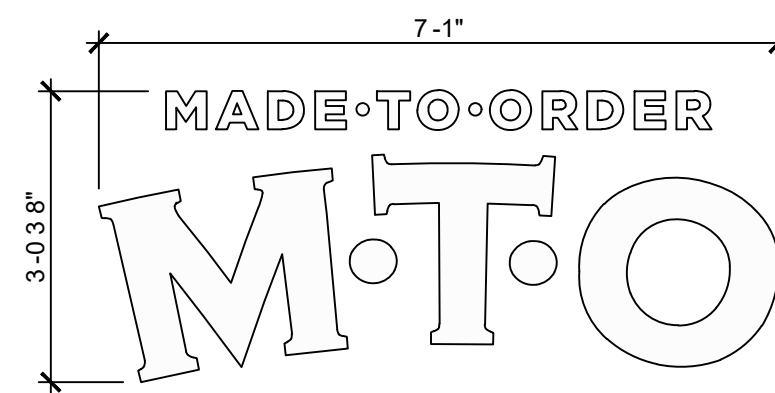


2 LEFT ELEVATION
1/4" = 1'-0"



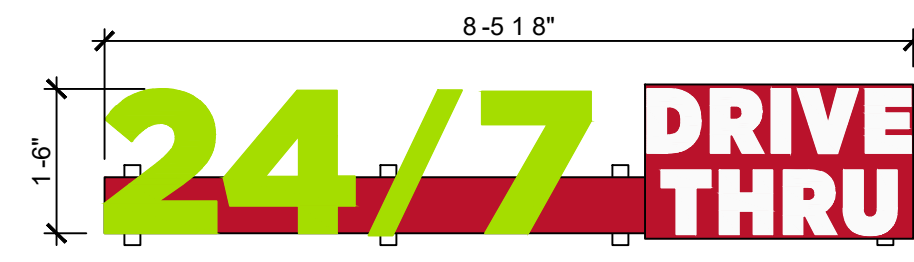
OUTLINE AREA 14.84 S . FT.
BOX AREA 16.52 S . FT.
TYPICAL OF THREE
PROJECTS 7" OFF FACE OF BUILDING

A WALL MOUNTED "SHEETZ" BUILDING SIGN
1/2" = 1'-0"



OUTLINE AREA 8.38 S . FT.
BOX AREA 21.47 S . FT.
TYPICAL OF ONE
PROJECTS 0" OFF FACE OF BUILDING

B WALL MOUNTED "MTO" DECAL
1/2" = 1'-0"



BOX AREA 12.64 S . FT.
TYPICAL OF ONE
PROJECTS 0" OFF FACE BUILDING

C WALL MOUNTED "24 7 DRIVE THRU" BUILDING SIGN
1/2" = 1'-0"

PROJECT NAME:
NEW SHEETZ STORE

ROMULUS
SMITH RD.

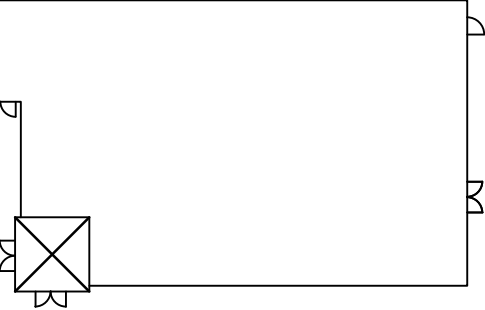
Int. of Smith Road
and Middlebelt Road
Romulus, MI

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL



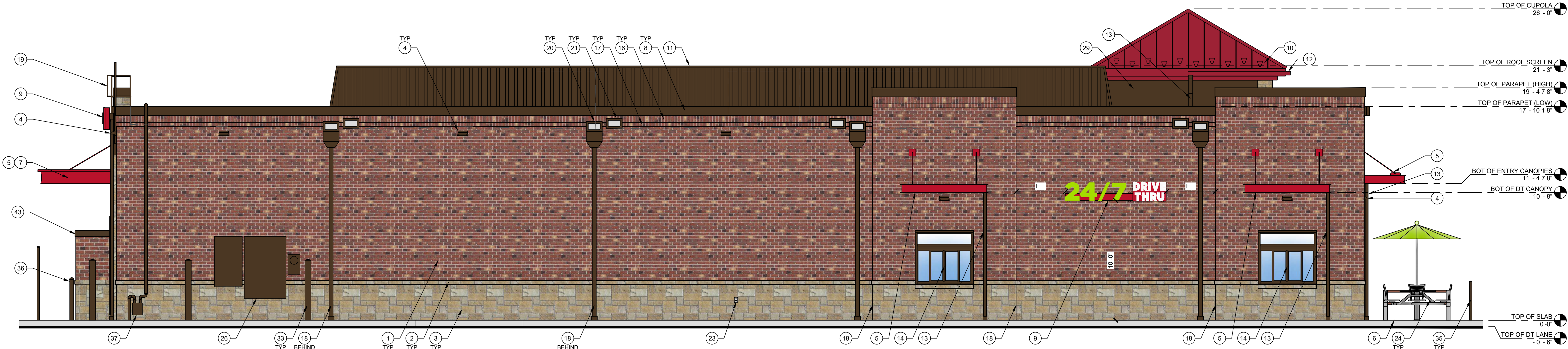
KEYPLAN

ISSUE: 02.13.2024
SITE ID NO: 214445
AUTHOR BY: RJK
REVIEW BY: RJH
VERSION: 6139_v1.5.5

EXTERIOR
ELEVATIONS

A201

PRELIMINARY ELEVATIONS



3 REAR ELEVATION
1/4" = 1'-0"

TYPICAL EXTERIOR ELEVATION NOTES:

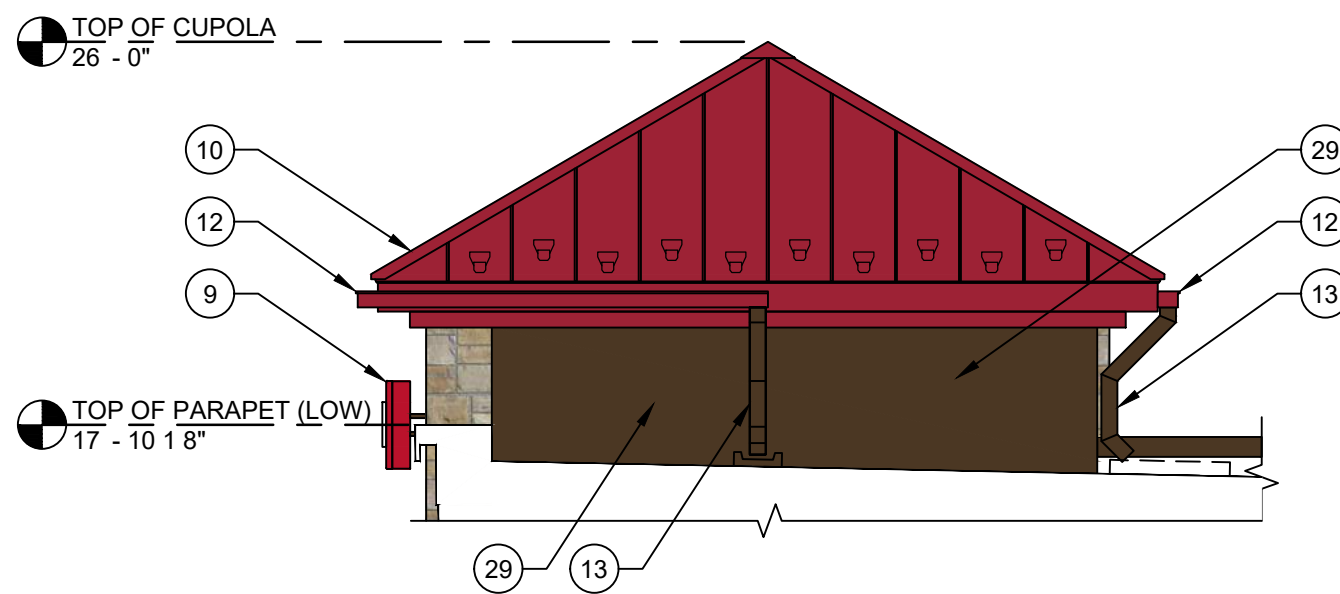
- ALL LIGHTS SHOWN ABOVE AND OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
- FIXTURES EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
- EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION 07 9005 JOINT SEALANTS. GENERAL BUILDING FASCIA/WEATHER SEALANT AND SHALL MATCH THE COLOR OF THE STORE.

EXTERIOR ELEVATION KEYNOTES:

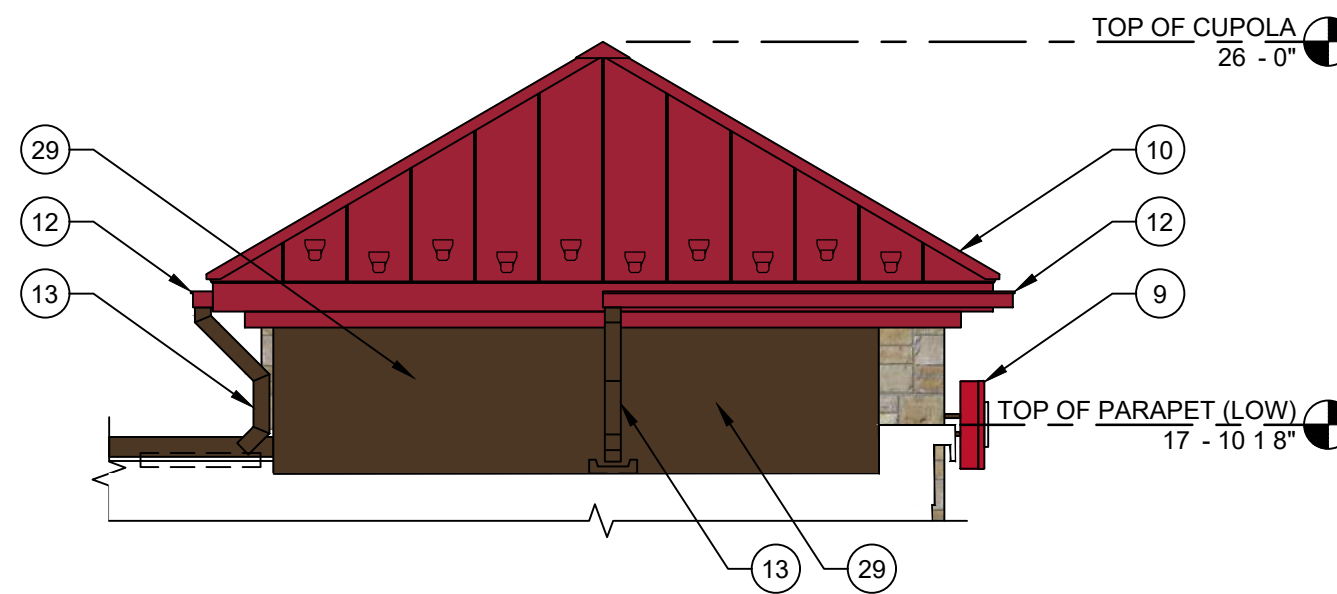
- BRICK VENEER, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CAST STONE SILL, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- ANCHORED CAST STONE MASONRY VENEER, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- EXTERIOR LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
- ARCHITECTURAL CANOPY, COLOR: REGAL RED, PREMIUM TWO-COAT KYMAR FINISH
- BRICK PAVER WALKWAY
- LIGHTED CURVED FASCIA CANOPY ATTACHMENT
- METAL COPING, COLOR: DARK BRONZE
- WALL MOUNTED BUILDING SIGN, SEE SHEET A200.
- STANDING SEAM METAL ROOF, COLOR: BRITE RED
- ROOF EQUIPMENT SCREEN, COLOR: DARK BRONZE
- GUTTER, COLOR TO MATCH CUPOLA COLOR
- DOWNSPOUT, COLOR: DARK BRONZE
- DRIVE-THRU WINDOW (IF APPLICABLE)
- METAL STANDING SEAM SHED STYLE AWNING AND FRAME ASSEMBLY, ROOF COLOR: BRITE RED, FRAME COLOR: DARK BRONZE
- BRICK SOLDIER COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- BRICK ROWLOCK COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CONTROL JOINT, SEE MASONRY SPEC
- STEEL ROOF LADDER AND CRANKY POST, COLOR: DARK BRONZE
- STANDARD THROUGH WALL SCUPPER WITH CONDUCTOR HEAD DOWNSPOUT, COLOR: DARK BRONZE
- OVERFLOW SCUPPER
- ALUMINUM STOREFRONT SYSTEM, SEE A600
- EXTERIOR HOSE BIB, REFER TO PLUMBING DRAWINGS
- OUTDOOR FURNITURE
- ELECTRICAL RECEPTACLE, REFER TO ELECTRICAL DRAWINGS
- ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL DRAWINGS
- HM DOOR AND FRAME, COLOR: DARK BRONZE
- EMERGENCY WATER CONNECTION, REFER TO PLUMBING DRAWINGS
- SEAMLESS ALUM PANEL SYSTEM WITH EXPOSED FASTENERS, COLOR: DARK BRONZE
- PROPANE LOCKER
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- AUTOMATIC DOOR PUSH PLATE AND BOLLARD, BOLLARD COLOR: DARK BRONZE
- GAS METER AND RISER, REFER TO CIVIL UTILITY PLAN, COLOR: DARK BRONZE
- MTG GRAPHIC DECAL, SEE SHEET A200.
- LIGHT CHANNEL AT PARAPET COPING. SEE ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- FAUX WINDOWS WITH INTERNAL GRAPHIC
- E-STOP SIGN, REFER TO UST DRAWINGS
- MASONRY WING WALLS TO SCREEN EQUIPMENT



4 RIGHT ELEVATION
1/4" = 1'-0"



5 CUPOLA ELEVATION FROM ROOF
1/4" = 1'-0"



6 CUPOLA ELEVATION FROM ROOF
1/4" = 1'-0"

PROJECT NAME:
NEW SHEETZ STORE
ROMULUS

Int. of Smith Road
and Middlebelt Road
Romulus
Michigan

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

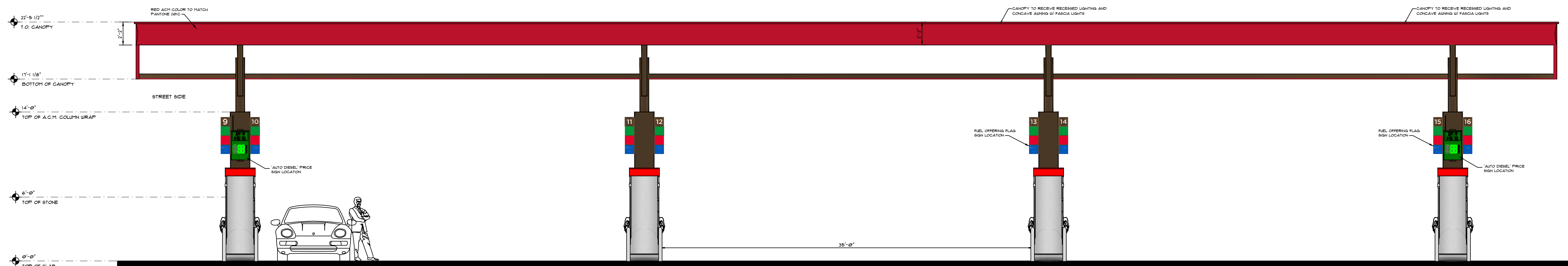
PROFESSIONAL

KEYPLAN

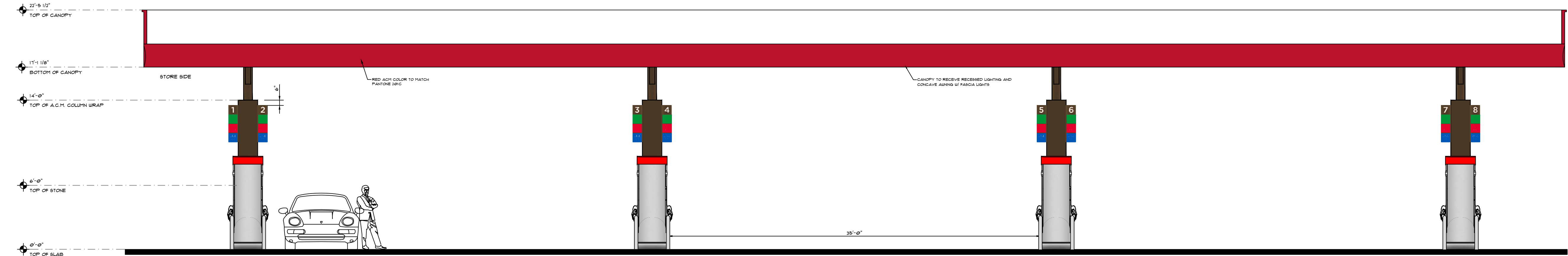
ISSUE: **02-28-24**
PROJECT NO:
AUTHOR BY: **DNC**
REVIEW BY:
SHEET TITLE

GAS AWNING

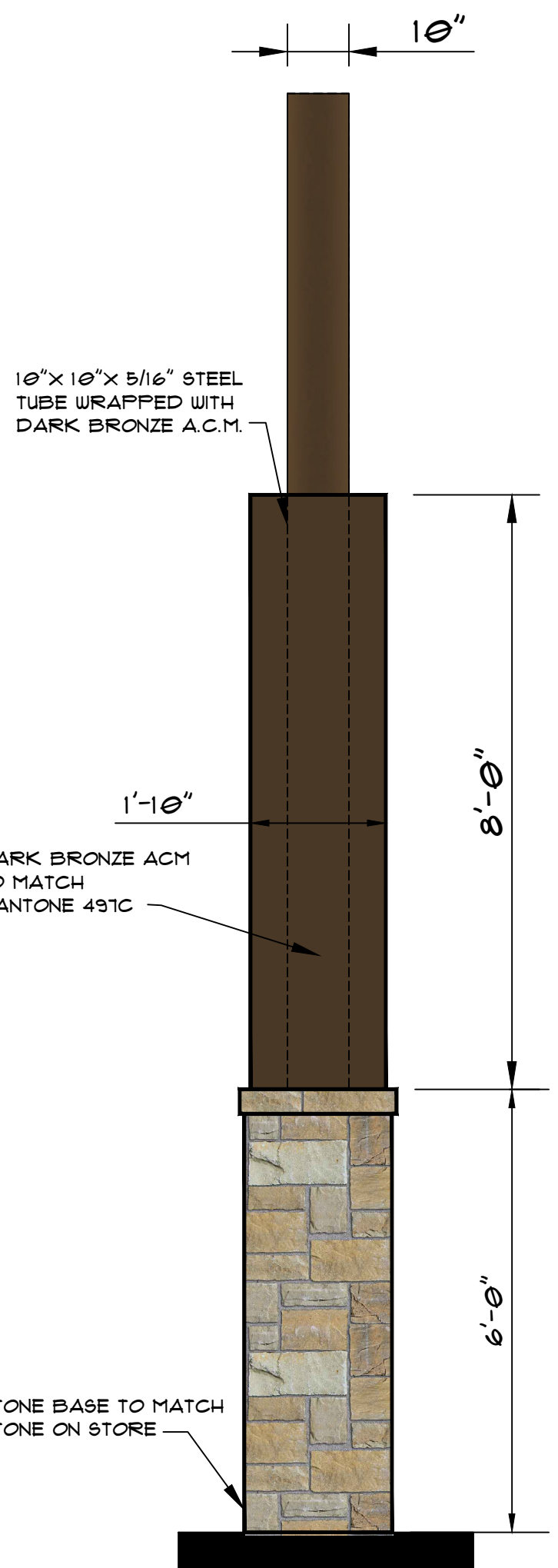
AWNING



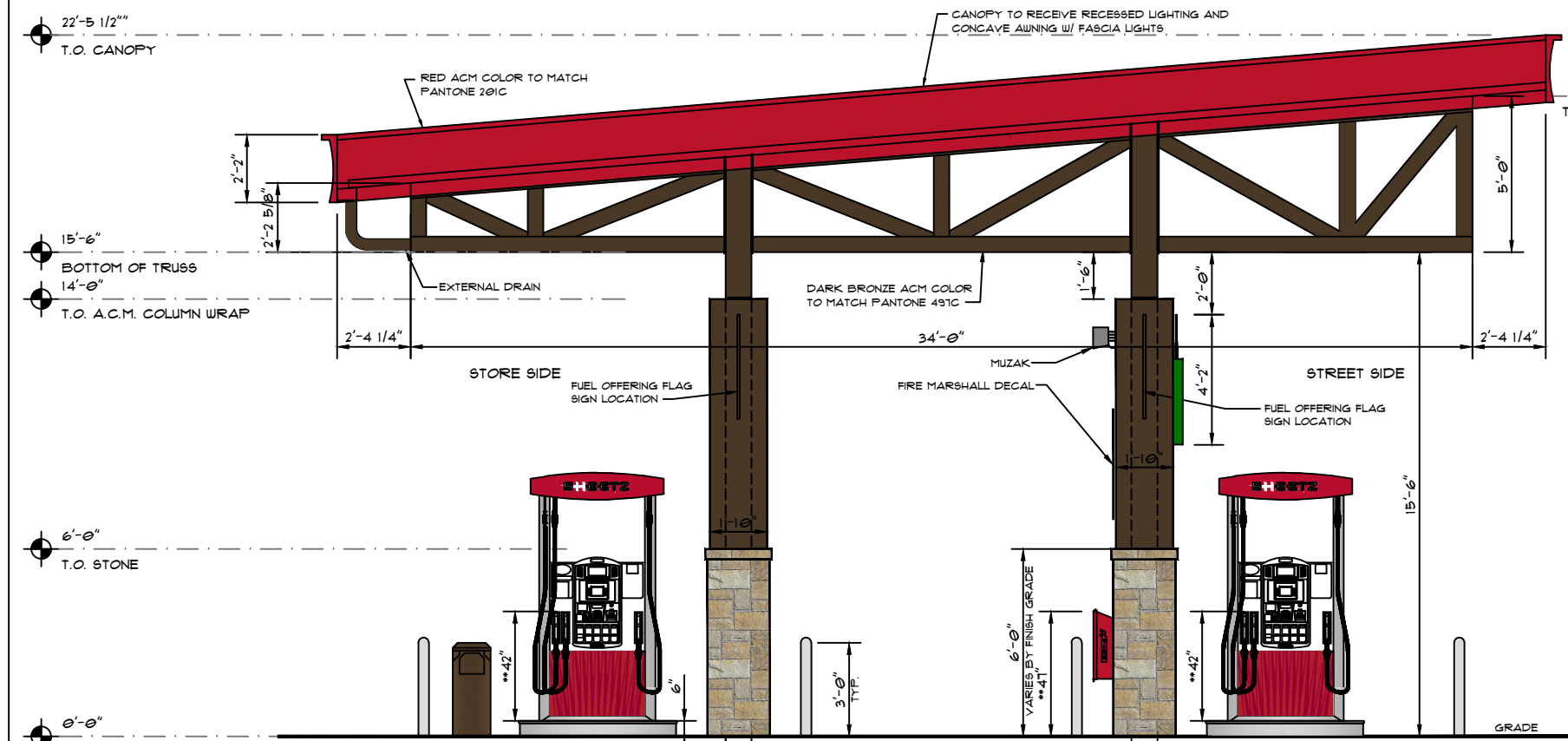
SIDE 'B' ELEVATION
SCALE: 3/16" = 1'-0"



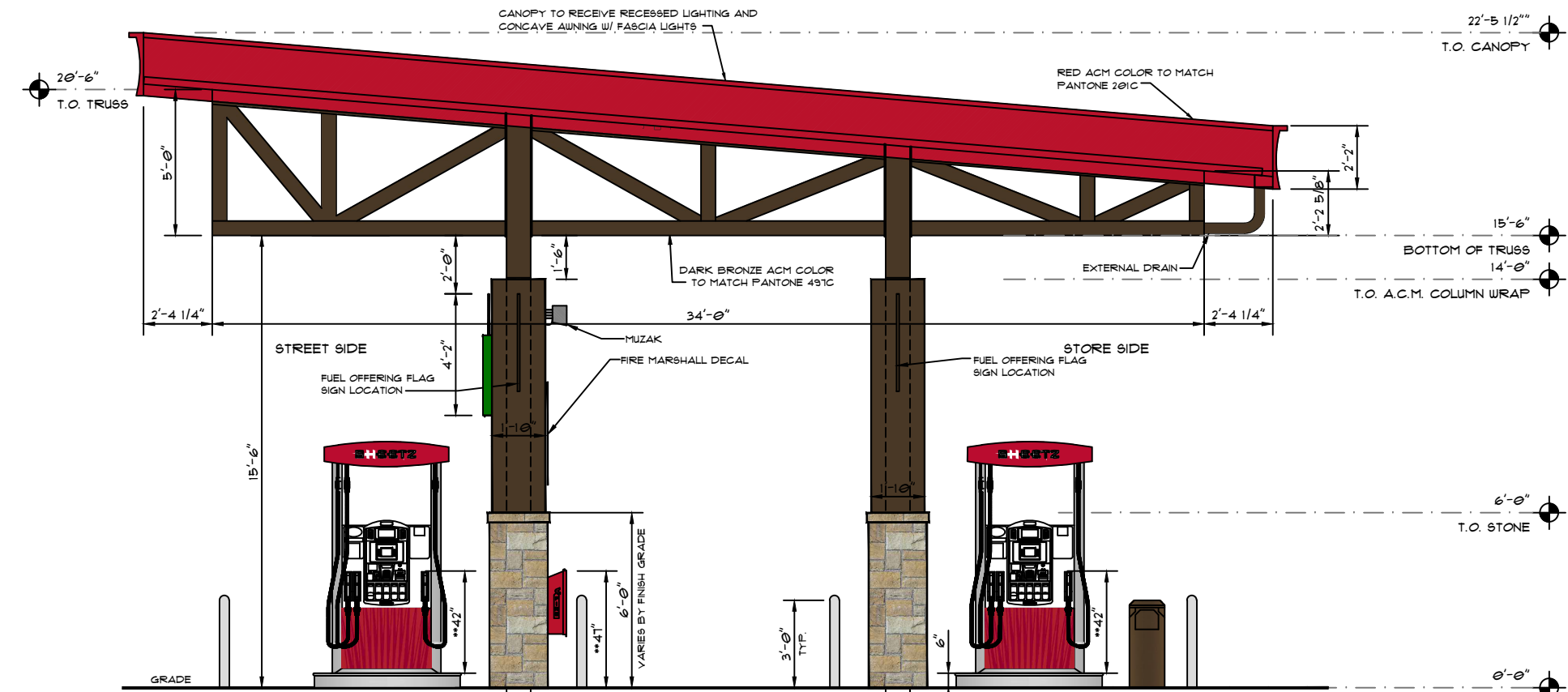
SIDE 'D' ELEVATION
SCALE: 3/16" = 1'-0"



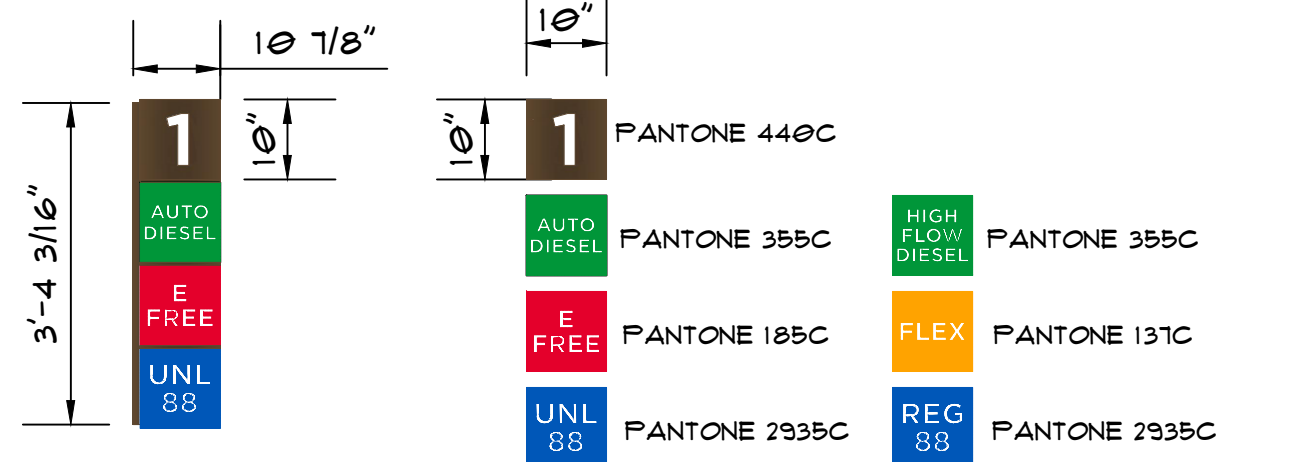
COLUMN ELEVATION
SCALE: 1/2" = 1'-0"



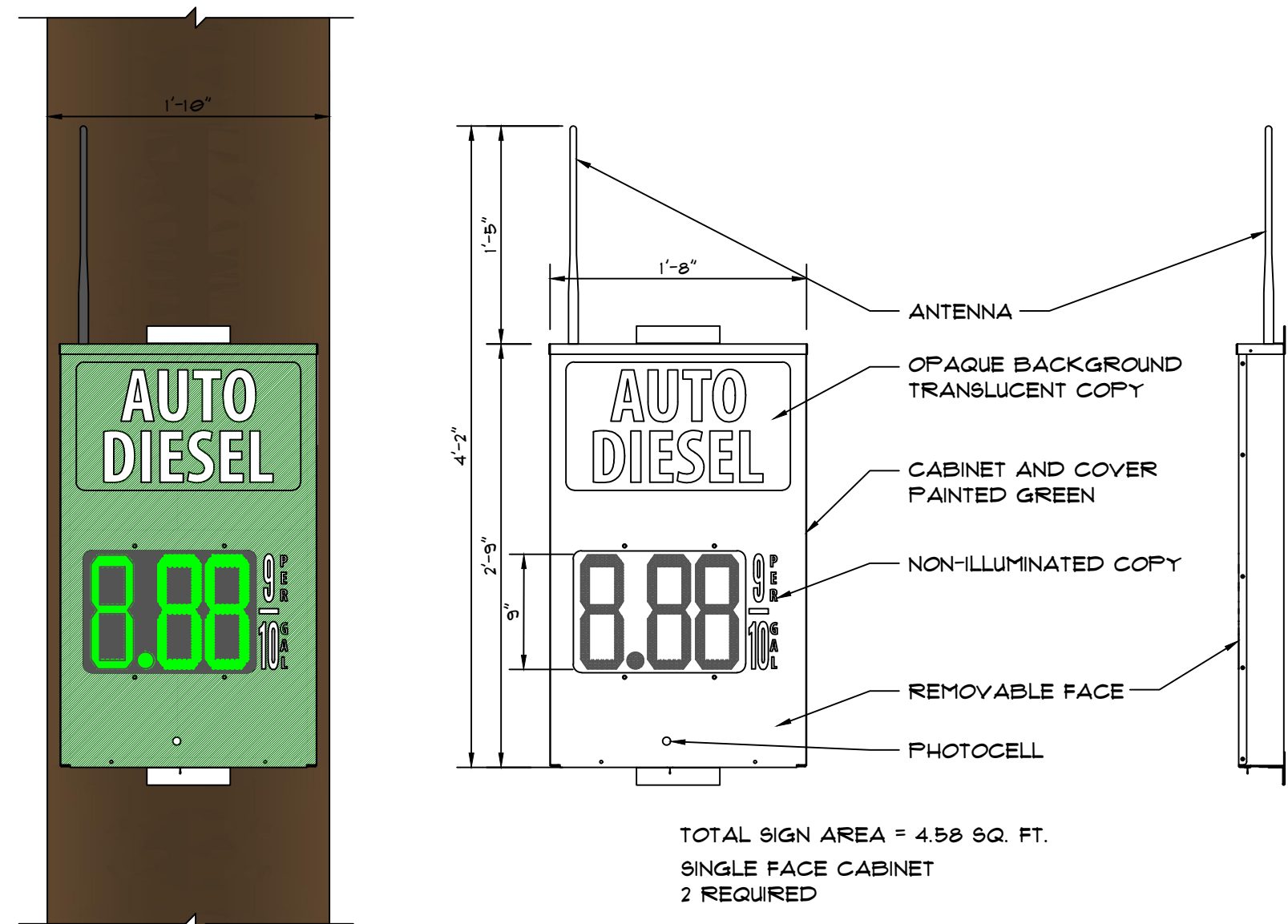
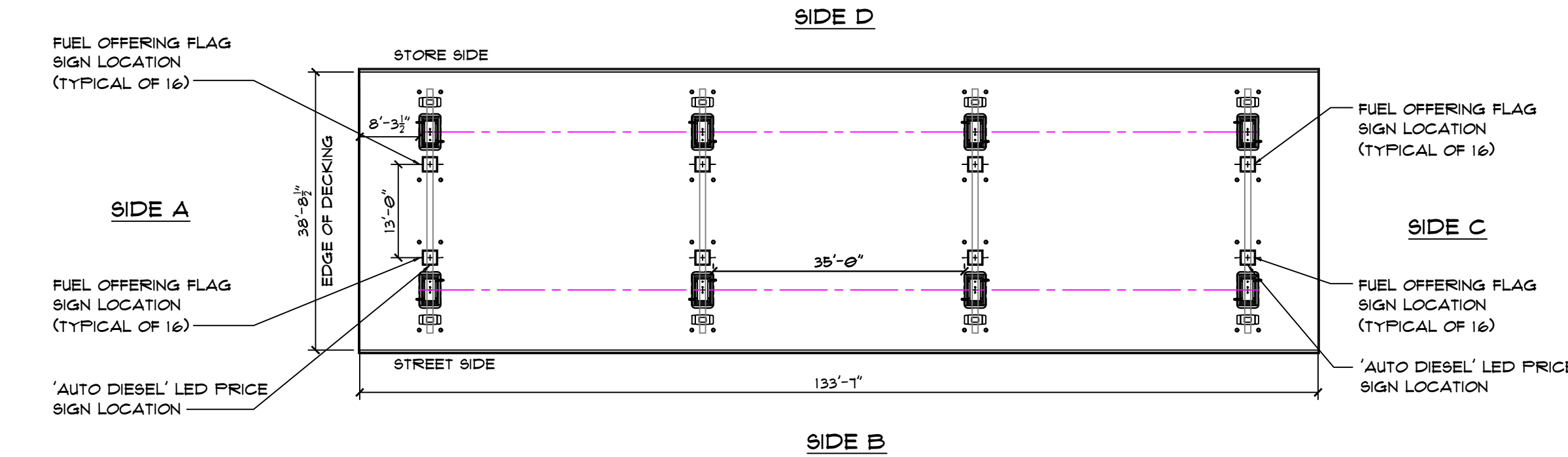
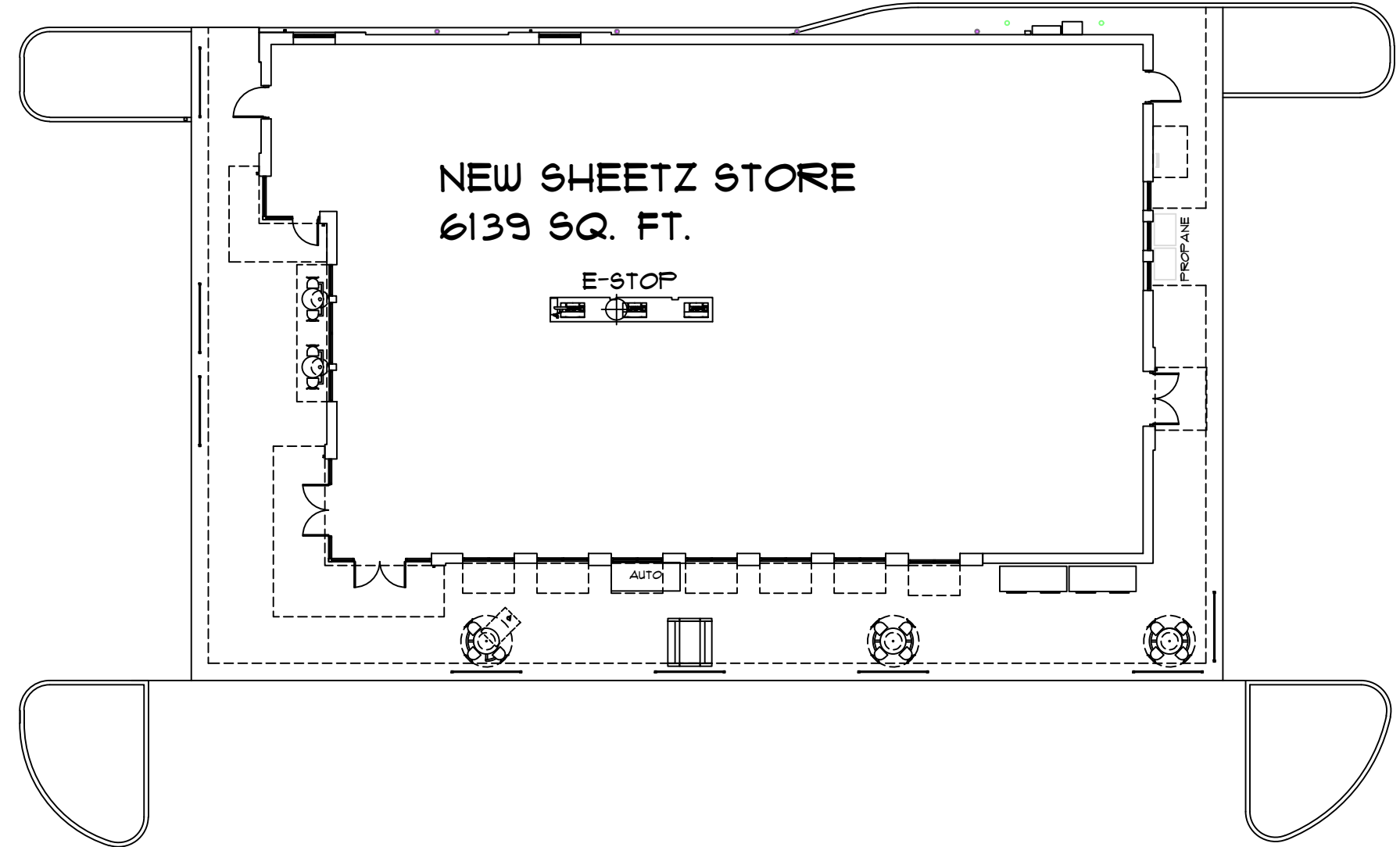
SIDE 'A' LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



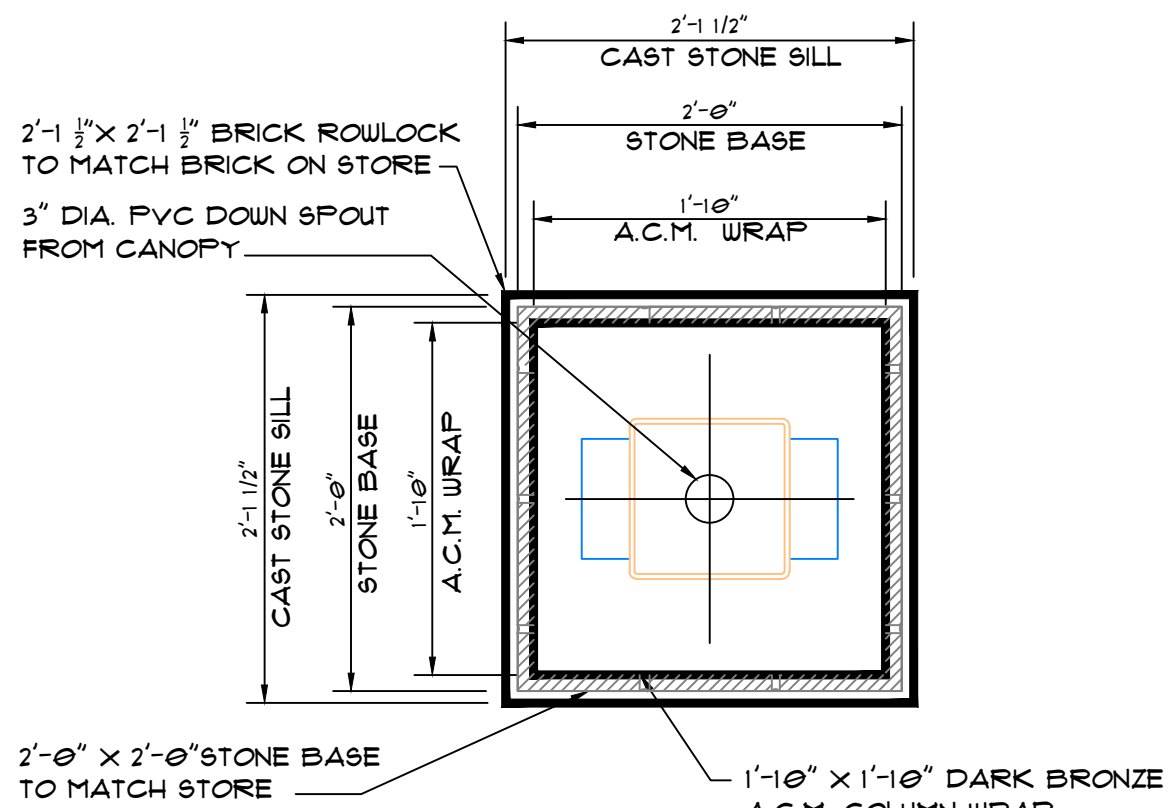
SIDE 'C' RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



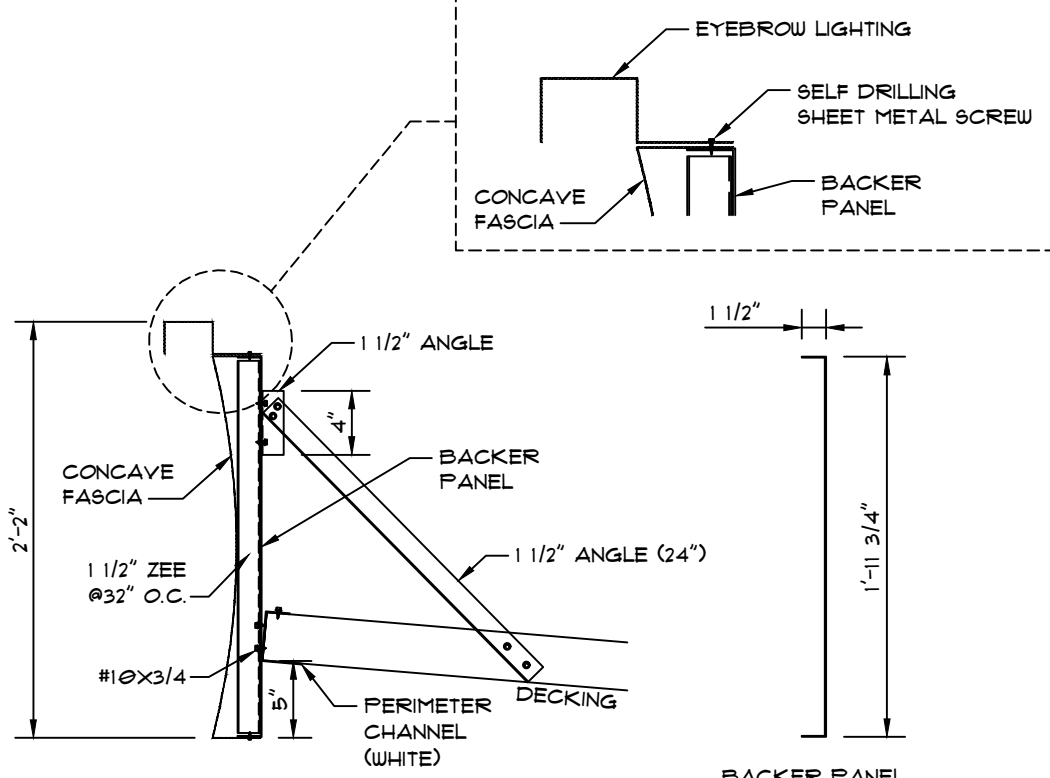
DOUBLE FACED FUEL OFFERING FLAG SIGN DETAILS
SCALE: 1/2" = 1'-0"



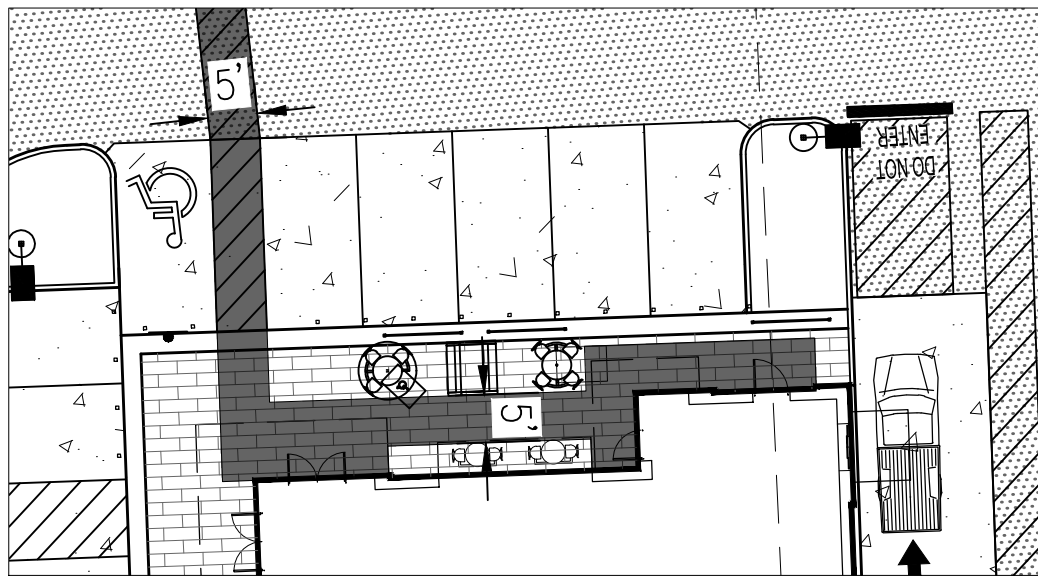
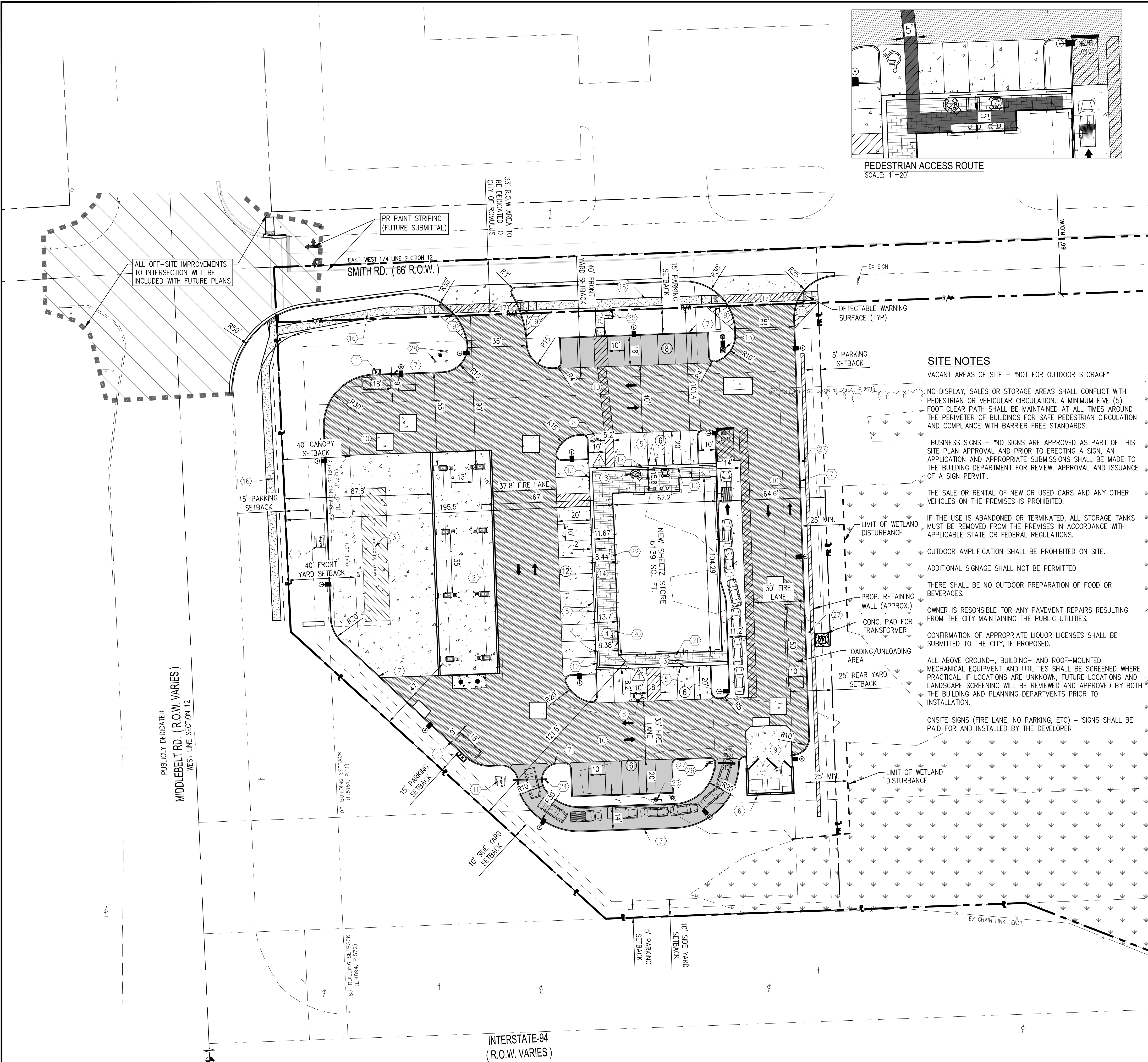
"AUTO DIESEL" PRICE SIGN ELEVATION AND DETAIL
SCALE: 1/4" = 1'-0"



STONE COLUMN BASE DETAIL
SCALE: 1/4" = 1'-0"



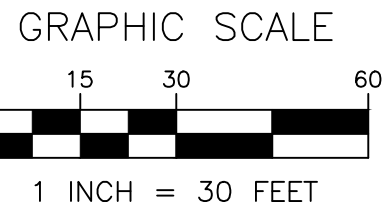
CONCAVE FASCIA MOUNTING DETAIL
SCALE: 1/4" = 1'-0"



PEDESTRIAN ACCESS ROUTE
SCALE: 1"=20'

CODED NOTES

- 1 AIR STATION, PER SHEETZ STANDARD DETAIL 16
- 2 FUEL STATIONS AND CANOPY, 16'-0" CLEARANCE
- 3 UNDERGROUND STORAGE TANKS
- 4 PATIO AREA
- 5 STOREFRONT BUMPER POST, PER SHEETZ STANDARD DETAILS 1 AND 8, TYP.
- 6 DUMPSTER SCREENING, PER SHEET C500
- 7 SITE PERIMETER CURBING, PER SHEETZ STANDARD DETAIL 03
- 8 BARRIER FREE PARKING SPACE
- 9 CONCRETE DUMPSTER PAD, PER SHEETZ STANDARD DETAIL 20
- 10 ASPHALT PAVEMENT, PER SHEETZ STANDARD DETAIL 20
- 11 UNDERGROUND STORAGE TANK VENT PAD, PER SHEETZ STANDARD DETAIL 04
- 12 ALUMINUM FENCE AT SEATING AREA
- 13 WALK TO BE CONSTRUCTED FLUSH WITH PAVEMENT, PER SHEETZ STANDARD DETAIL 27
- 14 BRICK PAVERS FOR WALK AROUND BUILDING, SEE ARCH PLANS FOR DETAIL
- 15 FLAG POLE, PER SHEETZ STANDARD LIGHTS AND DETAILS 11 & 12
- 16 5' CONCRETE SIDEWALK
- 17 CROSSWALK
- 18 OUTDOOR SEATING
- 19 CLEAR VISION TRIANGLE
- 20 ICE MERCHANDISER
- 21 PROPANE LOCKER
- 22 DE-ICER WINDSHIELD WASHER
- 23 ORDER BOARD
- 24 CLEARANCE BAR
- 25 BIKE RACKS
- 26 "DO NOT ENTER" / STOP SIGN
- 27 "FIRE LANE DO NOT BLOCK" SIGN
- 28 PROPOSED BOLLARDS



LEGEND

- PROPERTY LINE
- PR PROPERTY LINE
- RIGHT OF WAY LINE
- WETLAND LINE
- WETLANDS
- PROPOSED PUBLIC SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY (SHEETZ DETAIL: TRUCK DIESEL ASPHALT PAVEMENT)
- PROPOSED TYPICAL ASPHALT PAVEMENT
- PROPOSED BRICK PAVERS
- STANDARD PARKING SPACE COUNT
- BARRIER FREE PARKING SPACE COUNT
- EX FENCE

SITE NOTES

VACANT AREAS OF SITE - "NOT FOR OUTDOOR STORAGE"

NO DISPLAY, SALES OR STORAGE AREAS SHALL CONFLICT WITH PEDESTRIAN OR VEHICULAR CIRCULATION. A MINIMUM FIVE (5) FOOT CLEAR PATH SHALL BE MAINTAINED AT ALL TIMES AROUND THE PERIMETER OF BUILDINGS FOR SAFE PEDESTRIAN CIRCULATION AND COMPLIANCE WITH BARRIER FREE STANDARDS.

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 PERMIT."

THE SALE OR RENTAL OF NEW OR USED CARS AND ANY OTHER VEHICLES ON THE PREMISES IS PROHIBITED.

IF THE USE IS ABANDONED OR TERMINATED, ALL STORAGE TANKS MUST BE REMOVED FROM THE PREMISES IN ACCORDANCE WITH APPLICABLE STATE OR FEDERAL REGULATIONS.

OUTDOOR AMPLIFICATION SHALL BE PROHIBITED ON SITE.

ADDITIONAL SIGNAGE SHALL NOT BE PERMITTED

THERE SHALL BE NO OUTDOOR PREPARATION OF FOOD OR BEVERAGES.

OWNER IS RESPONSIBLE FOR ANY PAVEMENT REPAIRS RESULTING FROM THE CITY MAINTAINING THE PUBLIC UTILITIES.

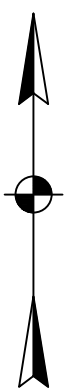
CONFIRMATION OF APPROPRIATE LIQUOR LICENSES SHALL BE SUBMITTED TO THE CITY, IF PROPOSED.

ALL ABOVE GROUND-, BUILDING- AND ROOF-MOUNTED MECHANICAL EQUIPMENT AND UTILITIES SHALL BE SCREENED WHERE PRACTICAL. IF LOCATIONS ARE UNKNOWN, FUTURE LOCATIONS AND LANDSCAPE SCREENING WILL BE REVIEWED AND APPROVED BY BOTH THE BUILDING AND PLANNING DEPARTMENTS PRIOR TO INSTALLATION.

ONSITE SIGNS (FIRE LANE, NO PARKING, ETC) - SIGNS SHALL BE PAID FOR AND INSTALLED BY THE DEVELOPER"

SITE DATA

PARCEL NUMBER	TRACT 2: 80-047-99-0007-701 (1.79 ACRES) TRACT "B": 80-047-99-0011-701 (0.85 ACRES) TRACT 1: 80-047-99-0006-702 (5.08 ACRES)
EXISTING PARCEL SIZE	GROSS - 328,262 SQ. FT. ≈ 7.54 ACRES NET - 301,929 SQ. FT. ≈ 6.93 ACRES
PROPOSED PARCEL SIZE	GROSS - 111,355 SQ. FT. ≈ 2.55 ACRES NET - 100,701 SQ. FT. ≈ 2.31 ACRES
ZONING:	SITE - PARCEL 80-047-99-0007-701: C-3 HIGHWAY BUSINESS PARCEL 80-047-99-0011-701: MT INDUSTRIAL TRANSPORTATION* PARCEL 80-047-99-0006-702: MT INDUSTRIAL TRANSPORTATION* NORTH - MT INDUSTRIAL TRANSPORTATION SOUTH - MT INDUSTRIAL TRANSPORTATION EAST - MT INDUSTRIAL TRANSPORTATION WEST - RC REGIONAL CENTER
*SEE REZONING EXHIBIT FOR OVERALL PARCEL INFO. ALL SETBACK AND LOT REQUIREMENTS SHOWN FOR SHEETZ PROJECT PARCEL FOLLOWS C-3 HIGHWAY BUSINESS.	
EXISTING USE	VACANT LOT
PROPOSED USE	CONVENIENCE STORE (PERMITTED) DRIVE-THRU RESTAURANT (SPECIAL LAND USE) RESTAURANT AND TAVERNS WITH OUTDOOR SEATING (PERMITTED) VEHICLE SERVICE CENTERS/FUELING STATIONS(SPECIAL LAND USE)
MAXIMUM BUILDING COVERAGE	35% (6% PROVIDED)
MAXIMUM IMPERVIOUS SURFACE	75% (71% PROVIDED)
MAXIMUM BUILDING HEIGHT	35' (26' PROVIDED) (APPROVAL SUBJECT TO FAA REVIEW)
FRONT BUILDING SETBACK	40' (104.42' PROVIDED)
FRONT PARKING SETBACK	15' (15' PROVIDED)
SIDE BUILDING SETBACK	10' (64.57' PROVIDED)
SIDE PARKING SETBACK	5' (NO SIDE PARKING, NEAREST SPACE 66')
REAR BUILDING SETBACK	25' (64.57' PROVIDED)
REAR PARKING SETBACK	5' (N/A)
GAS STATION CANOPY SETBACK	40' (PROPOSED 80.8' SMITH RD, 88.1' MIDDLEBELT)
FUEL PUMP ISLAND SETBACK	25' (47' PROVIDED)
PROPOSED GROSS FLOOR AREA	6,139 SQ. FT.
PROPOSED USEABLE AREA	3,714 SQ. FT.
PARKING REQUIRED RETAIL STORE	1 FOR EVERY 250 SQ. FT. OF USEABLE FLOOR AREA UFA ≈ 2,823 SQ. FT. / 250 SQ. FT. = 12 SPACES
DRIVE-THRU RESTAURANTS:	1 PER 2 EMPLOYEES PLUS 1 FOR EVERY 2 SEATS INTENDED FOR PATRONS PLUS 1 PER 30 SF IN WAITING AREA PLUS 10 STACKING SPACES PER PICKUP WINDOW. 6 EMPLOYEES / 2 = 3 SPACES (EMPLOYEE COUNTED IN OTHER USE) 30 SEATS / 2 = 15 SPACES 300 SF WAITING AREA = 10 SPACES OUTDOOR SEATING NOT INCLUDED IN PARKING CALC
MOTOR VEHICLE SERVICE STATIONS:	1 FOR EACH EMPLOYEE, PLUS ADDITIONAL PARKING REQUIRED FOR OTHER USES WITHIN THE MOTOR VEHICLE SERVICE STATION, SUCH AS THE RETAIL FLOOR AREA, RESTAURANTS OR VEHICLE REPAIR STALLS. EACH MOTOR VEHICLE FUELING POSITION SHALL COUNT AS ONE HALF (1/2) OF A REQUIRED SPACE FOR THE SPACES REQUIRED FOR OTHER USES WITHIN A MOTOR VEHICLE SERVICE STATION. 7 EMPLOYEE SPACES + 12 UFA SPACES + 10 WAITING AREA SPACES + 15 SEATING SPACES - (16 FUELING POSITIONS / 2) = 36 SPACES REQUIRED
PARKING REQUIRED PARKING PROVIDED	38 SPACES (2 ADA, 36 STANDARD SPACES) 38 SPACES (2 ADA, 36 STANDARD SPACES)
STACKING REQUIRED	10 SPACES (15 PROVIDED)



DESCRIPTION	DATE	BY	PER CITY OF ROMULUS ARC REVIEW #1	CONSTRUCTION DRAWINGS
	11/20/2023	JAR	PER CITY OF ROMULUS SAFE REVIEW	
	2	10/17/2023	TES	
607 SHELBY ST, SUITE 300 COLUMBUS, OHIO 43260 TEL: 313.981.9500 FAX: 313.981.9509	PROJECT NO: 58430032	PH: TES	PROJECT DATE: 10/31/2023	
TECHNICAL SKILL: CREATIVE SPIRIT.	Mannik Smith GROUP www.MannikSmithGroup.com			
PREPARED FOR:	SKILKENGOLD REAL ESTATE DEVELOPMENT			
SITE IMPROVEMENT PLANS FOR	SHEETZ ROMULUS II			
SITE PLAN	8227 MIDDLEBELT RD, ROMULUS, MI 48174			
C200				

LEGAL DESCRIPTION - EXISTING OVERALL PARCELS

TRACT 1:
LAND SITUATED IN THE CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN MORE PARTICULARLY DESCRIBED AS:

PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWN 3 SOUTH, RANGE 9 EAST, BEGINNING AT THE WEST 1/4 CORNER OF SECTION 12 THENCE SOUTH 89 DEGREES 26 MINUTES 30 SECONDS EAST, 310.06 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 26 MINUTES 30 SECONDS EAST, 547.94 FEET; THENCE SOUTH 0 DEGREES 06 MINUTES 30 SECONDS WEST, 552.78 FEET; THENCE NORTH 66 DEGREES 16 MINUTES 52 SECONDS WEST, 216.08 FEET AND NORTH 0 DEGREES 06 MINUTES 30 SECONDS EAST, 138.27 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 30 SECONDS WEST, 349.94 FEET; THENCE NORTH 0 DEGREES 06 MINUTES 30 SECONDS EAST, 329.52 FEET TO THE POINT OF BEGINNING.

TAX I.D. NO.: 80-047-99-0006-702

TRACT 2:
LAND SITUATED IN THE CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWN 3 SOUTH, RANGE 9 EAST BEGINNING AT THE WEST 1/4 CORNER OF SECTION 12 THENCE SOUTH 89 DEGREES 26 MINUTES 30 SECONDS EAST, 60 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 30 SECONDS EAST, 250 FEET; THENCE SOUTH 0 DEGREES 6 MINUTES 30 SECONDS WEST, 329.52 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 30 SECONDS WEST, 136.58 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, 159.60 FEET; THENCE DUE NORTH 217.78 FEET TO THE POINT OF BEGINNING.

TAX I.D. NO.: 80-047-99-0007-701

ALSO

SITUATED IN THE CITY OF ROMULUS, WAYNE COUNTY, STATE OF MICHIGAN, DESCRIBED AS:

THAT PART OF THE FOLLOWING DESCRIBED TRACT "A" AND "B" WHICH LIES EASTERLY OF A LINE DESCRIBED AS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 12, TOWN 3 SOUTH, RANGE 9 EAST, CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN; THENCE SOUTH 01 DEG. 57' 18" EAST, ALONG THE WEST LINE OF SAID SECTION 12, 1,387.64 FEET TO A POINT ON THE SURVEY CENTERLINE OF HIGHWAY 1-94; THENCE NORTH 71 DEG. 36' 03" EAST, ALONG SAID SURVEY CENTERLINE, 1,338.45 FEET; THENCE NORTH 18 DEG. 23' 57" WEST 351.69 FEET TO A POINT ON THE NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF HIGHWAY 1-94 AND THE POINT OF BEGINNING; THENCE NORTH 73 DEG. 56' 10" WEST 309.34 FEET; THENCE NORTH 68 DEG. 14' 10" WEST 436.46 FEET; THENCE SOUTH 88 DEG. 31' 41" WEST 250.68 FEET; THENCE NORTH 46 DEG. 57' 18" WEST 254.14 FEET, MORE OR LESS, TO THE POINT OF ENDING ON THE EAST RIGHT OF WAY LINE OF MIDDLEBELT ROAD.

THERE SHALL BE NO RIGHT OF DIRECT INGRESS OR EGRESS FROM THE INTERCHANGE AREA OF HIGHWAY 1-94 AND MIDDLEBELT ROAD OR THEIR CONNECTING RAMPS TO, FROM AND BETWEEN THE LANDS HEREIN DESCRIBED. CONTAINS 0.83 ACRE, MORE OR LESS.

LEGAL DESCRIPTION - PROPOSED PARCEL A

LAND SITUATED IN THE CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

PART OF THE SOUTHWEST 1/4 OF SECTION 12, TOWN 3 SOUTH, RANGE 9 EAST, COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 12; THENCE N.88°36'36"E. 60.00 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 12 TO THE POINT OF BEGINNING; THENCE CONTINUING N.88°36'36"E. 474.29 FEET ALONG SAID EAST-WEST 1/4 LINE; THENCE S.01°23'16"E. 395.49 FEET; THENCE S.88°31'41"W. 140.07 FEET; THENCE N.46°57'18"W. 254.15 FEET; THENCE N.01°57'18"W. 217.77 FEET TO THE POINT OF BEGINNING.

CONTAINING:
111,310 SQUARE FEET OR 2.56 ACRES OF LAND (GROSS)
100,633 SQUARE FEET OR 2.31 ACRES OF LAND (NET)

LEGAL DESCRIPTION - PROPOSED PARCEL B

LAND SITUATED IN THE CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

PART OF THE SOUTHWEST 1/4 OF SECTION 12, TOWN 3 SOUTH, RANGE 9 EAST, COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 12; THENCE N.88°36'36"E. 383.71 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 12 TO THE POINT OF BEGINNING; THENCE CONTINUING N.88°36'36"E. 474.29 FEET ALONG SAID EAST-WEST 1/4 LINE; THENCE S.01°50'24"E. 552.74 FEET; THENCE N.68°14'10"W. 216.07 FEET; THENCE N.01°50'24"W. 6.11 FEET; THENCE S.88°36'33"W. 14.24 FEET; THENCE N.68°14'10"W. 168.67 FEET; THENCE S.88°31'41"W. 110.61 FEET; THENCE N.01°23'16"W. 395.49 FEET TO THE POINT OF BEGINNING.

CONTAINING:
216,951 SQUARE FEET OR 4.98 ACRES OF LAND (GROSS)
201,295 SQUARE FEET OR 4.62 ACRES OF LAND (NET)

ZONING TABLE - PROPOSED

EXISTING PARCEL	EXISTING ZONING
PARCEL A	C3 - HIGHWAY BUSINESS
PARCEL B	MT - INDUSTRIAL TRANSPORTATION

TRACT "A":
THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWN 3 SOUTH, RANGE 9 EAST, CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 12 DISTANT DUE SOUTH 461.68 FEET FROM THE WEST QUARTER CORNER OF SECTION 12 AND PROCEED THENCE SOUTH 89 DEG. 26' 30" EAST 659.13 FEET; THENCE NORTH 00 DEG. 06' 30" EAST 66.09 FEET; THENCE NORTH 89 DEG. 26' 30" WEST 659.25 FEET TO THE WEST LINE OF SECTION 12; THENCE DUE SOUTH ALONG SAID WEST LINE 66.09 FEET TO THE POINT OF BEGINNING. EXCEPT THE WEST 60 FEET THEREOF.

TRACT "B":
A PART OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWN 3 SOUTH, RANGE 9 EAST, CITY OF ROMULUS, WAYNE COUNTY, STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT A POINT ON THE WEST LINE OF SECTION 12, SAID POINT BEING DUE SOUTH 329.53 FEET FROM THE WEST ONE-QUARTER CORNER OF SECTION 12; THENCE SOUTH 89 DEG. 26' 30" EAST 659.38 FEET TO A POINT; THENCE SOUTH 0 DEG. 06' 30" WEST 66.06 FEET TO A POINT; THENCE NORTH 89 DEG. 26' 30" WEST 659.25 FEET TO A POINT ON THE WEST LINE OF SECTION 12; THENCE DUE NORTH ALONG THE WEST LINE OF SECTION 12, 66.06 FEET TO A POINT OF BEGINNING. RELEASE OF LIMITED ACCESS (PARCELS 1547 PT. A AND 1548 PT. A) THAT PART OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 12, T3S, R9E, CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN; THENCE N 88 DEG. 36' 36" E, 60.00 FEET ALONG THE EAST AND WEST QUARTER LINE OF SAID SECTION 12; THENCE S 01 DEG. 57' 18" E, 33.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED LINE; THENCE CONTINUING S 01 DEG. 57' 18" E, 110.00 FEET TO THE POINT OF ENDING OF THIS DESCRIBED LINE AND THE POINT OF BEGINNING OF A LIMITED ACCESS LINE (RESTRICTING ALL INGRESS AND EGRESS). RELEASE CONTAINS 110 LINEAL FEET, MORE OR LESS.

TAX I.D. NO.: 80-047-99-0011-701

ZONING TABLE - EXISTING

EXISTING PARCEL	EXISTING ZONING
TRACT A:	MT - INDUSTRIAL TRANSPORTATION
TRACT B:	MT - INDUSTRIAL TRANSPORTATION
TRACT 1:	MT - INDUSTRIAL TRANSPORTATION
TRACT 2	C3 - HIGHWAY BUSINESS

LEGAL DESCRIPTION - REZONED PORTION OF TRACT 1

LAND SITUATED IN THE CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

PART OF THE SOUTHWEST 1/4 OF SECTION 12, TOWN 3 SOUTH, RANGE 9 EAST, COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 12; THENCE N.88°36'00"E. 250.06 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 12 TO THE POINT OF BEGINNING; THENCE N.88°36'36"E. 73.65 FEET; THENCE S.01°23'16"E. 329.52 FEET; THENCE S.88°36'33" W. 71.05 FEET; THENCE N.01°50'22"W. 329.53 FEET TO THE EAST-WEST 1/4 LINE OF SECTION 12 AND THE POINT OF BEGINNING.

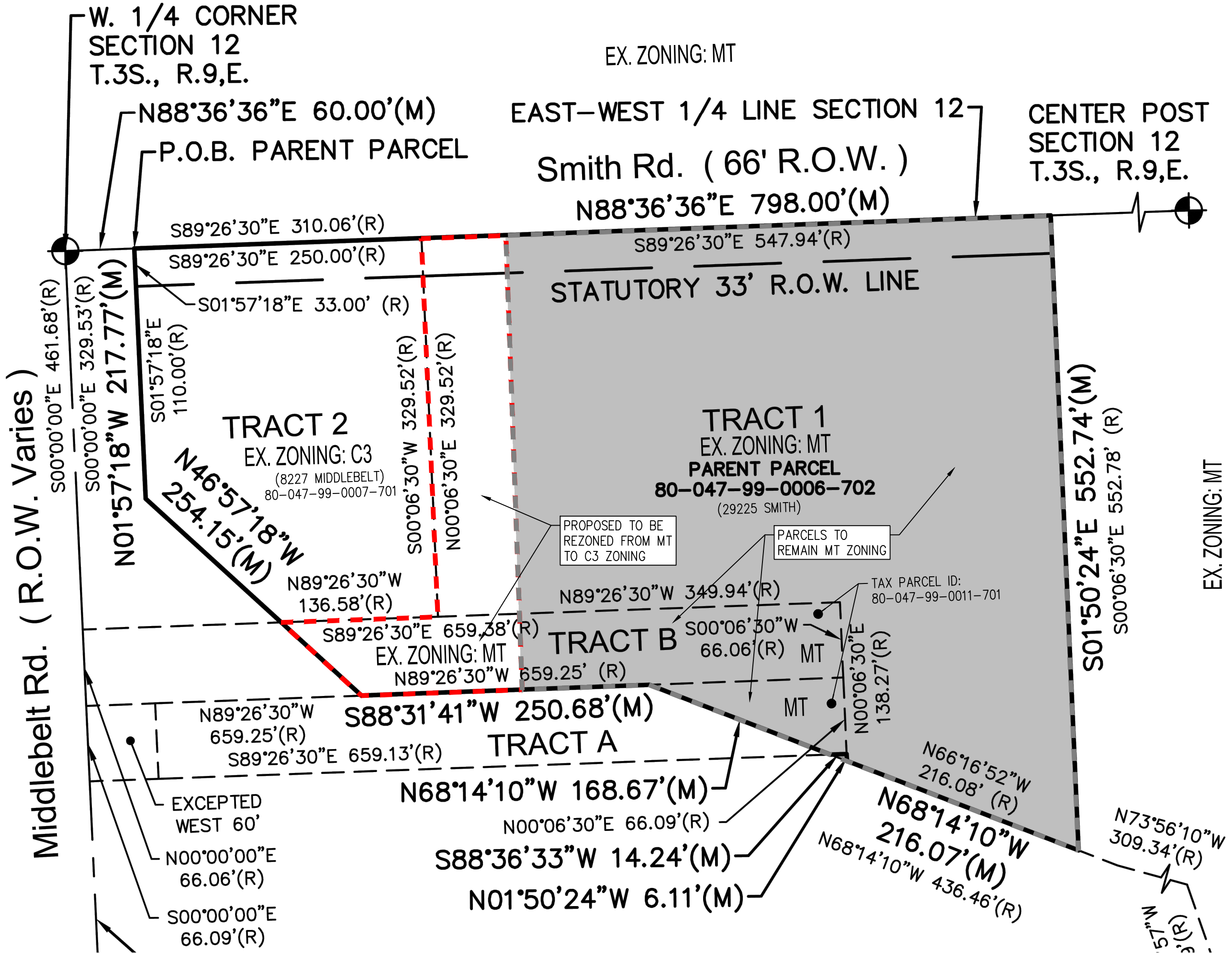
CONTAINING:
23,840 SQUARE FEET OR 0.547 ACRES OF LAND, MORE OR LESS.

LEGAL DESCRIPTION - REZONED PORTION OF TRACT B

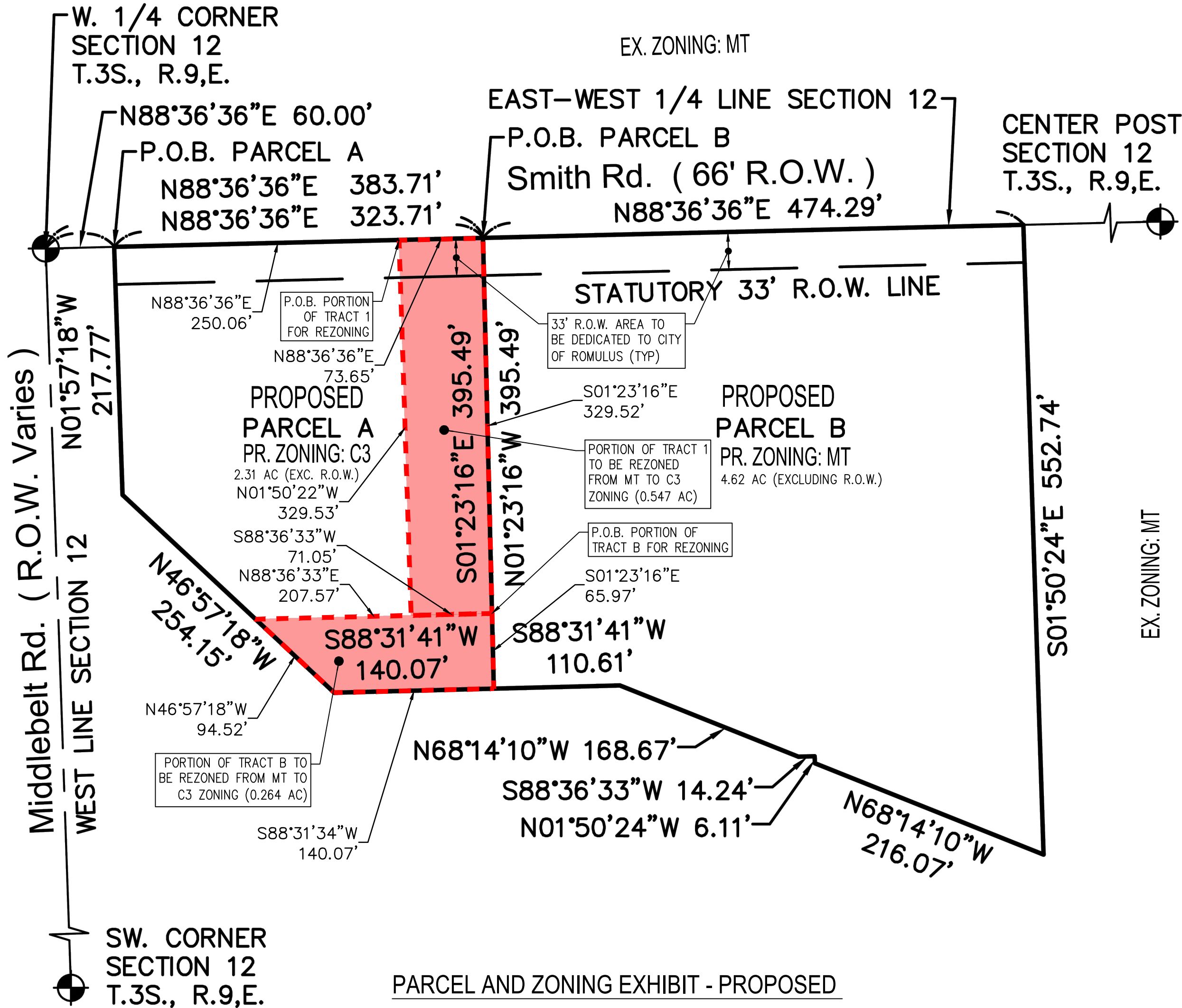
LAND SITUATED IN THE CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

PART OF THE SOUTHWEST 1/4 OF SECTION 12, TOWN 3 SOUTH, RANGE 9 EAST, COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 12; THENCE N.88°36'00"E. 323.71 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 12; THENCE S.01°23'16"E. 329.52 FEET TO THE POINT OF BEGINNING; THENCE S.01°23'16"E. 659.7 FEET; THENCE S.88°31'34"W. 140.07 FEET; THENCE N.46°57'18"W. 94.52 FEET; THENCE N.88°36'33"E. 207.57 FEET TO THE POINT OF BEGINNING.

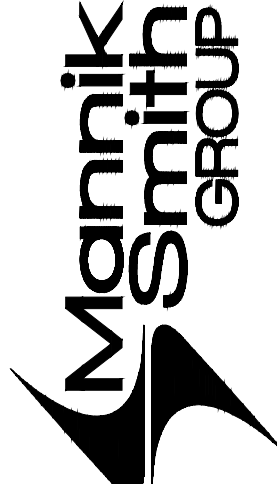
CONTAINING:
11,488 SQUARE FEET OR 0.264 ACRES OF LAND, MORE OR LESS.



PARCEL AND ZONING EXHIBIT - EXISTING



PARCEL AND ZONING EXHIBIT - PROPOSED

DESCRIPTION	BY	DATE	NO.	607 SHELBY ST, SUITE 300 ROMULUS, MI 48174 TEL: 313.981.9500 FAX: 313.981.9509	PER CITY OF ROMULUS ARC REVIEW #1 PER CITY OF ROMULUS STATE REVIEW PER CITY OF ROMULUS STATE REVIEW
11/20/2023	JAR	1	1		
12/15/2023	JAR	2	2		
04/17/2024	JAR	3	3		
PROJECT DATE: 10/31/2023					PH: TES
PROJECT NO: S843032					TES
DRAWN BY:					
CHECKED BY:					
TECHNICAL SKILL: CREATIVE SPIRIT.					
 www.MannikSmithGroup.com					
PREPARED FOR: SKILKEN/GOLD REAL ESTATE DEVELOPMENT 4270 MORSE ROAD COLUMBUS, OHIO 43230					
SITE IMPROVEMENT PLANS FOR SHEETZ ROMULUS II 8227 MIDDLEBELT RD, ROMULUS, MI 48174					
OVERALL PARCEL PLAN & REZONING EXHIBIT					
C120					

CONDITIONAL REZONING AGREEMENT

THIS CONDITIONAL REZONING AGREEMENT (the “Agreement”) is hereby entered into and effective as of _____, 2024, by and between _____, ~~whose address is _____ (“Owner”);~~ YONO BROTHERS REALTY, LLC, a Michigan limited liability company, whose address is _____ (“Owner”), SKILKENGOLD DEVELOPMENT, LLC, an Ohio limited liability company, whose address is 4270 Morse Road, Columbus, Ohio 43230 (“Developer”) and SHEETZ, INC., a Pennsylvania corporation, whose address is 351 Sheetz Way, Claysburg, Pennsylvania 16625 (“Sheetz”) and the CITY OF ROMULUS, a Michigan municipal corporation, whose address is 11111 Wayne Road, Romulus, MI 48174 (“City”).

Background

WHEREAS, the City is a municipal corporation organized and existing under and pursuant to ~~the laws of the State of Michigan—~~(as amended), exercising all of the powers provided for therein and pursuant to the Romulus City Charter; and

WHEREAS, Owner is the fee owner or will be the fee owner of certain real property located at 29225 Smith Road and 8227 Middlebelt Road, Romulus, Michigan ~~(collectively the “Property”)~~ which is shown and described on ~~the Site Plan attached hereto as Exhibit “A”~~ known (“Site Plan” as Tract 1 and Tract 2 and also as Proposed Parcel A and Proposed Parcel B (collectively the “Property”);

~~—WHEREAS, Owner has entered, or intends to enter, a lease agreement with Sheetz of Michigan, Inc. (“Tenant”) for the development and use of~~

WHEREAS, Owner and Developer are parties to a sale agreement wherein Owner will sell and Developer will purchase the Property. Developer intends to transfer title to the Property, or assign its interest in the sale agreement with respect to the Property, to Sheetz.

~~the Property as described herein.~~

WHEREAS, Sheetz intends to purchase and develop the Property as a Sheetz fueling/restaurant/convenience store in accordance with, and subject to, the terms of this Agreement including without limitation the Site Plan attached hereto as Exhibit “B” (the “Site Plan”)

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

WHEREAS, the ~~Owner~~Developer on [, 2024], submitted the Application for Conditional Rezoning (“Application”), voluntarily offering, in writing, certain conditions to rezone the Property to C-3 (Highway Service), subject to the terms and conditions of this Agreement; and

WHEREAS, the City Planning Commission, on [, 2024], held a Public Hearing on the request for Conditional Rezoning the Property by a ~~and~~ proposed amendment to the City’s Zoning Map Ordinance; and

WHEREAS, the City Planning Commission, on [, 2024], voted to recommend approval of the request for Conditional Rezoning of the Property by a ~~and~~ proposed amendment to the City’s Zoning Map Ordinance based upon this Agreement and the attached Exhibits; and

WHEREAS, the City Council, on [_____, 2024], voted to approve the request for Conditional Rezoning and adopted Ordinance No. [_____] to amend the City’s Zoning Map Ordinance for the Property based upon the conditions set forth in this Agreement and the attached Exhibits.

Agreement

NOW THEREFORE, in consideration of the terms, conditions, covenants and other provisions set forth herein, the parties agree as follows.

1. Rezoning. The Property is hereby rezoned to the C-3 (Highway Service) zoning district.

2. Restrictions. As a condition of the rezoning of the Property to C-3 (Highway Service), the Owner hereby declares, establishes and imposes the following restrictions on the Property, (collectively the “Restrictions”):

(a) The Property shall only be used for the following purposes to the extent identified in Exhibit B of the site plan:

- i. Fuel service station (including all normal and customary accessory uses such as convenience store, alcoholic beverage sales, vehicle supplies and the like)
- ii. Fast-food restaurant with or without drive-through (including all normal and customary accessory uses such as seating areas, kitchen, take-out offerings, and the like).
- iii. Open for business to the general public for up to 24 hours

- (b) The Property will be developed in accordance with the Site Plan and any subsequently approved site plans, and also in accordance with City ordinances and design requirements applicable to the C-3 (Highway Service) district.
- (c) The architecture and materials of the building and the fuel pump canopy will be substantially in accordance with the elevations included in the conditional rezoning plans, with brick on all sides of the building and high-quality finishes, subject to any site plan modifications required by the City to comply with City ordinances and design requirements applicable to C-3 (Highway Service).
- (d) The Property is currently vacant and is being repurposed as contemplated by this Agreement. The Property includes the purchase of the wooded lot to the east of the Property which is to be preserved and used as wetlands (including storm water drainage) subject to the requirements of The Michigan Department of Environment, Great Lakes, and Energy, Water Resources Division which is approximately
acres.
- (e) The Owner will construct a traffic signal at the intersection of Middlebelt and Smith Road, as well as an exclusive westbound left turn on Smith Road for the public's benefit, based on the requirements of subject to any plan modifications required by the City, Wayne County Traffic Engineer, and/or the Michigan Department of Transportation.

(f) The City has restricted the westerly access to the Property on Smith Road to solely right turns into the Property. The parties agree that after the Property has opened for business, and after the Owner has compiled actual traffic and trips data, ~~that~~ the Owner shall have the right to apply to the City for a release of the restriction and approval of both right and left turns into, and out of, the westerly access to the Property which the City is not obligated to approve. As part of any such application, the Owner shall provide reasonable evidence based on actual conditions, that vehicle trips to and from the Property would not ~~cause traffic stacking at the Middlebelt and Smith Road intersection such that left turns into, and/or out of, the westerly access to the Property would be obstructed. It is the parties intention that if the westerly access to the Property can be used in a manner that does not result in obstructions, then use of the westerly access for right and left turns, into and out of, the Property should be permitted conflict with existing roadway traffic or the ingress/egress from either proposed driveway. If full driveway access is permitted by the City, geometric design revisions to the westerly site access will be necessary and will be performed at the sole expense of the Owner.-~~

3. Obligations of Owner. The parties agree that the obligations of Owner (as identified herein) shall apply to the then current fee title holder of the Property. As such, the parties agree that (i) as of the date of this Agreement, Owner shall be responsible for satisfying the obligations of the Owner as set forth in this Agreement; and (ii) upon transfer of fee title to the Property, the transferee of fee title to the Property (ie Sheetz or an affiliate of Sheetz) shall thereafter be solely and exclusively responsible for the obligations of Owner as set forth herein. Similarly, in the event that Developer (rather than Sheetz) should acquire fee title to the Property, Developer would then be the fee title owner of the Property and would be responsible for performance of the obligations of the

Owner as set forth herein.

4. Timing.

(a) Project Sequence. The City and Owner agree that the following approvals and activities are conditions to this Agreement, and that the activities shall be completed in an expeditious manner:

- i. The City, after the execution and approval of this Agreement, grants approval of a site plan for the Property consistent with the Site Plan and the terms of this Agreement.
- ii. The Owner obtains within _____ months of approval of their agreement by the City, all necessary permits from the State of Michigan, Wayne County and City of Romulus, including the City's Department of Public Works, Building Department, and any other approval necessary for site work construction approval.
- iii. The Owner obtains all necessary building permits from the City for the Project within _____ months of approval of this Agreement by the City.
- iv. The Owner is granted deeds conveying the Property to the Owner prior to commencing construction of the project.
- v. The Owner commences construction of the Project within one (1) year after issuance of all necessary permits.
- vi. The Owner receives a certificate of occupancy for the Site within twenty-four (24) months of commencement of construction.

(b) Forced Delay. The performance by the Owner of its obligations under this Agreement, and deadlines and delivery dates related thereto, shall be tolled and extended for the period of any delays or stoppages, that occur due to unforeseeable causes beyond Owner's control, including, but not restricted to, acts of God or of the public enemy; acts of the federal, state or county government; acts of the judiciary, including injunctions, temporary restraining orders and decrees; acts of the other party; strikes or labor unrest; supply chain disruption or unavailability of supplies; labor shortage; fires; floods; unstable soils; epidemics; environmental contamination; or severe weather.

~~45.~~ Miscellaneous.

- (a) Recording. This Agreement shall be binding upon the Property and shall be recorded with the Register of Deeds for the County in which the Property is located at the expense of Owner.
- (b) Complete Agreement. This Agreement together with any agreements referenced herein, constitutes the entire agreement between the parties with respect to the subject of this Agreement and it may not be amended or its terms varied except in writing and signed by the City and the owner of the Property.

- (c) Default. In the event that the Owner fails to timely obtain the necessary approvals set forth in Section ~~34~~(a)(i), (ii) and (iii) above for the project, then, by written notice given by the City to the Owner within six (6) months following such failure by the Owner, the City may, at its option and within its sole discretion, terminate this Agreement. In the event that this Agreement is terminated by the City or the Owner fails to timely complete the construction of the Project and receive certificates of occupancy as set forth in Section ~~34~~(a)(iv) or (vi) above; then, by written notice given by the City to the Owner within three (3) months following such failure by the Owner, the City Council may, at its option and within its sole discretion, declare the Property to revert back to its prior zoning and rescind the approval of any Site Plan for the project.
- (d) Conflicts. In the event of conflict between the provisions of this Agreement and the provisions of the Ordinance, and any other codes, ordinances, establishment or any enabling authority of the City, the provisions of this Agreement shall prevail.
- (e) Third-Party Benefits. No term or provision of this Agreement is intended to be, or shall be, for the benefit of any person not a party to the Agreement, and no such person shall have any right or cause of action hereunder.
- (f) Relationship of the Parties. The relationship of the City and the Owner shall be defined solely by the expressed terms of this Agreement, including the implementing documents described or contemplated herein, and neither the cooperation of the parties hereunder nor anything expressly or implicitly contained herein shall be deemed or construed to create a partnership, limited or general, or joint venture between the City and the Owner, nor shall any party or

their agent be deemed to be the agent or employee of any other party to this Agreement.

- (g) Severability. The invalidity of any article, section, subsection, clause or provision of this Agreement shall not affect the validity of the remaining articles, sections, subsections, clauses, or provisions hereof, which shall remain valid and enforceable to the fullest extent permitted by law.
- (h) Waiver of Breach. A party to this Agreement does not waive any default, condition, promise, obligation, or requirement applicable to any other party hereunder, unless such waiver is in writing, signed by an authorized representative of that party, and expressly stated to constitute such waiver. Such waiver shall only apply to the extent given and shall not be deemed or construed to waive any such or other default, condition, promise, obligation, or requirement in any past or future instance. No failure of a party to insist upon strict performance of any covenant, agreement, term or condition of this Agreement or to the exercise of any right or remedy in the event of a default shall constitute a waiver of any such default in such covenant, agreement, term or condition.
- (i) Governing Law. This Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Michigan. The parties agree, consent and submit to the personal jurisdiction of any competent court of jurisdiction in Wayne County, Michigan, for any action brought against it arising out of this Agreement.

- (j) Joint Drafting. This Agreement has been negotiated by the parties and each party has joined in and contributed to its drafting. Accordingly, there shall be no presumption favoring or burdening any of the parties based upon draftsmanship.
- (k) Running With the Land. This Agreement, including the conditions and approvals granted herein, and all other rights and obligations, shall be binding upon and inure to the benefit of the parties hereto and their respective successors, heirs, assigns and transferees. The provisions of this Agreement shall be deemed benefits and burdens which shall run with the Property, unless the City declares the Property has reverted back to its prior zoning as provided in this Agreement.
- (l) Voluntary Termination. Notwithstanding anything to the contrary stated in this Agreement, Owner shall have the right at any time to voluntarily terminate this Agreement by delivering written notice thereof to the City in which case zoning of the Property shall revert to its previous zoning classification.
- (m) No Personal Liability. The obligations hereunder of the City and the Owner shall constitute solely the obligations of the respective entities to be satisfied solely from their respective assets, and no officer, Board member, agent, employee or partner of any of said entities shall have any personal obligation, responsibility or liability for the performance of the terms of this Agreement.
- (n) Counterparts. This Agreement may be executed in any number of counterparts and by the different parties hereto on separate counterparts, each of which when so executed and delivered will be an original document, but all of which counterparts will together constitute one and the same instrument.

[Signatures on following pages]

IN WITNESS WHEREOF, the parties have executed this Agreement is effective as of the date set forth above.

“OWNER”

~~a Michigan corporation~~
YONO BROTHERS REALTY, LLC, a
Michigan limited liability company

By: _____
Printed: _____
Its: _____

STATE OF MICHIGAN)
) SS.
COUNTY OF)

The foregoing Conditional Zoning Agreement was acknowledged before me this ____ day of _____, 2024, by _____, on behalf of _____, a Michigan ~~corporation~~limited liability company.

_____, Notary Public

_____, Michigan
My Commission Expires: _____

"DEVELOPER"

SKILKENGOLD DEVELOPMENT, LLC,
an Ohio limited liability company

By: _____

Printed: _____

Its: _____

STATE OF MICHIGAN _____)

_____) SS.
COUNTY OF _____)

The foregoing Conditional Zoning Agreement was acknowledged before me this
day of _____, 2024, by _____, on behalf of _____, a
_____.

_____, Notary Public

County, Michigan
My Commission Expires: _____

“SHEETZ”

SHEETZ, INC., a Pennsylvania
corporation

By: _____

Printed: _____

Its: _____

STATE OF MICHIGAN _____)
_____) SS.
COUNTY OF _____)

The foregoing Conditional Zoning Agreement was acknowledged before me this
day of _____, 2024, by _____, on behalf of _____, a
_____.

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

“CITY”

CITY OF ROMULUS
a Michigan municipal corporation

By: _____
Printed: _____
Its: _____

STATE OF MICHIGAN)
) SS.
COUNTY OF WAYNE)

The foregoing Conditional Zoning Agreement was acknowledged before me this _____
day of _____, 2024, by _____, on behalf of the City of Romulus, a
Michigan municipal corporation.

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

Prepared by and recorded return to:

J. Patrick Lennon
Honigman LLP
650 Trade Centre Way
Suite 200
Kalamazoo, Michigan 49002

PROPERTY

LEGAL DESCRIPTION - EXISTING OVERALL PARCELS

TRACT IN THE CITY OF ROMALUS, WAYNE COUNTY, MICHIGAN MORE PARTICULARLY DESCRIBED AS:

PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWN 3 SOUTH, RANGE 9 EAST, BEGINNING AT THE WEST 1/4 CORNER OF SECTION 12 THENCE SOUTH 89 DEGREES 00 MINUTES 30 SECONDS WEST, 214.08 FEET TO A POINT OF BEGINNING THENCE SOUTH 89 DEGREES 28 MINUTES 30 SECONDS EAST, 547.94 FEET THENCE SOUTH 0 DEGREES 00 MINUTES 30 SECONDS WEST, 552.78 FEET THENCE NORTH 89 DEGREES 00 MINUTES 30 SECONDS WEST, 214.08 FEET THENCE NORTH 0 DEGREES 00 MINUTES 30 SECONDS EAST, 136.27 FEET THENCE NORTH 89 DEGREES 00 MINUTES 30 SECONDS WEST, 134.14 FEET THENCE NORTH 0 DEGREES 00 MINUTES 30 SECONDS EAST, 329.52 FEET TO THE POINT OF BEGINNING.

TAX ID. NO.: 80-047-99-0006-752

TRACT 2:

LAND SITUATED IN THE CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWN 3 SOUTH RANGE 9 EAST BEGINNING AT THE WEST 1/4 CORNER OF SECTION 12 THENCE SOUTH 89 DEGREES 26 MINUTES 30 SECONDS EAST, 60 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 30 SECONDS EAST, 250 FEET; THENCE SOUTH 0 DEGREES 6 MINUTES 30 SECONDS WEST, 328.52 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 30 SECONDS WEST, 136.54 FEET; THENCE NORTH 40 DEGREES 00 SECONDS 00 SECONDS WEST, 159.60 FEET; THENCE DUE NORTH 277.75 FEET TO THE POINT OF BEGINNING.

TAX ID. NO.: 80-047-99-0007-721

SITUATED IN THE CITY OF ROMANUS, WAYNE COUNTY, STATE OF MICHIGAN.

THAT PART OF THE FOLLOWING DESCRIBED TRACT "A" AND "B" WHICH LIES EASTWARDLY OF A LINE DESCRIBED AS COMMENCING AT THE WEST QUARTER CORNER OF SECTION 36 T4N R9E S10E, THENCE N87°W 1/4M TO THE WEST QUARTER CORNER OF SECTION 36 T4N R9E S10E, THENCE SOUTH IN DEG. 57' 12" EAST ALONG THE WEST LINE OF SAID SECTION 12, 1.0674 FEET TO A POINT ON THE SURFACE CENTURLINE OF HIGHWAY 1-84; THENCE NORTH 13°10' EAST 1.0674 FEET TO THE WEST QUARTER CORNER OF SECTION 36 T4N R9E S10E; THENCE NORTH 13°10' EAST, 23° 57' WEST 30.940 FEET TO A POINT ON THE NORTHERLY UNLINED ACCESS ROAD OF WAY LINE OF HIGHWAY 1-84 AND THE POINT OF BEGINNING; THENCE NORTH 13°10' EAST, 23° 57' WEST 208.94 FEET TO A POINT 65 DEGS 14' 14" WEST 436.46 FEET; THENCE NORTH 8°18' EAST, 31° 44" WEST 250.66 FEET; THENCE NORTH 13°10' EAST, 23° 57' WEST 208.94 FEET TO THE POINT OF BEGINNING; TO THE POINT OF BEGINNING ON THE EAST RIGHT-OF-WAY LINE OF MOBILEGEE ROAD;

THERE SHALL BE NO RIGHT OF DIRECT ROADSIDE OR CROSSING FROM THE INTERCHANGE AREA OF HIGHWAY 1-84 AND MOBILEGEE ROAD OR THEIR CONNECTING RAMPS, TO AND BETWEEN THE ADJACENT FORESTED ACRES CONTAINS 0.83 ACRES, MORE OR LESS.

LEGAL DESCRIPTION - PROPOSED PARCEL A

LAND SITUATED IN THE CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

PART OF THE SOUTHWEST 1/4 OF SECTION 12, TOWN 3 SOUTH, RANGE 9 EAST, COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 12; THENCE N.88°30'36"E, 60.00 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 12 TO THE POINT OF BEGINNING; THENCE CONTINUING N.88°36'38"E, 323.71 FEET ALONG SAID EAST-WEST 1/4 LINE; THENCE S.012°37'16"E, 395.49 FEET; THENCE S.88°31'41"W, 140.07 FEET; THENCE S.012°37'16"W, 254.15 FEET; THENCE N.013°17'48"W, 217.77 FEET TO THE POINT OF BEGINNING.

CONTAINING:
111,510 SQUARE FEET OR 2.56 ACRES OF LAND (GROSS)
100,633 SQUARE FEET OR 2.31 ACRES OF LAND (NET)

LEGAL DESCRIPTION - PROPOSED PARCEL B

LAND SITUATED IN THE CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

PART OF THE SOUTHWEST 1/4 OF SECTION 12, TOWN 3 SOUTH, RANGE 9 EAST, COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 12, THENCE N.89°36'36"E, 383.7 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 12 TO THE POINT OF BEGINNING; THENCE CONTINUING N.89°36'36"E, 474.29 FEET ALONG SAID EAST-WEST 1/4 LINE; THENCE S.01°50'24"E, 652.74 FEET; THENCE N.68°41'01"W, 216.07 FEET; THENCE S.01°50'24"W, 652.74 FEET; THENCE S.89°36'33"W, 14.24 FEET, THENCE N.68°41'01"W, 216.07 FEET; THENCE S.89°36'33"E, 110.61 FEET; THENCE N.01°23'36"W, 68.49 FEET TO THE POINT OF BEGINNING.

CONTAINING:
216,951 SQUARE FEET OR 4.98 ACRES OF LAND (GROSS)
201,265 SQUARE FEET OR 4.62 ACRES OF LAND (NET)

ZONING TABLE - PROPOSED

EXISTING PARCEL	EXISTING ZONING
PARCEL A	C3 - HIGHWAY BUSINESS
PARCEL B	WT - INDUSTRIAL TRANSPORTATION

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 9 EAST, CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 12 DISTANT DUE SOUTH 461.68 FEET FROM THE WEST QUARTER CORNER OF SECTION 12 AND PROCEED THENCE SOUTH 89 DEG. 26' 30" EAST 659.13 FEET; THENCE NORTH 01 DEG. 00' 30" EAST 66.09 FEET; THENCE NORTH 89 DEG. 26' 30" EAST 659.25 FEET TO THE WEST LINE OF SECTION 12; THENCE DUE SOUTH ALONG SAID WEST LINE 66.09 FEET TO THE POINT OF BEGINNING, EXCEPT THE WEST 60 FEET THEREOF.

[illegible]

TAX ID. NO.: 80-047-99-0011-701

EXISTING PARCEL	EXISTING ZONING
TRACT A:	WT - INDUSTRIAL TRANSPORTATION
TRACT B:	WT - INDUSTRIAL TRANSPORTATION
TRACT C:	WT - INDUSTRIAL TRANSPORTATION
TRACT D:	C3 - HIGHWAY BUSINESS

LEGAL DESCRIPTION - REZONED PORTION OF TRACT 1

LAND SITUATED IN THE CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

PART OF THE SOUTHWEST 1/4 OF SECTION 12, TOWN 3 SOUTH, RANGE 9 EAST, COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 12, THENCE N.88°36'00"E. 250.06 FEET ALONG THE EAST-WEST 1/4 LINE OF SECTION 12 TO THE POINT OF BEGINNING; THENCE N.88°36'36"E. 73.85 FEET; THENCE S.01°23'06"E. 329.52 FEET; THENCE S.88°36'33"E. 71.05 FEET; THENCE N.01°50'22"W. 329.53 FEET TO THE EAST-WEST 1/4 LINE OF SECTION 12 AND THE POINT OF BEGINNING.

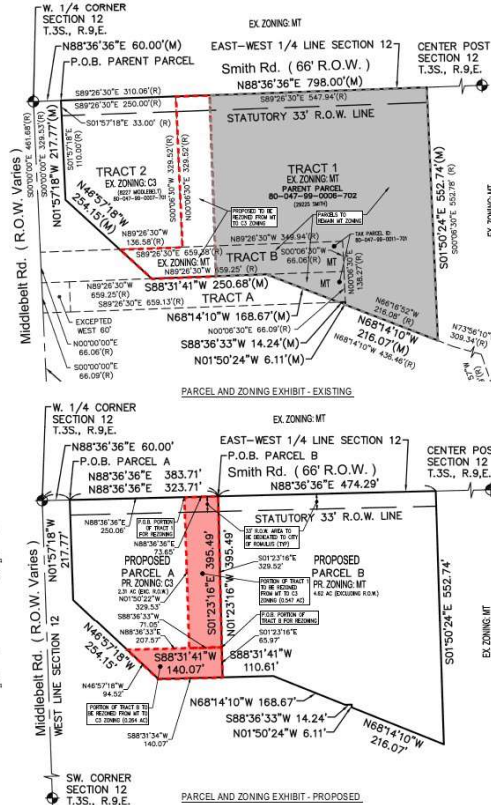
23,840 SQUARE FEET OR 0.547 ACRES OF LAND, MORE OR LESS.

LEGAL DESCRIPTION - REZONED PORTION OF TRACT E

LAND SITUATED IN THE CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY

PART OF THE SOUTHWEST 1/4 OF SECTION 12, TOWN 3 SOUTH, RANGE 9 EAST, COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 12; THENCE N.88°36'00"E. 323.75 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 12; THENCE S.01°23'16"E. 329.52 FEET TO THE POINT OF BEGINNING; THENCE S.01°23'36"E. 659.97 FEET; THENCE S.88°31'34"W. 340.07 FEET; THENCE N.60°57'18"W. 94.52 FEET; THENCE N.88°36'33"E. 207.57 FEET TO THE POINT OF BEGINNING.

11,488 SQUARE FEET OR 0.264 ACRES OF LAND, MORE OR LESS



C120	OVERALL PARCEL, PLAN & REZONING EXHIBIT	SITE AMPOBMENT PLANS FOR	 SKENEGOLD REAL ESTATE DEVELOPMENT GROUP INC. 527 MIDCREEK THE NORMAN, MI 48751	 10000 STATE ST. SUITE 100 ANN ARBOR MI 48106 TEL: 734.769.8800 FAX: 734.769.8801 WWW.MARKSMITHGROUP.COM	10000 STATE ST. SUITE 100 ANN ARBOR MI 48106 TEL: 734.769.8800 FAX: 734.769.8801 WWW.MARKSMITHGROUP.COM	10000 STATE ST. SUITE 100 ANN ARBOR MI 48106 TEL: 734.769.8800 FAX: 734.769.8801 WWW.MARKSMITHGROUP.COM
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Ayes – Frederick, Glotfelty, McAnally, Talon-Jemison, Gbogboade, Crova, Long, and Freitag. Nays – None.
Motion passed 8-0.

8. Public Hearings

C. RZ-2023-003/SLU-2023-010/SLU-2023-011/SPR-2023-021; Sheetz II

Applicant: Tyler Smith, Mannik and Smith Group
Marvin Yono, Property Owner
Request: The following:
1. **RZ-2023-003**; to rezone 0.811 acres of property including the west 73.7' of parcel 80-047-99-0006-702 which is 0.547 acres of Tract (29225 Smith) and the west 140' of parcel 80-047-99-0011-701 which is 0.264 acres of Tract B, from M-T, Industrial Transportation to C-3, Highway Business
2. **SLU-2023-010**; special land use approval for an 8-pump vehicle fueling station for automobiles and small trucks (no tractor trailers)
3. **SLU-2023-011**; special land use approval for a drive-through restaurant
Location: 8227 Smith Road/29225 Smith Road/ DP# 80-047-99-0011-701
Project: Construction of a fuel center with convenience store and restaurant with a drive-through

(Action Required: Recommendation to City Council to approve, approve with conditions, deny or postpone/refer back to applicant action on the rezoning and special land uses; and approve, approve with conditions, deny site plan, or postpone action on the site plan).

After a discussion of process, it was decided to hear the applicants' presentation on all 3 requests, following which motions would be made separately for the four issues to be decided: 1) rezoning request, 2) two special land use requests, and 3) site plan approval.

Noting that there was an affidavit on file of the required first class mailing for the public hearing, Chair Freitag declared the public hearing open, and invited the applicants to make their presentation.

Drew Miller, Skilken Gold Real Estate Development, 4270 Morse Road, Columbus OH, was present on behalf of this application. Tyler Smith, Mannik & Smith Group, 2365 S. Haggerty Road, Canton, was also present, as was David Bruckelmeyer, representing Sheetz.

Mr. Bruckelmeyer provided the following:

- An overview of Sheetz' history, business model and philosophy as a family-run business.
- The proposed facility would be open 24/7, 365 days a year, and would provide in addition to gas pumps, basic groceries, made to order sandwiches, clean restrooms, and indoor seating. Free Wi-Fi was provided in the store.
- Exterior elevations of a prototypical store showed Sheetz' premium architectural features.

- All employees have the availability to get full employee benefits, including health, dental, and vision insurance. Sheetz is also active in their communities by supporting charitable endeavors.

Mr. Miller overviewed tonight's request, highlighting the following:

- The site is located on the southeast corner of Smith and Middlebelt Road.
- This store will be similar to the one being constructed at the Wick/Vining Road location.
- There is a large wetland on the site, which has forced the store to reduce its footprint, with the construction being located toward the Smith/Middlebelt corner. EGLE (Michigan Department of Environment, Great Lakes, and Energy) permit is in process, and is in the public comment portion right now.
- Existing nuisance trash on the site will be cleaned up.

Rezoning request

- The rezoning request is to rezone portions of two parcels, 0.547 acres of Tract 1 to the east and 0.26 acres of Tract B to the south, to match the existing C-3, Highway Service District. In addition to the rezoning, a land division is also being requested to include the adjacent strip of land to the existing C-3 corner parcel to make a larger more useable parcel.
- Since the packet was distributed last Friday, the applicant had decided to propose a voluntary conditional rezoning in order to limit the C-3, Highway Service uses that could be on the site. While still in draft form, the voluntary conditions would be:
 1. The Property (Parcel A) shall only be used for the following purposes:
 - a. Fuel service station
 - b. Fast-food restaurant with or without drive-through
 - c. Open for business to the public for up to 24 hours
 2. The Property will be developed in accordance with approved site plans that substantially conform to the conditional rezoning plans.
 3. The architecture and materials of the building and the fuel pump canopy will be substantially in accordance with the elevations included in the conditional rezoning plans.
 4. The Applicant is repurposing a vacant property, including the purchase of the wooded lot to the east of the site (Parcel B) to be preserved as wetlands subject to the requirements of EGLE.
 5. The Applicant will construct a traffic signal at the intersection of Middlebelt and Smith Road as well as an exclusive westbound left turn on Smith Road for the public benefit.
 6. The City shall have the right to prohibit left turns into and/or out of the westerly access to the Property
- The rezoning request meets the 8 criteria for rezoning in the ordinance:
 1. The proposed C-3 rezoning aims to create a safe, community-friendly, family-oriented establishment that will serve the surrounding community.

2. The rezoning request is specifically to add property to the existing property that is zoned C-3, Highway Service. The corner of Smith and Middlebelt is already zoned C-3. A portion of the property will be rezoned to C-3 in order to have enough land to construct the requested Sheetz development.
3. Natural features do not impact the proposed rezoning. The development accommodates on-site natural features through spatial planning, and considers wetlands and vegetation. Geologically, the soil strata supports construction, while environmentally, the site is suitable for the proposed use, with no floodplains and minimal wetland impacts.
4. Voluntary conditions are being offered to restrict the future use of this property.
5. The site can be adequately served by essential facilities and services.
6. Traffic impacts are mitigated, and overall improvements will be made with a new signal and turn lanes. Wayne County has approved the proposed improvements.
7. The public demand for this type of use aligns well with the need for added fuel, convenience, and restaurants offering quick meals and beverages for the public and surrounding businesses.
8. This development fully supports the use and intent of C-3, Highway Service District.

Special Land Use request

The applicants had submitted documentation addressing the criteria for granting a special land use.

- Consistent with the Master Plan: The applicants were seeking special land use approval for 1) fuel use, and 2) a drive-through. These uses were appropriate at this location, and met the intent of C-3 zoning.
- Consistent with Zoning Ordinance intent: The request gives consideration to the stated intent of the zoning district and is in harmony with the zoning ordinance.
- Compatibility with adjacent uses: The surrounding neighborhood is mostly industrial, with vacant lots to the east and west. C-3 zoning and the proposed use is appropriate.
- The applicant will be installing a sidewalk on Middlebelt and Smith, with crosswalks to access the site.
- Traffic impacts and impacts to adjacent uses: The landscape plan is robust, and impacts to the neighbors will be minimized. The neighbors are industrial uses, which will be served by this facility.
- Environmental impact: The applicant is working with EGLE to minimize the impacts on wetland and to maintain the quality of the natural environment.
- Public Service, and Regarding essential public facilities and services: Pedestrian and bike facilities will be offered on the site. Also, part of the review process is to coordinate with Fire Department, the Police Department, and to vet the site for water and sewage capabilities.

A site plan showed the fuel canopies located on Middlebelt Road. All access, including drive-through access, will be from Smith Road.

Chair Freitag opened the meeting for public comment. Seeing that no public indicated they wished to speak, Chair Freitag close the public hearing, and opened the meeting to Planning Commission comments and questions.

In response to questions, the applicant team provide the following further information:

- The rezoning will increase the size of the C-3 portion of the site [by 0.807 acres]. The rest of the site will remain vacant.

City Planner Maise pointed out that there was a buildable portion to the west, if there was ever a desire to develop that portion which is zoned M-T.

- Wayne County supported the new traffic signal and the added turn lane on Smith.
- Sheetz had agreed to put in a pet area for travelers and others at the Wick/Vining location, which had been part of the original Royal Farms approval. However, there was no plan for a pet area at tonight's subject site.
- The applicant would consider putting up an identifying sign, identifying Romulus as people came in from the highway.
- The drive-through setup at this location was very common. The design put the drive-through as far away from the access points as possible, and utilized the least traveled path around the building.
- Their stores averaged 8-9 cars an hour during peak drive-through times.
- The applicant was working through how to handle the bottle returns; this was a new requirement for Sheetz. They were considering using automatic machines in an outdoor enclosure, with an ADA-compliant path to the area. However, the plans for this were not yet complete, and were not set in stone.
- Sheetz had no franchisees. All locations are corporate-owned.

In response to questions, City Planner Maise offered the following information:

- The rezoning application is now complete.
- If the Commission did not support the idea of an outdoor enclosed bottle return area, this could be noted in the motion.
- Dumpster enclosures are required to meet the parking setback, not the building setback.
- Issues called out by the Fire Department had been discussed. Items in review letters will be resolved before this application is presented to City Council.

The Planning Commission discussed the idea of having the bottle return located outside the building. This was abnormal in Michigan, and would likely encourage littering, especially when non-returnable bottles were refused by the machine. Several Commissioners said they would not approve an outdoor location for the bottle return.

Commissioner Talon-Jemison supported the idea of an outdoor enclosure for bottle returns. Bottle return areas got messy and smelly quickly, and it would be good to keep that operation out of the store, if it could be made to work.

Regarding traffic mitigation:

- Engineering Consultant Katers said the intent of the traffic impact study is to determine any areas where traffic mitigation is necessary. The mitigation found to be necessary was the installation of the traffic signal. Items noted in the OHM report will help with

the timing of the traffic signal, but will not change the overall objective of that mitigation.

- Wayne County, in order to permit the traffic signal, will require a timing permit application to be submitted, and will do the final review. The items listed in the OHM report are things that need to be revised before the applicant submits again to the City and also to Wayne County.
- Commissioner Gbogboade noted that traffic counts referenced by Mannik Smith were taken on December 14, 2022, with a yearly growth rate of 0.2 based on SEMCOG calculations. However, the assumption is the Sheetz gas station/store will attract more traffic, and that traffic will have customers entering and circulating the site at the same time. Commissioner Gbogboade was concerned that the right parameters were not given to OHM, and the traffic report itself is vague. He was concerned that even with the new traffic light, the congestion would be problematic.
- The applicants said that the reason Sheetz was proposing a development at this intersection was because the traffic already existed. The business model was based on capturing existing traffic. The new traffic light will provide the necessary traffic mitigation, as well as the new dedicated turn lane, with a right-in only traffic pattern.
- In response to a question, City Planner Maise said the Smith Road dead end could potentially open up to connect with new development in the future.
- Commissioner Gbogboade remained concerned that the potential traffic congestion needed further study and mitigation.
- Engineering Consultant Katers said that with the improved radii and the improved width of Smith, there should be an easy flow of traffic. The applicants' numbers do not show that the queue length is going to be longer than the distance from Middlebelt to the first driveway. The new traffic signal will be ready for a future dedicated left turn movement should the vacant land on Smith Road become inhabited. North and southbound Middlebelt traffic will have dedicated lefts, but east and westbound Smith will not. OHM was looking for a cleaner version of the site plan, but they didn't have any additional concerns regarding traffic flow. The traffic study/pattern is being looked at by many eyes both in the City and the County, and OHM will make sure the timing of the new traffic signal is correct.

Regarding electric vehicle charging stations:

In response to questions from Commissioner Talon-Jemison, Mr. Bruckelmeyer said Sheetz was strongly considering rolling out EV charging stations in the future. They were providing ADA pathways to future spaces, adding in conduits, etc., in order to be EV-charging ready. Sheetz and Tesla are working together regarding Sheetz' move into this market. Additionally, when proprietary information is released, Sheetz will be ready with their own in-house EV charging system.

Chair Freitag indicated she was ready to entertain motions on the various requests.

MOTION by McAnally, support by Talon-Jemison, to recommend to City Council approval of rezoning request RZ-2023-003; to rezone 0.811 acres of property including the west 73.7' of parcel 80-047-99-0006-702 which is 0.547 acres of Tract 1 (29225 Smith) and the

west 140' of parcel 80-047-99-0011-701 which is 0.264 acres of Tract B, from M-T, Industrial Transportation to C-3, Highway Business.

Roll call vote:

Ayes – McAnally, Talon-Jemison, Frederick, Glotfelty, Long, Crova, Gbogboade, and Freitag. Nays – None.

Motion passed 8-0.

MOTION by McAnally, support by Long, to recommend to City Council approval of SLU-2023-010; special land use approval for an 8-pump vehicle fueling station for automobiles and small trucks (no tractor trailers).

Roll call vote:

Ayes – McAnally, Long, Gbogboade, Crova, Glotfelty, Frederick, Talon-Jemison, and Freitag. Nays – None.

Motion passed 8-0.

Motion by McAnally, support by Talon-Jemison, to recommend to City Council approval of SLU-2023-011; special land use approval for a drive-through restaurant at 8227 Middlebelt/29225 Smith Road/Parcel ID# 047-99-0011-701.

Roll call vote:

Ayes – McAnally, Talon-Jemison, Frederick, Gbogboade, Crova, Long, Glotfelty, and Freitag. Nays – None.

Motion passed 8-0.

MOTION by Crova, support by Gbogboade, to approve with conditions the site plan, SPR-2023-021, Sheetz II at 8227 Middlebelt, DP# 80-047-99-0007-701, 80-047-99-0011-701 and 80-047-99-0006-702, a request for vehicle fueling station with convenience store and drive-through restaurant, the conditions including:

- 1. Resolve all outstanding issues identified in the City's Planner review, City's Planning Consultant review, City's Engineering Consultant review, and all other ARC committee reports and reviews.**
- 2. Resolve issues as discussed during tonight's meeting, including administrative review and approval of the bottle return location and traffic mitigation.**

Roll call vote:

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

Nays – none.

Motion passed 8-0.

9. New Business (continued)

A. SPR-2023-010; A-1 Singh Trucking

Applicant: Tony Singh, A-1 Airport Cars
David Ghassen, Partners in Architecture

CONDITIONAL REZONING

Restaurant Convenience Store Fuel Station

Including Special Land-Use & Site Plan Approval
Presented to the Romulus City Council
April 22, 2024

Owner & Operator – Sheetz, David Bruckelmeyer
Civil Engineer – The Mannik & Smith Group, Inc., Euponine Smith-Pierre, P.E.
Traffic Engineer - The Mannik & Smith Group, Inc, Dan Helou
Real Estate Developer – Skilken Gold, Drew Miller



SO YOU WANNA GET TO KNOW US?

We're a self-made, family-owned and operated business. From our humble beginnings in 1952, we've always been about one thing, taking care of people.

We call it Total Customer Focus.











WHAT MAKES US UNIQUE

- **Ultimate combined mission**
- **Best of both worlds – a restaurant and a convenience store – all under one roof**
- **The power of choice**
- **Convenience without compromise**
- **24/7/365**
- **Our People and DNA**





SHEETZ IN THE COMMUNITY

ORGANIZATIONS WE CHAMPION:



EXISTING CONDITIONS



Location: SEC Middlebelt & Smith Road

Parcels: 80-047-99-0006-702 &
80-047-99-0011-701

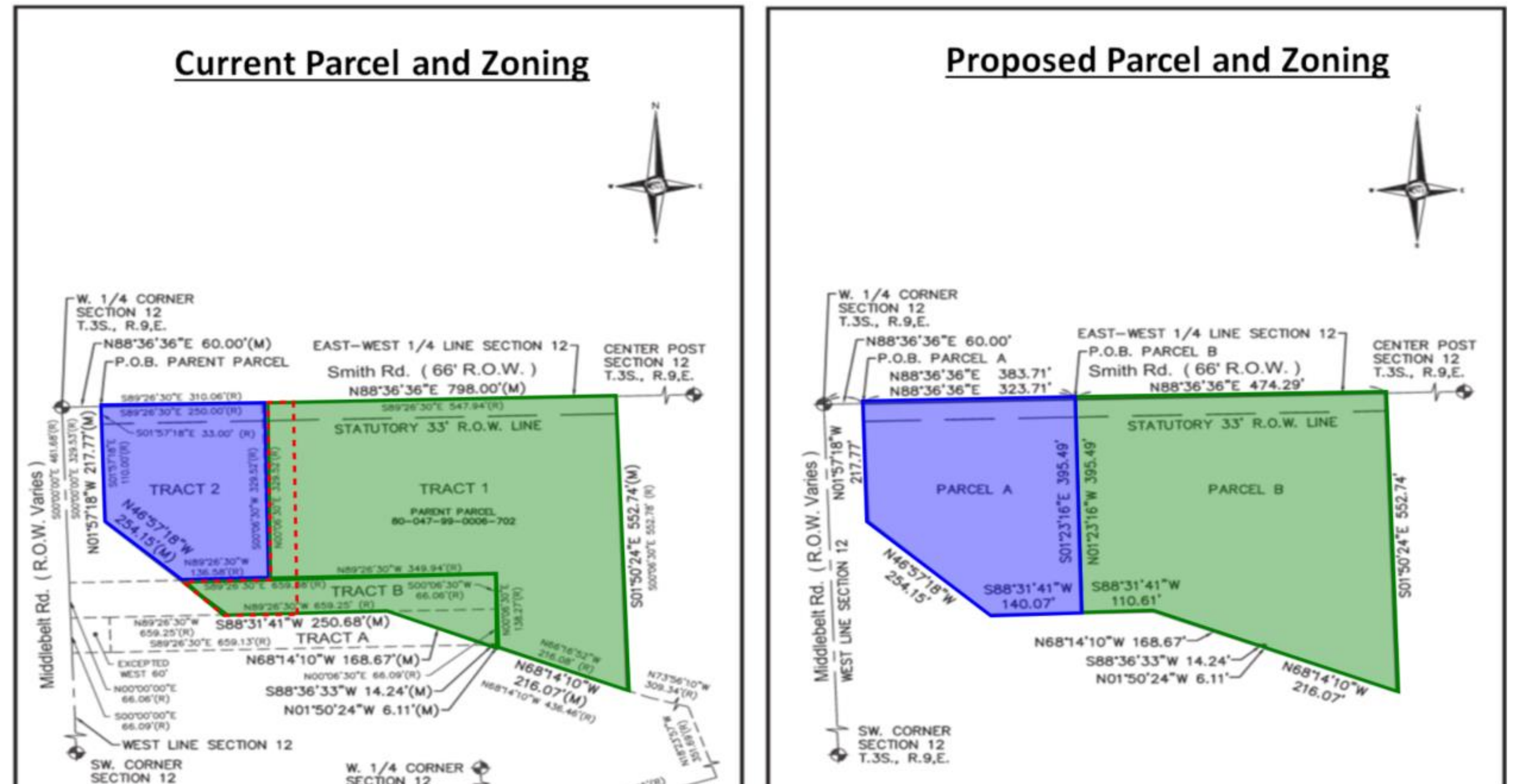
Currently vacant property planned for Heavy Industrial/Trucking uses, historically used as agricultural land with a residential property before 1937. Various drums, multiple piles of tires, roof shingles, CMU block, and an A/C unit are recognized environmental concerns on the site today.



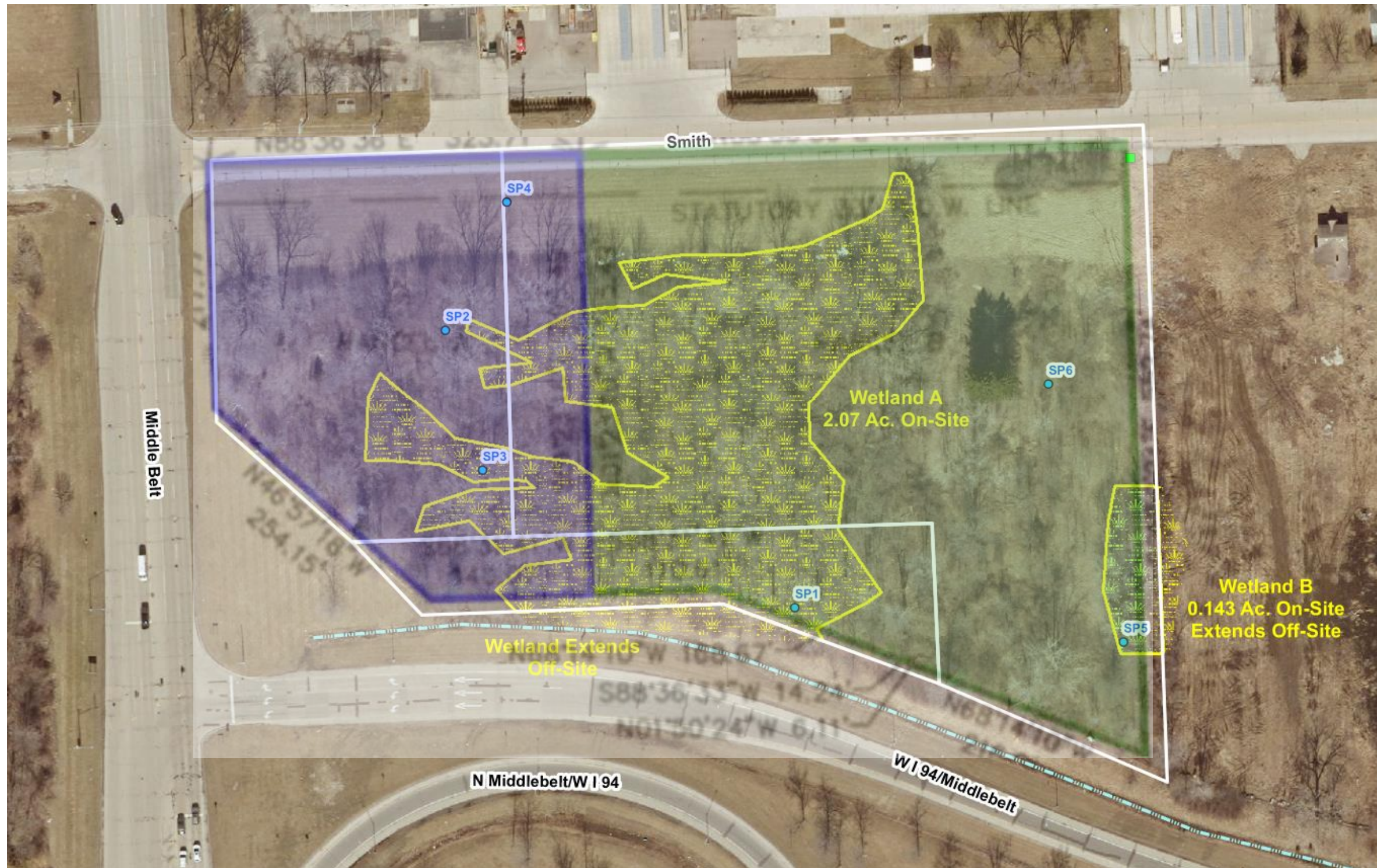
EXISTING CONDITIONS CONT.

- The property is currently comprised of 3 parcels.
- Rezoning portions of the M-T, Industrial Transportation parcels, to C-3, Highway Service is proposed
- The 3 parcels will be combined and divided into two parcels, C-3 Parcel A (Sheetz), and M-T Parcel B (wetland conservation easement)

- M-T, Industrial Transportation
- C-3, Highway Service



EXISTING CONDITIONS CONT.



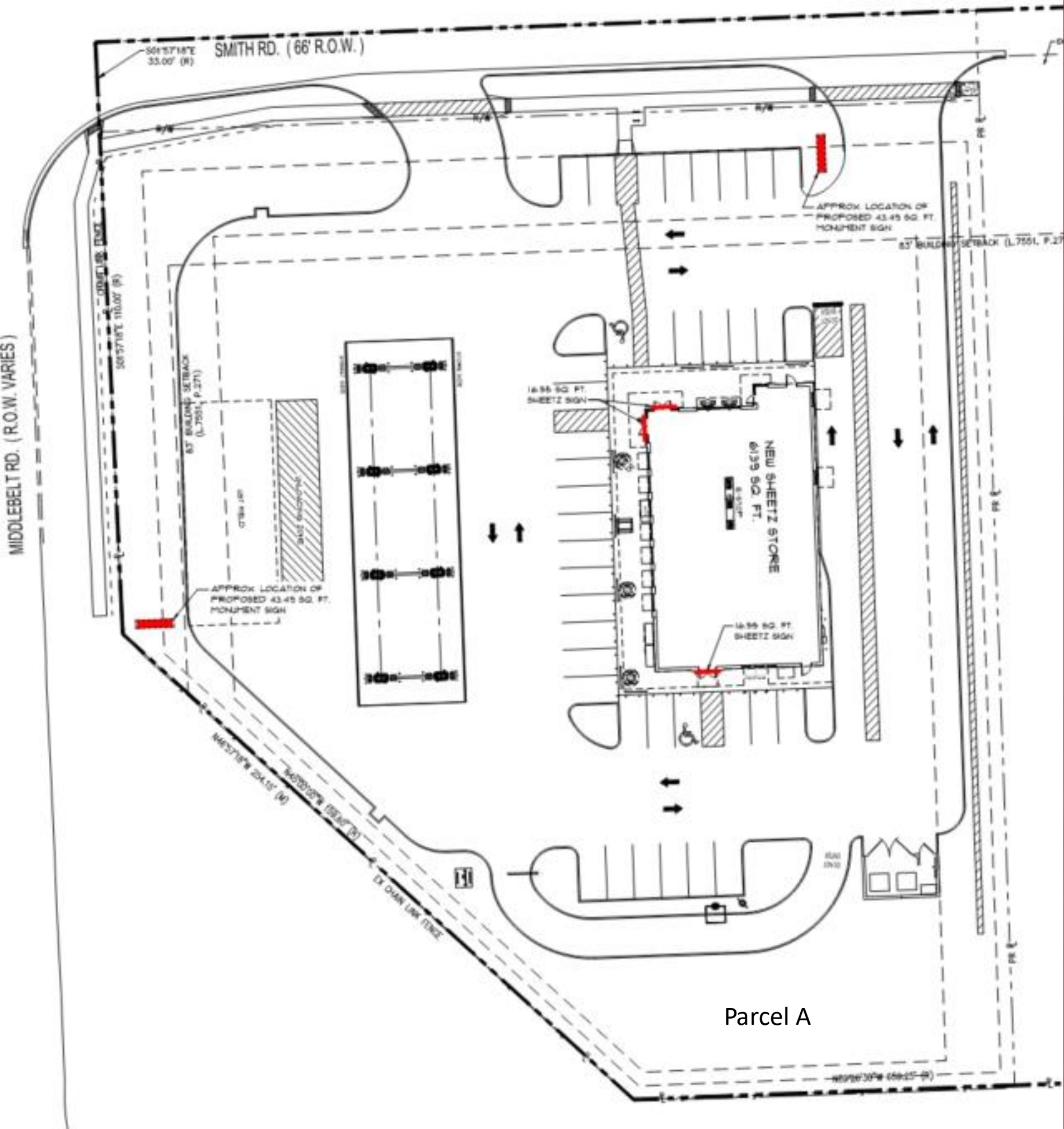
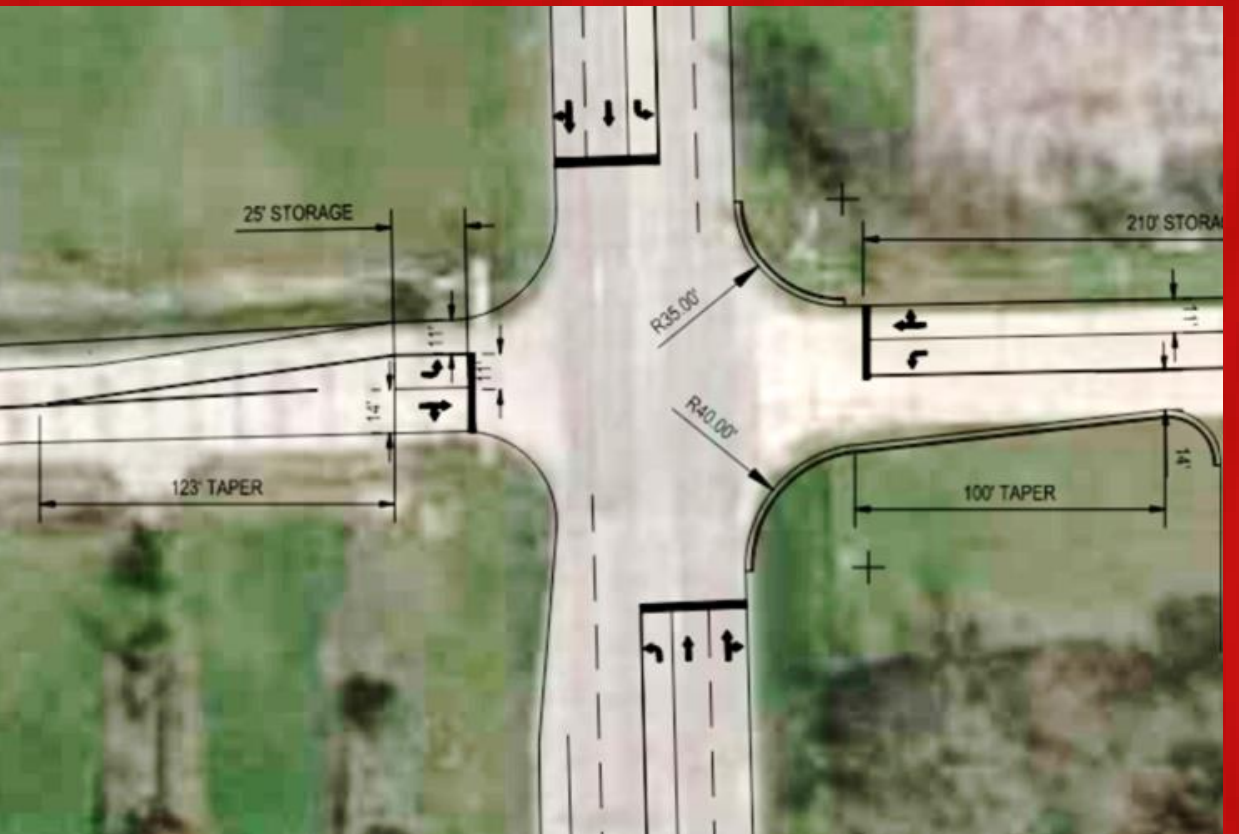
Wetlands Regulated by EGLE

- EGLE Permit is in process. The public notice period was completed January 30th; final due date is May 7th.
- 0.42 acre of impact, .84 to be mitigated.
- Conservation easement, mitigation and monitoring plan are being developed.

- Parcel A (Sheetz)
- Parcel B (Wetland conservation & mitigation)



Site Plan and Off-site Improvements



Consistent Design with Wick & Vining Rd Location



Proposed Voluntary Conditions of Rezone

1. The Property (Parcel A) shall only be used for the following purposes:
 - a) Fuel service station
 - b) Fast-food restaurant with or without drive-through
 - c) Open for business to the public for up to 24 hours
2. The Property will be developed in accordance with approved site plans that substantially conform to the attached conditional rezoning plans...
3. The architecture and materials of the building and the fuel pump canopy will be substantially in accordance with the elevations included in the conditional rezoning plans...
4. The wooded lot to the east of the site (Parcel B) to be preserved as wetlands through conservation easement, mitigation and monitoring, subject to the requirements of EGLE.
5. The Applicant will construct a traffic signal at the intersection of Middlebelt and Smith Road, as well as an exclusive westbound left turn on Smith Road for the public's benefit...
6. Westerly access to the Property from Smith Road will be restricted to solely right turns into the property on day 1...
7. Mitigation of drive-thru stacking to ensure the fire lane is accessible in the event of an emergency.

Justification for Rezoning

1. The proposed C3 rezoning aims to create a safe, community-friendly, family-owned establishment, serving as a viable employment outlet for the surrounding community.
2. The rezoning request is specifically to add property to an existing property that is zoned C-3, Highway Service.
3. Natural features do no impact the proposed rezoning. The development accommodates on-site natural features through spatial planning, considering wetlands and vegetation. Geologically, the soil strata supports construction, while environmentally, the site is suitable for the proposed use with no floodplains and minimal wetland impacts.
4. Conditions are being offered to restrict the future use of this property as previously stated.
5. The site can be adequately served by essential facilities and services.
6. Traffic impacts are mitigated, and overall improvements will be made with a new signal and turn lanes. Wayne County has approved the proposed improvements.
7. The public demand for this type of use aligns well with the need for added fuel, convenience, and restaurant offering quick meals and beverages for the public and surrounding businesses.
8. This development fully supports the use and intent of C-3, Highway Service.

Special Land-Use Criteria

1. The development is in a location centered at a mixed location for intended use and could support all of the Master Plan uses while in the area of influence of potential air traffic noise. This location of the development further supports the City's Master Plan with significant landscape, open space, and additional pedestrian connectivity and amenity areas throughout the site.
2. Consideration of the stated intent of the zoning district and harmony with zoning ordinance:
 - Strategic Design
 - Compliance with Zoning Regulations
 - Operational Efficiency
 - Aesthetic Considerations
 - Adaptive Maintenance Practices
3. Surrounding Neighborhood: The proposed Sheetz gas station and restaurant at Smith and Middlebelt have been carefully positioned, sized, and designed for harmonious integration into the surrounding neighborhood. Considerations include traffic patterns, accessibility for residents and travelers, and alignment with the neighborhood scale to avoid disruption. The architectural character complements the environment, enhancing the aesthetic appeal of the area.
4. Traffic:
 - Pedestrian Traffic
 - Traffic Flow
 - Site Distance
5. Minimizing Impacts to Neighbors:
 - Intensity
 - Site Layout and Location
 - Periods of Operation

Special Land-Use Criteria Cont.

6. Quality of Natural Environment:

- Wetlands and Trees
- Advanced Environmental Technologies
- Compliance with Environmental Regulations

7. Essential Public Facilities and Services:

- Street Accessibility
- Pedestrian and Bike Facilities
- Police and Fire Protection
- Drainage Systems
- Water and Sewage Facilities
- Schools





City of Romulus

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

Council Meeting Held: April 22, 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 22, 2024

Item No. A.

General Description: Request for No Fee Permit - Horseshoe Club at Elmer Johnson

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

INTEROFFICE MEMORANDUM

TO: The Honorable Romulus City Council
FROM: Mayor Robert A. McCraight
SUBJECT: Request for no fee permit – Horseshoe Club at Elmer Johnson
DATE: April 17, 2024

I concur with the request of Colleen Dumas, Recreation Director, and respectfully request that City Council authorize a no fee permit for the Horseshoe Club to use the Elmer Johnson Horseshoe Pit on Wednesdays starting May 8, 2024 through September 25, 2024 at 5:00 p.m.

Motion by _____ supported by _____ to concur with the administration and authorize a no fee permit for the Horseshoe Club to use the Elmer Johnson Horseshoe Pit on Wednesdays starting May 8, 2024 through September 25, 2024 at 5:00 p.m.

INTEROFFICE MEMORANDUM

TO: Mayor Robert A. McCraight
FROM: Colleen Dumas, Parks and Recreation
Department Director
SUBJECT: No Fee Permit for Horseshoe club at Elmer Johnson's Park
DATE: April 16, 2023

Thomas Gombos with the Horseshoe Club would like to use the Elmer Johnson's Horseshoe Pit on Wednesday's starting May 8, 2024 – September 25, 2024 at 5:00pm-9:00pm. He is willing to take care of the area as always. He would like to ask for a No fee permit.

Should you concur, I respectfully request you forward this document to City Council for approval on April 22, 2024

If I can provide any further information, please do not hesitate to contact me.

C Julie Wojtylko, Chief of Staff

Mike Laskaska, Director of Communication and Community Services



City of Romulus

Mayor's Report – Robert A. McCraight, Mayor

Council Meeting Held: April 22, 2024

Item No. B.

General Description: Municipal Library Board Reappointment

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

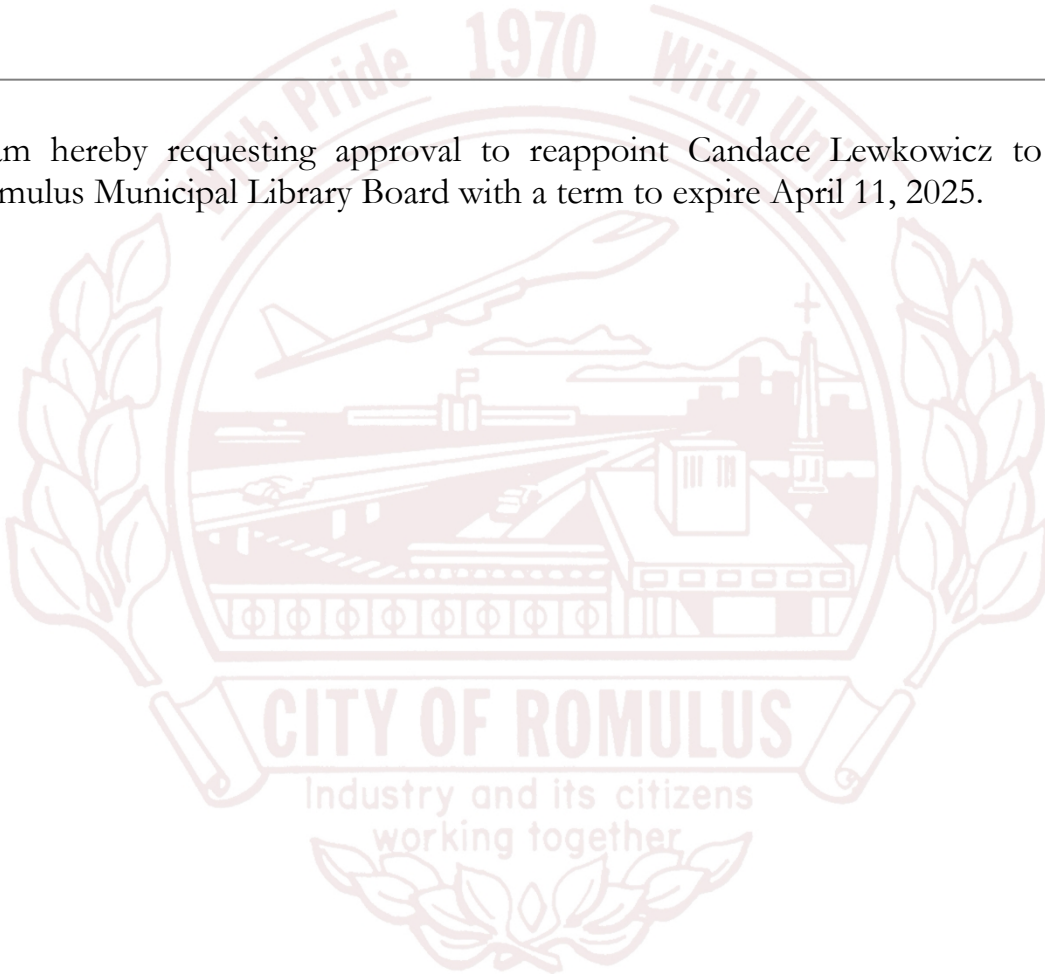
MOTION FAILED

City of Romulus

INTEROFFICE MEMORANDUM

TO: The Honorable Romulus City Council
FROM: Mayor Robert A. McCraight
SUBJECT: Municipal Library Board Reappointment
DATE: April 17, 2024

I am hereby requesting approval to reappoint Candace Lewkowicz to the Romulus Municipal Library Board with a term to expire April 11, 2025.



Motion by _____, supported by _____, to concur with the administration and approve the reappointment of Candace Lewkowicz to the Romulus Municipal Library Board with a term to expire April 11, 2025.

City of Romulus

MEMORANDUM

TO: Mayor Robert A. McCraight

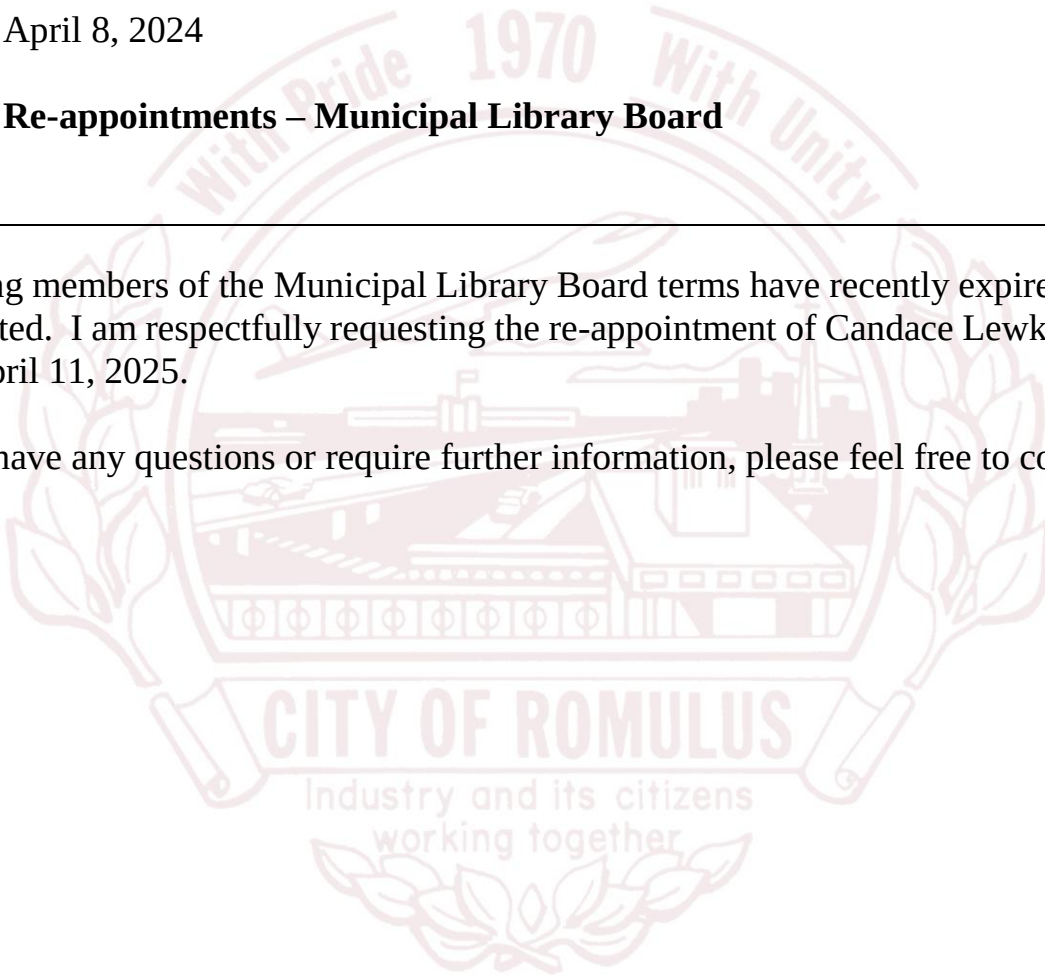
FROM: Patty Braden

DATE: April 8, 2024

SUBJECT: Re-appointments – Municipal Library Board

The following members of the Municipal Library Board terms have recently expired and wish to be re-appointed. I am respectfully requesting the re-appointment of Candace Lewkowicz term to expire on April 11, 2025.

Should you have any questions or require further information, please feel free to contact me.





City of Romulus

Mayor's Report – Robert A. McCraight, Mayor

Council Meeting Held: April 22, 2024

Item No. C.

General Description: Texas Marsh Drain - Partial Abandonment Petition & Resolution

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

INTEROFFICE MEMORANDUM

TO: The Honorable Romulus City Council
FROM: Mayor Robert A. McCraight
SUBJECT: Texas Marsh Drain – Partial Abandonment Petition & Resolution
DATE: April 17, 2024

I concur with the recommendation of Roberto Scappaticci, Director of Public Works and Steve Hitchcock, legal counsel and respectfully request Council adopt the attached revised resolution to file a petition for the partial abandonment of the Texas Marsh Drain with the Wayne County Drain Commissioner on Airport property. This portion of drain only services the Airport and would not affect any drainage for our residents.

With City Council's concurrence, this resolution allows Wayne County to conduct a public hearing to solicit public comment. This process will be conducted by Wayne County.

Motion by _____, supported by _____, to concur with the administration and adopt the attached revised resolution to file a petition for the partial abandonment of the Texas Marsh Drain with the Wayne County Drain Commissioner on Airport property. This portion of drain only services the Airport and would not affect any drainage for our residents.

CITY OF ROMULUS
DEPARTMENT OF PUBLIC WORKS

Interoffice Memorandum

TO: Honorable City Council

FROM: Roberto J. Scappaticci, Director of Department of Public Works

CC: Mayor Robert A. McCraight
Don Straub, Assistant Director, Department of Public Works

DATE: April 12th, 2024

SUBJECT: Texas Marsh Drain – Partial Abandonment Petition & Resolution

Dear Honorable City Council,

At this time, the DPW is requesting approval, to file a petition and resolution for the partial abandonment of the Texas Marsh Drain with the Wayne County Drain Commissioner in the Airport property. This portion of drain only services the Airport and would not affect any drainage for our residents.

Once the Drain Office receives and reviews all documents associated with the executed petition, a public hearing will be held for abandonment. Based on testimony received at the meeting and any evidence provided, the Drain Commissioner will make determination regarding abandonment. City Attorney, Steve Hitchcock has reviewed and approved these documents. This will have no impact on any City of Romulus residents and we would like to present this information for approval.

If you should have any questions regarding this matter please feel free to contact me at 734-955-8752 or rscappaticci@romulusgov.com.

Sincerely,



Roberto J. Scappaticci, Director of Public Works

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CITY OF ROMULUS
TEXAS MARSH DRAIN
PETITION TO ABANDON A PORTION OF A DRAIN

To the Wayne County Drain Commissioner:

The City of Romulus hereby petitions for the abandonment of a portion of the Texas Marsh Drain as provided in Chapter 17 of Public Act 40 of 1956, as amended.

A description of the portion of the Drain to be abandoned is as attached as **Exhibit A**.

Your petitioner further shows that a portion of the Texas Marsh Drain has ceased to be of public utility and is no longer conducive to the public health, convenience, and welfare.

This petition has been authorized by the City's governing body. A copy of the Resolution is attached hereto.

Dated: _____, 20_____

By: Robert A. McCraight
Its: Mayor

By: Ellen L. Craig-Bragg
Its: Clerk

EXHIBIT "A"
DRAIN ABANDONMENT
Texas Marsh Drain

DRAIN ABANDONMENT DESCRIPTION:

A portion of a drain located in the North ½ of Section 26, Town 03 South, Range 09 East, City of Romulus, Wayne County, Michigan. Abandoning everything westerly of the Middlebelt Road west right-of-way line.

CITY OF ROMULUS

RESOLUTION TO FILE PETITION TO ABANDON A PORTION OF A DRAIN

TEXAS MARSH DRAIN

At a _____ meeting of the City of Romulus City Council, held in Wayne County, State of Michigan on the ____ day of _____, 20____, at _____ a.m./p.m.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and seconded by _____
_____.

WHEREAS, the Texas Marsh Drain is a legally established county drain pursuant to Public Act 40 of 1956, as amended; and

WHEREAS, the portion of the drain to be abandoned is located and established within the City of Romulus; and

WHEREAS, an inspection of the area where the drain is established shows that the portion of the drain has ceased to be of public utility and is no longer conducive to the public health, convenience, and welfare; and

NOW, THEREFORE BE IT RESOLVED THAT the City Council does authorize the filing of a petition for the abandonment of a portion of the drain.

BE IT FURTHER RESOLVED THAT the Mayor is authorized to execute the petition for the abandonment of a portion of the drain.

BE IT FURTHER RESOLVED THAT the Clerk shall forward to the Wayne County Drain Commissioner a copy of this Resolution for the petition for the abandonment of a portion of the drain.

CITY OF ROMULUS

Dated: _____

By: Robert A. McCraight
Its: Mayor

Yeas:
Nays:
Abstain:
Absent:

Resolution No.

I, the undersigned, being duly qualified and acting Clerk of the City of Romulus, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the City Council for the City of Romulus at a regular meeting held on the ____ day of _____, 20__, and that notice of said meeting was given in accordance with the Open Meetings Act.

Ellen L. Craig-Bragg, Clerk
City of Romulus

Date



City of Romulus

Mayor's Report – Robert A. McCraight, Mayor

Council Meeting Held: April 22, 2024

Item No. D.

General Description: Introduction of Budget Amendment 23/24-15

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

INTEROFFICE MEMORANDUM

TO: The Honorable Romulus City Council
FROM: Mayor Robert A. McCraight
SUBJECT: Introduction of Budget Amendment 23/24 - 15
DATE: April 17, 2024

I am hereby requesting introduction of Budget Amendment 23/24-15 to recognize revenue and corresponding expenditures in the amount of \$39,980 for the sidewalks and pathways at Mary Ann Banks Park.

Motion by _____, supported by _____ to concur with the administration and introduce budget amendment 23/24-15 to recognize revenue and corresponding expenditures in the amount of \$39,980 for the sidewalks and pathways at Mary Ann Banks Park.

Memorandum

To: Mayor Robert A. McCraight
From: Maria Farris, Finance Director
Date: April 11, 2024
Re: Budget Amendment 23/24-15

Attached please find a copy of requested Budget Amendment 23/24-15 to be added to the agenda for the April 22, 2024 City Council meeting.

This budget amendment is to recognize revenue in (101-444-674.000) and corresponding expenditures in (101-444-823.000) in the amount of \$39,980 for the sidewalks and pathways at Mary Ann Banks Park.

If you should have any additional questions, please feel free to contact me.

MEMORANDUM

TO: Mayor Robert A. McCraight
FROM: Finance Department
DATE: April 10, 2024 *MEF*
SUBJECT: Budget Amendment 23/24 -15

<u>FUND/DEPT.</u> <u>ACCOUNT NO.</u>	<u>ACCOUNT NAME</u>	<u>CURRENT</u> <u>BUDGET</u>	<u>AMENDMENT</u>	<u>AMENDED</u> <u>BUDGET</u>
General Fund				
<u>Revenue</u>				
101-444-674.000	Contributions from Developers	-	39,980	39,980
<u>Expense</u>				
101-444-823.000	Sidewalk Engineering	-	39,980	39,980

Sidewalk pathways for Mary Ann Banks Park.

CITY OF ROMULUS
DEPARTMENT OF PUBLIC WORKS

Memo Transmittal

TO: Maria Farris, Finance Director

Cc: Victoria Trush, Assistant Finance Director
Don Straub, Assistant Director of Public Works

FROM: Roberto J. Scappaticci, Director of Public Works

DATE: April 10th, 2024

SUBJECT: Mary Ann Banks Park Renovations

Dear Ms. Farris,

The DPW would like to submit a request to City Council, requesting authorization for the additional funds to be made available to cover the costs associated with the Mary Ann Banks Park Renovation. Sidewalk Engineering Expense account# 101-444-823.000 will increase \$39,901.00 and the Sidewalk Fund – Contributions from Developers, revenue account #101-444-674.000 will also increase \$39,901.00

Please contact me if you have any questions.

Thank you,



Roberto J. Scappaticci, Director of Public Works

RJS/bmm

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sidewalks\mary ann banks budget amendment.doc

BUDGET AMENDMENT FORM

INCREASE		INCREASE	
Account Number /Name	Amount	Account Number /Name	Amount
101-444-674.000 Contributions from Developers	\$ 39,901	101-444-823.000 Sidewalk Engineering	\$ 39,901
Total	\$ 39,901		\$ 39,901

PURPOSE:

To use contribution in lieu of sidewalk funds to add pathways for Mary Ann Banks Park.

DATE: 4/10/2024

Approved , Maria Farris 4.11.2024

Department Head Signature: _____

Mayor's Authorization: _____



THIS FORM IS TO BE USED WHEN THE TOTAL AMOUNT OF EXPENDITURES WITHIN A DEPARTMENT IS REQUESTED TO BE INCREASED. IT REQUIRES PRIOR APPROVAL FROM THE MAYOR AND THE FINANCE DEPARTMENT WILL DETERMINE IF THE FUNDS ARE AVAILABLE EITHER FROM FUND BALANCE/RETAINED EARNINGS OR YOU MAY ALSO REQUEST FUNDS TO BE TRANSFERRED FROM ANOTHER ONE OF YOUR DEPARTMENTAL BUDGETS. THIS REQUEST REQUIRES COUNCIL APPROVAL.



City of Romulus

Mayor's Report – Robert A. McCraight, Mayor

Council Meeting Held: April 22, 2024

Item No. E.

General Description: Introduction of Budget Amendment 23/24-16

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

INTEROFFICE MEMORANDUM

TO: The Honorable Romulus City Council
FROM: Mayor Robert A. McCraight
SUBJECT: Introduction of Budget Amendment 23/24 - 16
DATE: April 17, 2024

I am hereby requesting introduction of Budget Amendment 23/24-16 to recognize fund balance in the amount of \$60,000 for expenses related to the renovations at Mary Ann Banks Park.

Motion by _____, supported by _____ to concur with the administration and introduce budget amendment 23/24-16 to recognize fund balance in the amount of \$60,000 for expenses related to the renovations at Mary Ann Banks Park.

Memorandum

To: Mayor Robert A. McCraith
From: Maria Farris, Finance Director
Date: April 15, 2024
Re: Budget Amendment 23/24-16

Attached please find a copy of requested Budget Amendment 23/24-16 to be added to the agenda for the April 22, 2024 City Council meeting.

This budget amendment is to recognize expenses in (101-751-971.000) and using fund balance (101-000-390.000), in the amount of \$60,000 for expenses related to the renovations at Mary Ann Banks Park.

If you should have any additional questions, please feel free to contact me.

MEMORANDUM

TO: Mayor Robert A. McCraight
FROM: Finance Department
DATE: April 15, 2024 *MEF*
SUBJECT: Budget Amendment 23/24 -16

<u>FUND/DEPT.</u> <u>ACCOUNT NO.</u>	<u>ACCOUNT NAME</u>	<u>CURRENT</u> <u>BUDGET</u>	<u>AMENDMENT</u>	<u>AMENDED</u> <u>BUDGET</u>
General Fund				
<u>Fund Balance</u>				
101-000-390.000	Fund Balance	13,617,772	23,955	13,593,817
101-000-389.751	Fund Balance-Park Renovations Maint	36,045	36,045	-
<u>Expense</u>				
101-751-971-000	Capital Outlay	-	60,000	60,000

Mary Ann Banks Park Renovation and Park Maintenance.

MEMORANDUM

TO: Maria Farris, Finance Director

CC: Victoria Trush, Assistant Finance Director
Roberto J. Scappaticci, Director of Public Works
Don Straub, Assistant Director of Public Works

FROM: Kevin Krause, Director of Community Safety and Development

DATE: April 17, 2024

SUBJECT: Mary Ann Banks Park Renovations

Dear Ms. Farris,

I would like to submit a request to City Council, requesting authorization for the additional funds to be made available to cover the costs associated with the Mary Ann Banks Park Renovation. This budget amendment is to recognize expenses in (101-751-971.000) and using fund balance (101-000-390.000), in the amount of \$60,000 for expenses related to the renovations at Mary Ann Banks Park.

Please contact me if you have any questions.

Thank you,



Kevin Krause, Director of Community Safety and Development

BUDGET AMENDMENT FORM			
Fund Balance		Expenditure	
Account Number /Name	Amount	Account Number /Name	Amount
101-000-390.000 Fund Balance	\$ 23,955	101-751-971.000 Capital Outlay	\$ 60,000
101-000-389.751 Fund Balance	\$ 36,045		
TOTAL	\$ 60,000	TOTAL	\$ 60,000
PURPOSE: To use fund balance for the Mary Ann Banks DNR Grant project in excess of the grant reimbused amount.			
DATE: <u>4/17/2024</u>			
Department Head Signature:			
Finance Approval		Maria Farris 4/17/2024	
Mayor's Authorization:			

THIS FORM IS TO BE USED WHEN THE TOTAL AMOUNT OF EXPENDITURES WITHIN A DEPARTMENT
 IS REQUESTED TO BE INCREASED. IT REQUIRES PRIOR APPROVAL FROM THE MAYOR AND THE



City of Romulus

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

Council Meeting Held: **April 22, 2024**

Item No. A.

General Description: Second Reading and Final Adoption of Budget Amendment 23/24-14

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 of Romulus

11111 Wayne Road

Romulus, MI 48174

(734) 942-7500

www.romulusgov.com



CITY COUNCIL AGENDA ITEM REQUEST FORM

Submitted to: **Romulus City Council** Date Submitted: **4/18/2024**

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

Department: **Clerks Office**

Council Meeting of: **April 22, 2024**

TITLE/DESCRIPTION OF ITEM

Second Reading & Final Adoption of Budget Amendment 23/24-14

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 of Budget Amendment 23/24-14 in the amount of \$4,000.00 to recognize the 2024 Animal Welfare Grant revenue and expenditure.

This amendment was introduced at the April 8th Regular Council Meeting.

OFFICE USE ONLY

Approved for Council Agenda: ☒

AGENDA ITEM # **.6A**

MEMORANDUM

TO: Mayor Robert A. McCraight

FROM: Finance Department

DATE: April 1, 2024

SUBJECT: Budget Amendment 23-24.14

VNT

<u>FUND/DEPT.</u> <u>ACCOUNT NO.</u> <u>General</u>	<u>ACCOUNT NAME</u>	<u>CURRENT</u> <u>BUDGET</u>		<u>AMENDMENT</u>	<u>AMENDED</u> <u>BUDGET</u>
Revenue					
101-430-539.000-AWFG24	Companion Animal Welfare Fund	-	\$	4,000.00	\$ 4,000.00
Expense					
101-430-730.000-AWFG24	Operating Supplies	-	\$	4,000.00	\$ 4,000.00
			\$	4,000.00	

Recognize 2024 Animal Welfare Grant revenue and expenditure

BUDGET AMENDMENT FORM			
Revenue		Expenditure	
Account Number /Name	Amount	Account Number /Name	Amount
Companion Animal Welfare Fund 101-430-539.000-AWFG24	\$4,000	Operating Supplies 101-430-730.000-AWFG24	\$ 4,000
TOTAL	\$ 4,000	TOTAL	\$ 4,000
PURPOSE: To utilize the funding available for the Michigan Department of Agriculture and Rural Development 2024 Animal Welfare Grant Award #GG 24*1873			
DATE: <u>3/28/2024</u>			
Department Head Signature:		<u>Roger Salva</u>	
Mayor's Authorization:		<u>Robert A. McCraight</u>	

Page 93 of 115



City of Romulus

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

Council Meeting Held: **April 22, 2024**

Item No. B.

General Description: Request for No Fee Permit - Juneteenth Activities

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 of Romulus

11111 Wayne Road

Romulus, MI 48174

(734) 942-7500

www.romulusgov.com



CITY COUNCIL AGENDA ITEM REQUEST FORM

Submitted to: **Romulus City Council** Date Submitted: **4/18/2024**

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

Department: **Clerks Office**

Council Meeting of: **April 22, 2024**

TITLE/DESCRIPTION OF ITEM

No Fee Permit for Juneteenth Activities

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 authorize a no-fee permit for the use of the Romulus Historical Park for activities during the 2nd Annual Juneteenth Community Celebration to be held on Saturday, June 22, 2024, as well as the closure of Hunt Street beginning at Bibbins Street and ending at the entrance to the Post Office on Hunt beginning at 12:00 p.m. on Saturday, June 22, 2024 and re-opening at 5:00 p.m. Saturday, June 22, 2024, to accommodate the event activities.

OFFICE USE ONLY

Approved for Council Agenda: ☒

AGENDA ITEM # **.6B**



City of Romulus

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

Council Meeting Held: **April 22, 2024**

Item No. C.

General Description: Special Meeting - Public Hearing Request for Monday, June 10, 2024, at 6:45 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

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

Eva Webb, Councilwoman

City of Romulus

11111 Wayne Road

Romulus, MI 48174

(734) 942-7500

www.romulusgov.com



CITY COUNCIL AGENDA ITEM REQUEST FORM

Submitted to: **Romulus City Council** Date Submitted: **4/18/2024**

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

Department: **Clerks Office**

Council Meeting of: **April 22, 2024**

TITLE/DESCRIPTION OF ITEM

Public Hearing Request for Monday, June 10, 2024

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

In accordance with Chapter 14, Section 14.2 of the Romulus City Charter, it is requested that Council deem it advisable to consider the vacation of the Harriet Avenue and Harrison Avenue with any associated alleys located north of Ecorse Rd in the Gordons Detroit Park Subdivision; and to schedule a public hearing on Monday, June 10, 2024, at 6:45 p.m. to hear public input on said alley vacation.

OFFICE USE ONLY

Approved for Council Agenda: ☒

AGENDA ITEM # **.6C**

Mullins, Sean

From: noreply@civicplus.com
Sent: Monday, November 28, 2022 12:11 PM
To: Clerk Mailbox
Subject: Online Form Submittal: Petitioner's Request to Vacate Street/Alley

Petitioner's Request to Vacate Street/Alley

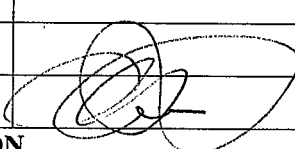
What type of vacation request is this? Street Vacation

Name	William Pritula
Address	16370 S. Huron River Drive
City	Romulus
State	Michigan
Zip Code	48174
Phone Number	313-300-0734
Email Address	TandCLaw@gmail.com
Please state the description of the street or alley that is requested to be vacated	Harrison Avenue (north of Ecorse Road AND the alleys (north of Ecorse Road) adjacent to the properties owned by William Pritula having parcel identification numbers of #80-003-02-0001; #80-003-02-0004; #80-003-02-0006-000; #80-003-02-0021-000; #80-003-02-0089; #80-003-02-0095-000
Electronic Signature Agreement	I agree.
Electronic Signature	William Pritula
Date Signed	11/28/2022

RECEIVED
2022 NOV 28 P 1:16
CITY OF ROMULUS
CLERK'S OFFICE

Email not displaying correctly? [View it in your browser.](#)

WE, THE UNDERSIGNED, BEING AT LEAST SIXTY (51%) PERCENT OF THE PROPERTY OWNERS OF RECORD IN THE SUBDIVISION HEREINAFTER DESCRIBED, PETITION YOUR HONORABLE BODY TO VACATE THE ENTIRE STREET OF HARRISON AVENUE, FROM ECORSE ROAD, NORTH TO TERMINUS IN THE S.W. ¼ SECTION 1, AND THE ENTIRE ALLEY IN THE GORDONS DETROIT PARK SUBDIVISION ABUTTING LOTS 1-3 INCLUSIVE, LOTS 4 AND 5, AND LOTS 6 - 53 INCLUSIVE LOCATED IN THE CITY OF ROMULUS, COUNTY OF WAYNE RETAINING ALL UTILITY EASEMENTS OF RECORD AND 12 FOOT UTILITY EASEMENT. ADJACENT PROPERTY OWNERS WILL GAIN AN EXTRA TEN (10) FEET OF PROPERTY IF THE ALLEY IS VACATED AND AN EXTRA THIRTY (30) FEET IF THE STREET IS VACATED.

PETITION			
ADDRESS	NAME	SIGNATURE	DATE
STREET VACATION			
Harrison Ave. 80 003 02 0001 300	William - Denise Pritula		
Harrison Ave 80 003 02 0004 300	William Pritula		
Harrison Ave 80 003 02 0006 000	William - Denise Pritula		
Harrison Ave 80 003 02 0021 000	William - Denise Pritula		
28416 Ecorse 80 003 02 0054 000	Victoria - Allen Loggie		
30735 Cypress Ste. 600 80 004 02 0813 000	G & N LLC Gian Romano		1/16/24
ALLEY VACATION			
Harrison Ave. 80 003 02 0001 300	William - Denise Pritula		
Harrison Ave 80 003 02 0004 300	William Pritula		
Harrison Ave 80 003 02 0006 000	William - Denise Pritula		
Harrison Ave 80 003 02 0021 000	William - Denise Pritula		
Harriet Ave 80 003 02 0078 000	James Pitman		
Harriet Ave 80 003 02 0080 000	James Pitman		
Harriet Ave 80 003 02 0081 301	James Pitman		
Harriet Ave 80 003 02 0085 301	James Pitman		
Harriet Ave 80 003 002 0087 301	James Pitman		
Harriet Ave 80 003 02 0089 000	William - Denise Pritula		
Harriet Ave 80 003 002 0095 000	William - Denise Pritula		

I, _____, BEING DULY SWORN, STATE THAT I AM THE CIRCULATOR OF THE SIGNATURES OF THE PROPERTY OWNERS OF RECORD.

Circulator

Date

Subscribed and sworn before me, a Notary Public, in the County of Wayne, State of Michigan, this _____ day of _____, 20____.

_____, Notary Public

My Commission Expires: _____

WE, THE UNDERSIGNED, BEING AT LEAST SIXTY (51%) PERCENT OF THE PROPERTY OWNERS OF RECORD IN THE SUBDIVISION HEREINAFTER DESCRIBED, PETITION YOUR HONORABLE BODY TO VACATE THE ENTIRE STREET OF HARRISON AVENUE, FROM ECORSE ROAD, NORTH TO TERMINUS IN THE S.W. ¼ SECTION 1, AND THE ENTIRE ALLEY IN THE GORDONS DETROIT PARK SUBDIVISION ABUTTING LOTS 1-3 INCLUSIVE, LOTS 4 AND 5, AND LOTS 6 - 53 INCLUSIVE LOCATED IN THE CITY OF ROMULUS, COUNTY OF WAYNE RETAINING ALL UTILITY EASEMENTS OF RECORD AND 12 FOOT UTILITY EASEMENT. ADJACENT PROPERTY OWNERS WILL GAIN AN EXTRA TEN (10) FEET OF PROPERTY IF THE ALLEY IS VACATED AND AN EXTRA THIRTY (30) FEET IF THE STREET IS VACATED.

PETITION			
ADDRESS	NAME	SIGNATURE	DATE
STREET VACATION			
Harrison Ave. 80 003 02 0001 300	William - Denise Pritula	<i>[Signature]</i>	11-20-23
Harrison Ave 80 003 02 0004 300	William Pritula	<i>[Signature]</i>	"
Harrison Ave 80 003 02 0006 000	William - Denise Pritula	<i>[Signature]</i>	"
Harrison Ave 80 003 02 0021 000	William - Denise Pritula	<i>[Signature]</i>	"
28416 Ecorse 80 003 02 0054 000	Victoria - Allen Loggie	<i>[Signature]</i>	
ALLEY VACATION			
Harrison Ave. 80 003 02 0001 300	William - Denise Pritula	<i>[Signature]</i>	11-20-23
Harrison Ave 80 003 02 0004 300	William Pritula	<i>[Signature]</i>	"
Harrison Ave 80 003 02 0006 000	William - Denise Pritula	<i>[Signature]</i>	"
Harrison Ave 80 003 02 0021 000	William - Denise Pritula	<i>[Signature]</i>	"
Harriet Ave 80 003 02 0078 000	James Pitman		
Harriet Ave 80 003 02 0080 000	James Pitman		
Harriet Ave 80 003 02 0081 301	James Pitman		
Harriet Ave 80 003 02 0085 301	James Pitman		
Harriet Ave 80 003 02 0087 301	James Pitman		
Harriet Ave 80 003 02 0089 000	William - Denise Pritula	<i>[Signature]</i>	11-20-23
Harriet Ave 80 003 02 0095 000	William - Denise Pritula	<i>[Signature]</i>	11-20-23

I, William Pritula, BEING DULY SWORN, STATE THAT I AM THE CIRCULATOR OF THE SIGNATURES OF THE PROPERTY OWNERS OF RECORD.

William Pritula
Circulator

11-20-23
Date

Subscribed and sworn before me, a Notary Public, in the County of Wayne, State of Michigan, this 1st day of November, 2023.

[Signature]
Notary Public

My Commission Expires: 05/25/2027

D'SJONAUN HOCKENHULL
Notary Public, State of Michigan
County of Wayne
My Commission Expires May 25, 2027
Acting In the County of Wayne

RECEIVED
2023 NOV - 1 P 4:02
CLERK OF THE COURT
ROMULUS
CLERK'S OFFICE

Page 3

333.16

SECTION 1

ISABELLE AVE.

HARRIET AVE.

HARRISON AVE.

NEWCASTLE AVE.

ECORSE CREEK

GORDON'S DETROIT PARK

126	132
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134	
0132 000	
135	
410.17	411.06
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126	105
0105 000	106
201.19	107
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0110 000	111
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	114
126	

137	104
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0095 000	
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95 VACANT	
0073 300	

0068 301	
110	

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0056	
0059	
0062	
0064	
100	

990045002
N. 1.44 Ac.
R. 0.10 Ac.
T. 1.54 Ac.

Mullins, Sean

From: noreply@civicplus.com
Sent: Monday, November 28, 2022 12:24 PM
To: Clerk Mailbox
Subject: Online Form Submittal: Petitioner's Request to Vacate Street/Alley

Petitioner's Request to Vacate Street/Alley

What type of vacation request is this?	Street Vacation
Name	William Pritula
Address	16370 S. Huron River Drive
City	Romulus
State	Michigan
Zip Code	48174
Phone Number	313-300-0734
Email Address	TandCLaw@gmail.com
Please state the description of the street or alley that is requested to be vacated	Harriet Avenue in its entirety and adjacent to properties owned by William Pritula including #80-003-02-0089-000; 80-003-02-0095-000; #80-003-02-0105-000; #80-003-02-0110-000; 80-003-02-0115-000.
Electronic Signature Agreement	I agree.
Electronic Signature	William Pritula
Date Signed	11/28/2022

RECEIVED
2022 NOV 28 P 1:16
CITY OF ROMULUS
CLERK'S OFFICE

Email not displaying correctly? [View it in your browser.](#)

WE, THE UNDERSIGNED, BEING AT LEAST SIXTY (51%) PERCENT OF THE PROPERTY OWNERS OF RECORD IN THE DIVISION HEREINAFTER DESCRIBED, PETITION YOUR HONORABLE BODY TO VACATE THE ENTIRE STREET OF HARRIET AVENUE, FROM ECORSE ROAD, NORTH TO TERMINUS IN THE S.W. ¼ SECTION 1, AND THE ENTIRE ALLEY IN THE GORDONS DETROIT PARK SUBDIVISION ABUTTING LOTS 55-64 LOCATED IN THE CITY OF ROMULUS, COUNTY OF WAYNE RETAINING ALL UTILITY EASEMENTS OF RECORD AND 12 FOOT UTILITY EASEMENT. ADJACENT PROPERTY OWNERS WILL GAIN AN EXTRA TEN (10) FEET OF PROPERTY IF THE ALLEY IS VACATED AND AN EXTRA THIRTY (30) FEET IF THE STREET IS VACATED.

PETITION			
ADDRESS	NAME	SIGNATURE	DATE
STREET VACATION			
Harriet Ave. 80 003 02 0078 000	James Pitman		
Harriet Ave. 80 003 02 0080 000	James Pitman		
Harriet Ave. 80 003 02 0081 301	James Pitman		
Harriet Ave. 80 003 02 0085 301	James Pitman		Nov-1-2023 ^H
Harriet Ave. 80 003 02 0087 301	James Pitman		
Harriet Ave. 80 003 02 0089 000	William - Denise Pritula	<i>William - Denise Pritula</i>	
Harriet Ave. 80 003 02 0095 000	William - Denise Pritula	<i>William - Denise Pritula</i>	
Ecorse Rd. 80 003 02 0067 302	James Pitman		
7020 Harriet 80 003 02 0125 300	James Pitman		
Harriet Ave. 80 003 02 0115 000	William - Denise Pritula	<i>William - Denise Pritula</i>	Nov-1-2023 ^H
Harriet Ave. 80 003 02 0110 000	William - Denise Pritula	<i>William - Denise Pritula</i>	
Harriet Ave. 80 003 02 0105 000	William - Denise Pritula	<i>William - Denise Pritula</i>	
ALLEY VACATION			
28416 Ecorse 80 003 02 0054 000	Victoria - Allen Loggie / Brandy Loggie		
28428 Ecorse 80 003 02 0056 002	Ruben Chacon		
28436 Ecorse 80 003 02 0059 002	Ricky Christian		
28448 Ecorse 80 003 02 0062 000	James A. Pitman		
28456 Ecorse 80 003 02 0064 002	Jeffrey Tuszyński		

William - Denise Pritula, BEING DULY SWORN, STATE THAT I AM THE CIRCULATOR OF THE SIGNATURES OF THE PROPERTY OWNERS OF RECORD.

William - Denise Pritula _____ Date Nov-1-2023^H
Circulator

Subscribed and sworn before me, a Notary Public, in the County of Wayne, State of Michigan, this 18 day of November, 2023.

James A. Pitman Notary Public

My Commission Expires: 06/25/2027

DR. JONAH HOCKENHULL
Notary Public, State of Michigan
County of Wayne
My Commission Expires May 25, 2027
Acting in the County of Wayne

HARRISON AVE.

HARRIET AVE.

ISABELLE AVE.

NEWCASTLE AVE.

GORDON'S DETROIT PARK

90
ECORSE CREEK
89

N. 1.44 Ac.
R. 0.10 Ac.
T. 1.54 Ac.



City of Romulus

Treasurer's Report

Council Meeting Held:

April 22, 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 22, 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 22, 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 22, 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

Warrant

Council Meeting Held: **April 22, 2024**

Item No. **A.**

General Description: Approval of Warrant #: 24-08 for checks presented in the amount of \$736,285.22

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 WARRANT REGISTER SUMMARY

Council Meeting Date: April 22, 2024
Warrant Number: 24-08

TOTAL WARRANT REGISTER

736,285.22

P.O.#	CHECK #	PAYEE	AMOUNT

TOTAL DELETIONS

TOTAL ADJUSTED WARRANT (IF ANY DELETIONS)

REWARRANTED ITEMS: (not included in above totals)

P.O.#	CHECK #	PAYEE	AMOUNT

COUNCIL AUTHORIZATION

DATE

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

MAYOR

CLERK

4/17/2024

CHECK DISBURSEMENT REPORT FOR CITY OF ROMULUS
CHECK DATE FROM 04/04/24 - 04/17/24

Fund		Amount
Total for fund 101	General Fund	148,856.67
Total for fund 202	Major Street Fund	4,827.84
Total for fund 203	Local Street Fund	4,958.90
Total for fund 205	Public Safety Fund	44,574.90
Total for fund 211	Cable TV	1,345.16
Total for fund 218	Merriman Rd. Spec. Assess	826.26
Total for fund 219	Street Lighting Fund	56,173.00
Total for fund 226	Garbage & Rubbish Collection Fund	1,545.49
Total for fund 243	Brownfield Redevelopment Authority Fund	556.00
Total for fund 245	Oakwood SAD	139.00
Total for fund 247	Tax Increment Finance Authority	11,183.56
Total for fund 248	Downtown Development Authority	3,677.67
Total for fund 260	Michigan Indigent Defense Fund	15,289.33
Total for fund 261	911 Service Fund	10,705.76
Total for fund 265	Drug Law Enforcement Fund	432.84
Total for fund 271	Library Fund	62,759.09
Total for fund 403	Vining Road Exten - Ecorse Const	5,075.16
Total for fund 592	Water & Sewer Fund	198,158.03
Total for fund 661	Motor Vehicle	82,404.96
Total for fund 664	Technology Services	8,395.87
Total for fund 676	Retiree's Ins. Benefits	9,630.61
Total for fund 701	Revolving Fund	1,075.00
Total for fund 703	Current Tax	9.67
Total for fund 704	Imprest Payroll Fund	14,576.35
Total for fund 705	Delq. Pers. Prop. Fund	49,108.10
TOTAL - ALL FUNDS		736,285.22

04/17/2024

CHECK REGISTER FOR CITY OF ROMULUS
CHECK DATE FROM 04/04/2024 - 04/17/2024

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank POOL POOLED CASH						
04/05/2024	POOL	84900	0601	WEX BANK	INVERTED PO FY 23/24 ACCT 0462-00-398910	17,027.53
04/11/2024	POOL	84901	0963	MICHIGAN ASSOC. OF MUNICIPAL CLERKS	2024 ANNUAL CONFERENCE & CLASS FOR CLERK	1,150.00
04/17/2024	POOL	1622(E)	1468	CITY OF ROMULUS	11147 HUNT WATER BILL, 03/01/24 - 03/31/	17.71
04/17/2024	POOL	1623(E)	1468	CITY OF ROMULUS	37230 NORTHLINE WATER BILL 03/01/24 - 03/	101.50
04/17/2024	POOL	1624(E)	1468	CITY OF ROMULUS	11165 OLIVE B WATER BILL 03/01/24 - 03/3/	86.83
04/17/2024	POOL	1625(E)	1468	CITY OF ROMULUS	11165 OLIVE A WATER BILL 03/01/24 - 03/3/	72.52
04/17/2024	POOL	1626(E)	1468	CITY OF ROMULUS	11189 SHOOK WATER BILL 03/01/24 - 03/31/	24.86
04/17/2024	POOL	1627(E)	1468	CITY OF ROMULUS	36525 BIBBINS WATER BILL, 03/01/24 - 03/	136.55
04/17/2024	POOL	1628(E)	1468	CITY OF ROMULUS	12300 WAYNE WATER BILL 03/01/24 - 03/31/	122.99
04/17/2024	POOL	1629(E)	1468	CITY OF ROMULUS	11111 WAYNE WATER BILL 03/01/24 - 03/31/	165.95
04/17/2024	POOL	1630(E)	1468	CITY OF ROMULUS	7221 MIDDLEBELT WATER BILL 03/01/24 - 03/	130.16
04/17/2024	POOL	1631(E)	1468	CITY OF ROMULUS	12600 WAYNE WATER BILL 03/01/24 - 03/31/	209.10
04/17/2024	POOL	1632(E)	1468	CITY OF ROMULUS	28777 EUREKA WATER BILL 03/01/24 - 03/31/	144.47
04/17/2024	POOL	1633(E)	1468	CITY OF ROMULUS	6900 WAYNE WATER BILL 03/01/24 - 03/31/2	94.35
04/17/2024	POOL	1634(E)	1468	CITY OF ROMULUS	11121 WAYNE WATER BILL 03/01/24 - 03/31/	115.07
04/17/2024	POOL	1635(E)	1468	CITY OF ROMULUS	11131 WAYNE WATER BILL 03/01/24 - 03/31/	130.16
04/17/2024	POOL	1636(E)	1468	CITY OF ROMULUS	11129 WAYNE, NEW 34TH DIST. COURT 03/01/	320.27
04/17/2024	POOL	1637(E)	0581	COMERICA COMM. CARD SERV.	ROBERTO SCAPPATICCI COMERICA CARD PURCHA	454.93
					PATTY BRADEN COMERICA CARD PURCHASES FOR	487.01
					KEVIN KRAUSE COMERICA CARD PURCHASES FOR	2,663.22
					GARY HARRIS COMERICA CARD PURCHASES FOR	2,072.84
						5,678.00
04/17/2024	POOL	1638(E)	0020	DELTA DENTAL PLAN OF MICHIGAN	APRIL 2024 DELTA DENTAL INSURANCE	15,195.66
04/17/2024	POOL	1639(E)	0012	DTE ENERGY	6241 DEXTER - BOICE PARK 03/06/24 - 04/	44.17
					7506 MERRIMAN - LANDSCAPING SERVICE PERI	266.26
					7219 MIDDLEBELT - FIRE #2 03/05/24 - 04	752.30
					6900 WAYNE - FIRE STATION #3 03/02/24 -	55.34
					OAKWOOD STORM SEWER PUMP STATION - 15409	139.00
					38205 BARTH - EMERGENCY SIREN 03/02/24 -	30.64
					11120 HUNT - SCHOOL HOUSE @ HISTORICAL P	54.03
					16869 BRANDT - CREEKSIDE PUMP STATION 03	60.12
					11147 HUNT - HISTORICAL PAVILLION - 03/	57.57
					9755 OZGA - ELMER JOHNSON PARK 03/06/24	63.01
					11189 SHOOK - CHAMBER BLDG 03/06/24 - 04	218.61
					12055 WAYNE - BIRD HOUSE 03/06/24 - 04/	10.51
					12300 WAYNE - ANIMAL SHELTER 03/06/24 -	755.42
					37230 NORTHLINE- FS #1 03/06/24 - 04/04	79.24
					VINING RD HOT BOX - 34155 GODDARD - 03/0	990.30
					38834 HURON RIVER DR - WATER PUMP 03/08/	87.08
					6061 COLUMBUS - FERNANDEZ PARK 03/09/24	17.63
						3,681.23
04/17/2024	POOL	1640(E)	0012	DTE ENERGY	31558 GODDARD - WATER PUMP 03/06/24 - 04	1,519.69
04/17/2024	POOL	1641(E)	0891	HOME DEPOT	23/24 BLANKET PO FOR MISC SUPPLIES - DPW	231.60
					23/24 BLANKET PO FOR MISC SUPPLIES - DPW	262.62
					23/24 BLANKET PO FOR MISC SUPPLIES - DPW	210.00
					23/24 BLANKET PO FOR MISC SUPPLIES - DPW	65.82
					23/24 BLANKET PO FOR MISC SUPPLIES - DPW	1,109.01
					23/24 BLANKET PO FOR MISC SUPPLIES - DPW	31.03
					23/24 BLANKET PO FOR MISC SUPPLIES - DPW	35.68
					23/24 BLANKET PO FOR MISC SUPPLIES - DPW	37.63
					23/24 BLANKET PO FOR MISC SUPPLIES - DPW	26.50
					23/24 BLANKET PO FOR MISC SUPPLIES - DPW	75.84
					23/24 BLANKET PO FOR MISC SUPPLIES - DPW	18.59
					23/24 BLANKET PO FOR MISC SUPPLIES - DPW	73.35
					23/24 BLANKET PO - HOME DEPOT - MISC. MA	177.05
					UPSTAIRS 36542 GODDARD KEYS	7.78
					LIBRARY PURCHASE LIGHT BULBS	13.98
					DISHWASHER FOR FIRE STATION #4	407.00
					23/24 BLANKET PO FOR MISC SUPPLIES - DPW	79.98
					23/24 BLANKET PO FOR MISC SUPPLIES - DPW	245.50
					23/24 BLANKET PO FOR MISC SUPPLIES - DPW	(9.16)
					23/24 BLANKET PO FOR MISC SUPPLIES - DPW	(245.50)
						2,854.30
04/17/2024	POOL	1642(E)	3992	INVOICE CLOUD INC.	INVERTED PO FOR MONTHLY FEES FOR CREDIT	641.75
04/17/2024	POOL	1643(E)	3740	NAVIA BENEFIT SOLUTIONS - LOCKBOX	NAVIA FOR MARCH 2024	150.00
04/17/2024	POOL	1644(E)	1014	THE HARTFORD-PRIORITY ACCOUNTS	APRIL 2024 HARTFORD INSURANCE CUST # 008	7,889.21
					APRIL 2024 VOLUNTARY LIFE BENEFIT	532.84

04/17/2024

CHECK REGISTER FOR CITY OF ROMULUS
CHECK DATE FROM 04/04/2024 - 04/17/2024

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
						8,422.05
04/17/2024	POOL	84902	4334	2 SHINING STARS	TROPHIES FOR PEE WEE BASKETBALL	473.00
04/17/2024	POOL	84903	4335	A DESIGN LINE	SHIRTS/ TABLE COVERS FOR NFL DRAFT EVENT	123.96
04/17/2024	POOL	84904	2942	AIRGAS, INC.	23/24 BLANKET PO- AIRGAS INC -FOR OXYGE	77.99
					23/24 BLANKET PO- AIRGAS INC -FOR OXYGE	36.76
						114.75
04/17/2024	POOL	84905	1279	AJAX MATERIALS CORPORATION	ITB 21/22-10 UPM COLD PATCH FOR 23/24 FY	3,399.82
04/17/2024	POOL	84906	2804	AMAZON CAPITAL SERVICES	WIRELESS KEYBOARD MOUSE COMBO	28.99
					ELECTRONIC ACCESSORIES CASE BAG	12.22
					TWO WAY RADIOS	152.99
					DARE TO BUILD AN INTENTIONAL CULTURE	28.80
					DVDS	647.52
					PLASTIC ORGANIZER, BOOK LIGHTS, WIRELESS	120.95
					MONEY BAGS	19.99
					EVENT TICKETS, SHARPIES	63.61
					KIDS REPLACEMENT BOOKS AND DVDS	37.21
					KIDS REPLACEMENT BOOKS & DVD	12.28
					KIDS STICKER LAMINATION SHEETS	14.85
					TEEN REPLACEMENT	9.11
					THE LAST MONA LISA, FILE FOLDERS	36.03
					STAINLESS STEEL TRASH BAG HOLDER	9.98
					KEURIG COFFEE MAKER	96.99
					MICHIGAN VOICES: GREAT LAKES BOOKS	27.25
					THE SOUPS HANDBOOK	17.99
					JUMBO PAPER CLIPS	6.99
					STANDING COMPUTER RISER	265.98
						1,609.73
04/17/2024	POOL	84907	4027	AMAZON CAPITAL SERVICES	LOW STOCK MEDICINE CABINETS	99.43
					MISC SUPPLIES	921.44
					OFFICE SUPPLIES	43.15
					BUILDING DEPT OFFICE SUPPLIES	64.29
					6X9 SELF SEAL CATALOG ENVELOPES	103.80
					ACRYLIC PHOTO DISPLAY UNITS	114.54
					REPLACEMENT CASTER WHEELS FOR TV STAND	13.99
					HANGAR HARDWARE FOR STUDIO LIGHTS	93.09
					LIGHT MODIFIERS FOR STUDIO LIGHTING	152.39
					PHOTO PAPER AND GAFFER TAPE	128.51
					STUDIO IMPROVEMENT EQUIPMENT INCLUDING L	461.84
					HYDRANT LOCKS AND OFFICE SUPPLIES	(58.71)
						2,137.76
04/17/2024	POOL	84908	4027	AMAZON CAPITAL SERVICES	MISC SUPPLIES	129.83
04/17/2024	POOL	84909	MISC	ANA HERNANDEZ	REFUND TBALL	30.00
04/17/2024	POOL	84910	0885	ARTISAN RESERVE, INC	2018 Sum Tax Refund 80 078 01 0293 000	9.67
04/17/2024	POOL	84911	0529	ASSOCIATED NEWSPAPERS OF MICHIGAN	ITB 22/23-11 ASSOC. NEWS PUBLICATION 7/1	118.75
					ITB 22/23-11 ASSOC. NEWS PUBLICATION 7/1	47.50
					ITB 22/23-11 ASSOC. NEWS PUBLICATION 7/1	118.75
					ITB 22/23-11 ASSOC. NEWS PUBLICATION 7/1	118.75
					ITB 22/23-11 ASSOC. NEWS PUBLICATION 7/1	59.38
						463.13
04/17/2024	POOL	84912	3649	AUTO VALUE OF ROMULUS	23/24 BLANKET PO FOR MISC MECHANIC PURCH	79.57
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	56.38
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	148.94
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	379.84
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	18.19
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	368.00
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	19.98
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	368.00
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	2.09
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	54.24
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	47.79
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	59.99
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	43.38
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	74.07
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	7.49
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	134.89

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					23/24 BLANKET PO FOR MISC MECHANIC PURCH	142.00
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	145.16
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	13.33
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	24.69
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	19.79
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	41.61
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	220.95
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	82.69
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	183.79
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	3.90
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	39.88
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	63.13
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	475.54
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	381.56
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	306.38
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	113.78
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	11.07
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	3.69
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	68.53
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	28.14
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	107.09
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	269.00
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	251.12
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	24.06
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	32.39
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	(368.00)
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	(159.16)
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	(183.79)
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	(140.00)
					23/24 BLANKET PO FOR MISC MECHANIC PURCH	(11.37)
						<u>4,053.79</u>
04/17/2024	POOL	84913	3649	VOID		
04/17/2024	POOL	84914	4049	AWOGS	FIREFIGHTER CAIRNES HELMET DECALS	108.00
04/17/2024	POOL	84915	1683	BAKER & TAYLOR	ACCOUNT # 251637 L154147 2 B00000	236.03
					ACCOUNT # 251637 L154147 2 B00000	250.31
					ACCOUNT # 251637 L154147 2 B00000	309.55
						<u>795.89</u>
04/17/2024	POOL	84916	3429	BAYSCAN TECHNOLOGIES	BLACK DVD CASES, BLUE RAY CASES	778.43
					BLACK DVD CASES	813.54
						<u>1,591.97</u>
04/17/2024	POOL	84917	0064	BOUND TREE MEDICAL LLC	23/24 BLANKET PO - MEDICAL SUPPLIES AND	141.59
					23/24 BLANKET PO - MEDICAL SUPPLIES AND	951.00
					23/24 BLANKET PO - MEDICAL SUPPLIES AND	216.61
						<u>1,309.20</u>
04/17/2024	POOL	84918	4321	BRAUN CONSTRUCTION GROUP	APPLICATION FOR PAYMENT #01	41,917.17
04/17/2024	POOL	84919	0539	BS & A SOFTWARE	ANNUAL RENEWAL FOR BS&A DELINQUENT PERSO	5,543.00
04/17/2024	POOL	84920	2956	BSB COMMUNICATIONS, INC.	PIGGYBACK SOURCEWELL CONTRACT #120122-MB	513.42
04/17/2024	POOL	84921	4041	CAMPBELL INC. MECHANICAL SERVICES	LIBRARY RESET CONTROLS WORK ORDER 7921	392.00
					CITY HALL - EVAPORATOR DRAIN PAN HEAT PU	1,248.00
					NEW 34TH DISTRICT COURT - BOILER 1/PUMP	310.64
					CITY HALL ULHP 6 COMPRESSOR REPLACEMENT	1,427.00
					CITY HALL ULHP 6 COMPRESSOR REPLACEMENT	1,427.00
					CITY HALL ZONE VALVE REPLACEMENT	924.41
					CITY HALL - REPLACE LEAKING HEAT PUMP	1,046.00
						<u>6,775.05</u>
04/17/2024	POOL	84922	1270	CARLISLE WORTMAN ASSOCIATES	QUICK TRIP SLU #2023-012 2/13/23 - 2/20/	1,015.00
					CLIENT 374 GLOBAL TRUCKING REPAIR 3/13/2	106.50
					CLIENT 374 SUPER Y 3/18/24 - 3/27/24	1,150.00
					CLIENT 374 UNITED RENTAL 3/14/24 - 3/29/	241.50
					CLIENT 374 WICK ROAD HOTELS 3/27/24	106.50
					CLIENT 374 SAVOY OIL WELL	607.50
					CLIENT 374 SAVOY TEXT AMENDMENTS	140.00
					CLIENT 374 WAYNE LUX VARIANCE 3/19/24 -	174.00
						<u>174.00</u>

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						3,541.00
04/17/2024	POOL	84923	4329	CLARK HILL PLC	COM DEV PARTIAL PAYMENT PROFESSIONAL SER	1,056.40
04/17/2024	POOL	84924	1980	COMCAST	8529 10 214 0281543 BUSINESS CABLE 04/18	166.02
04/17/2024	POOL	84925	0572	CONTRACTORS CONNECTION	LANE AND ROAD CLOSURE SUPPLIES	2,917.50
04/17/2024	POOL	84926	0225	CROVA SALES & SERVICE	FLOOR DRY	345.00
04/17/2024	POOL	84927	2788	DELL MARKETING LP	MIDEAL PIGGYBACK CONTACT# 071B6600111 DE DELL POWEREDGE R530 SERVER DIMM (2) 16GB	915.61 <u>773.14</u>
						1,688.75
04/17/2024	POOL	84928	3956	DIX BLOCK AND SUPPLY	BLOCKS TO REBUILD CATCH BASIN	708.80
04/17/2024	POOL	84929	3253	DORRIS BENNETT	APRIL 2024 RETIREE HEALTH INS REIMBURSEM	431.52
04/17/2024	POOL	84930	2594	DOWNRIVER UTILITY WASTEWATER AUTHOR	WASTEWATER DISPOSAL CHARGES DECEMBER 202	131,382.47
04/17/2024	POOL	84931	0772	DTE ENERGY	MUNICIPAL COMPLEX MAR 2024	11,424.92
04/17/2024	POOL	84932	0772	DTE ENERGY	MARCH 2024 STREET LIGHTING	59,985.18
04/17/2024	POOL	84933	MISC	EMILY SMITH	ANIMAL BOND SPAY / NEUTER REFUND 06/01/2	25.00
04/17/2024	POOL	84934	3681	ESO SOLUTIONS INC	SOLE SOURCE PATIENT CARE REPORTING AND I	8,774.70
04/17/2024	POOL	84935	3475	FERGUSON WATERWORKS #3386	WATER METER REPAIRS AND REPLACEMENTS FOR FOR METERS - REGISTER/PARTS 29551 GODDAR FOR METERS - REGISTER/PARTS 29551 GODDAR METER PURCHASES	1,748.70 2,408.77 424.82 <u>11,343.00</u>
						15,925.29
04/17/2024	POOL	84936	3053	FIRST CHOICE COFFEE SERVICES	23/24 BLANKET PO FOR WATER PURIFIER AT P	62.95
04/17/2024	POOL	84937	3829	FOSTER BLUE WATER OIL, LLC	23/24 INVERTED PO - ITB 19/20-21 2 YEAR 23/24 INVERTED PO - ITB 19/20-21 2 YEAR	155.00 <u>2,021.28</u>
						2,176.28
04/17/2024	POOL	84938	2703	GALE/CENGAGE LEARNING	MARCH BESTSELLERS	63.18
04/17/2024	POOL	84939	0128	GIARMARCO, MULLINS, & HORTON, PC	ACCOUNT 70085-004B 2/5/24 - 2/28/24 GENE ACCOUNT 70085-059B 3/19/24 - 3/21/24 ASH ACCOUNT 70085-055B 3/21/24 RODEWAY INN ACCOUNT 70085-010B 3/11/24 BUILDING DEPT ACCOUNT 70085-011B 3/27/24 CLERKS OFFICE 70085-006B LEGAL SERVICES 03/06/24 - 03/ ACCOUNT: 70085-013B 3/11/24 ECON DEVELOP ACCOUNT: 70085-046B 3/28/24 TIFA ACCOUNT 70085-071B QUICKTRIP 2/21/24 ACCOUNT 70085-072B SHEETZ II 3/4/24 - 3/ ACCOUNT 70085-045B MOTOWN SPORTS 3/15/24 ACCOUNT 70085-071B QUICKTRIP 3/28/24 ACCOUNT 70085-056B SAVOY ENERGY 3/4/24 - ACCOUNT 70085-015B PLANNING DEPT 3/4/24 ACCOUNT 70085-005B 3/1/24 - 3/15/24 HUMA	7,125.20 120.00 72.00 45.00 45.00 292.50 150.00 45.00 360.00 360.00 120.00 262.50 352.50 75.00 <u>885.00</u>
						10,309.70
04/17/2024	POOL	84940	4328	GLOBAL GREEN SERVICE GROUP	36542 GODDARD UPSTAIRS	12,300.00
04/17/2024	POOL	84941	2822	GORNO FORD	PIGGYBACK PURCHASE MIDEAL CONTRACT# 0718	52,490.00
04/17/2024	POOL	84942	0338	GRAINGER INC.	23/24 BLANKET PO - FOR MISCELLANEOUS PUR	24.20
04/17/2024	POOL	84943	4307	GRECO LAW PLLC	LEGAL SERVICES FOR MARCH 2024	7,463.68
04/17/2024	POOL	84944	2995	HALLAHAN & ASSOCIATES, P.C.	PROFESSIONAL SERVICES RENDERED THROUGH 0	1,472.88
04/17/2024	POOL	84945	0466	HENRY FORD COLLEGE	REIMBURSABLE TUITION FROM GRANT FUNDS; B	19,115.00
04/17/2024	POOL	84946	1150	HERITAGE-CRYSTAL CLEAN LLC	DPW MECHANICS WASTE DISPOSAL	315.38
04/17/2024	POOL	84947	1420	HYDROCORP, INC.	23/24 INVERTED PO - ITB 17/18-25 5 YR C	6,805.00
04/17/2024	POOL	84948	3022	IDENTISYS, INC.	HR ID PRINTER EQUIPMENT AND RIBBON	206.00
04/17/2024	POOL	84949	4206	IMAGE PRINTING	ENVELOPES, CITY RETURN ADDRESS WINDOW	425.00
04/17/2024	POOL	84950	2862	INCLUSION SOLUTIONS LLC	A-FRAMES FOR POLLING LOCATION & PRINTER	1,547.88
04/17/2024	POOL	84951	0738	INTERNATIONAL CONTROLS & EQUIPMENT	PARTS TO REPAIR BACK GATE	1,736.00
04/17/2024	POOL	84952	2567	J & B MEDICAL SUPPLY CO. INC	23/24 BLANKET PO - J&B MEDICAL - FIRE D 23/24 BLANKET PO - J&B MEDICAL - FIRE D	214.07 <u>260.95</u>
						475.02
04/17/2024	POOL	84953	3785	JEFFREY E. BOWDICH	MIDC SERVICE HOURS ATTORNEY JEFFREY BOWD	1,860.00
04/17/2024	POOL	84954	MISC	JESSICA LEWIS	REFUND TBALL	20.00
04/17/2024	POOL	84955	MISC	JESSICA RICHARDSON	ANIMAL BOND SPAY / NEUTER REFUND 05/01/2	25.00
04/17/2024	POOL	84956	2127	JOHNSON SIGN CO.	SERVICE & REPAIR TO ELECTRONIC SIGN IN F	380.00
04/17/2024	POOL	84957	3820	K-M LAW PLLC	MIDC SERVICE HOURS ATTORNEY KRystal-MARI	1,260.00
04/17/2024	POOL	84958	MISC	KANAYA BOLER	DEPOSIT REFUND, REFUND COACH CHILD DURIN	90.00
04/17/2024	POOL	84959	4261	KANOPY INC	185 TICKETS AND 1 CREDIT	161.50

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04/17/2024	POOL	84960	3721	KELLER THOMA PC	CLIENT 005018, GENERAL; PROFESSIONAL SER	3,397.50
04/17/2024	POOL	84961	4234	KEY AWARDS & ENGRAVING	1 NAME BADGES WHITE OVAL FULL COLOR	19.50
04/17/2024	POOL	84962	MISC	KIARA NUNNALLY	REFUND PEEWEE WINTER BASKETBALL	45.00
04/17/2024	POOL	84963	3072	KIMBALL MIDWEST	BOLTS, NUTS & WASHERS FOR PICNIC TABLES	106.00
					NEEDED HARDWARE FOR GROUNDS (PICNIC TAB	212.00
					NEEDED SHOP SUPPLIES	333.43
						651.43
04/17/2024	POOL	84964	MISC	KRYSTINA HALFDAY	REFUND PEEWEE WINTER BASKETBALL	45.00
04/17/2024	POOL	84965	3736	KRZYSKE BROS CO	STORM DRAIN RE-CONSTRUCTION	1,895.92
04/17/2024	POOL	84966	3775	LAW OFFICE OF DANIEL A. BITAR, PLLC	MIDC PROGRAM SERVICE DANIEL BITAR	2,560.00
04/17/2024	POOL	84967	3568	LEIGH'S GLASS	REPAIR FRONT DOOR AT POLICE DEPT	459.08
04/17/2024	POOL	84968	0023	LIBERTY PLUMBING SUPPLY	23/24 BLANKET PO FOR WATER & SEWER MISC	39.66
					23/24 BLANKET PO FOR WATER & SEWER MISC	64.82
						104.48
04/17/2024	POOL	84969	2266	LINDA CHOATE	JAN - MAR 2024 PRESCRIPTION REIMBURSEMEN	27.55
04/17/2024	POOL	84970	3477	LINDE GAS & EQUIPMENT INC.	23/24 BLANKET PO MISC MECHANIC WELDING S	176.00
04/17/2024	POOL	84971	MISC	LOIS DOUGLAS	JAN - MAR 2024 PRESCRIPTION REIMBURSEMEN	112.60
04/17/2024	POOL	84972	0212	LOWER HURON CHEM & SUPPLY CO., INC.	Inventory Order	615.71
					Inventory Order	879.84
					23/24 BLANKET PO FOR MISC CLEANING SUPP.	204.74
					23/24 BLANKET PO FOR MISC CLEANING SUPP.	65.91
						1,766.20
04/17/2024	POOL	84973	MISC	MARCO CORTES	CDL LICENSE REIMBURSEMENT	60.00
04/17/2024	POOL	84974	2666	MAURER'S TEXTILE RENTAL SERVICES	23/24 INVERTED PO FOR EMPLOYEE UNIFORM E	135.49
					23/24 INVERTED PO FOR EMPLOYEE UNIFORM E	1.57
					23/24 INVERTED PO FOR EMPLOYEE UNIFORM E	27.50
					23/24 INVERTED PO FOR EMPLOYEE UNIFORM E	30.91
					23/24 INVERTED PO FOR EMPLOYEE UNIFORM E	1.57
					23/24 INVERTED PO FOR EMPLOYEE UNIFORM E	27.50
					23/24 INVERTED PO FOR EMPLOYEE UNIFORM E	30.91
					23/24 INVERTED PO FOR EMPLOYEE UNIFORM E	135.49
						390.94
04/17/2024	POOL	84975	3859	MERRITT CIESLAK DESIGN	LIBRARY RENOVATIONS PROJECT NO 19241.1	5,768.75
04/17/2024	POOL	84976	0088	MESSENGER PRINTING SERVICE INC.	RON OSBORN BUSINESS CARD	69.50
					BUSINESS CARDS FOR COUNCILWOMAN ROSCOE	69.50
						139.00
04/17/2024	POOL	84977	3988	METRO ALARM SYSTEMS LLC	SYSTEM MONITORING - DPW, SENIOR CENTER F	0.00
					MONITORING CITY HALL & LIBRARY FIRE ALAR	65.98
						65.98
04/17/2024	POOL	84978	3023	MI CUSTOM SIGNS	DOWNTOWN MILITARY BANNER	103.00
					8 BANNER INSTALLATIONS MERRIMAN RD	560.00
					NFL BANNERS FOR MERRIMAN ROAD	3,883.00
						4,546.00
04/17/2024	POOL	84979	1104	MICHIGAN STATE POLICE	23/24 BLANKET PO-SEX OFFENDER REG 07/1/2	150.00
					23/24 BLANKET PO FOR LIVESCAN USAGE 07/1	43.25
					HAZARDOUS MATERIALS TECHNICIAN REGISTRAT	950.00
						1,143.25
04/17/2024	POOL	84980	0427	MIDWEST TAPE	CUSTOMER # 2000005771 BOOKS	958.44
					CUSTOMER # 2000005771 BOOKS	358.40
					CUSTOMER # 2000005771 BOOKS	17.24
					CUSTOMER # 2000005771 BOOKS	201.67
						1,535.75

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04/17/2024	POOL	84981	2902	MONAGHAN, PC	WAYNE RD SIDEWALK PROJECT BILLING FOR 2/	5,075.16
04/17/2024	POOL	84982	0068	MUCHMORE HARRINGTON SMALLEY & ASSOC	23/24 INVERTED PO FOR LEGISLATIVE SERVIC	4,000.00
04/17/2024	POOL	84983	3041	NORTHSTAR MAT SERVICES, INC.	ACCOUNT # 1862-11121	63.28
04/17/2024	POOL	84984	3917	NYE UNIFORM CO	ITB 20/21-06 INVERTED FIREFIGHTER UNIFORM	285.80
					ITB 20/21-06 NEW HIRE UNIFORM JULY 2023	59.50
					ITB 20/21-06 INVERTED FIREFIGHTER UNIFORM	364.00
					ITB 20/21-06 INVERTED FIREFIGHTER UNIFORM	140.00
					ITB 20/21-06 INVERTED FIREFIGHTER CLASS	458.90
					ITB 20/21-06 INVERTED FIREFIGHTER UNIFORM	150.00
						<u>1,458.20</u>
04/17/2024	POOL	84985	MISC	NYESHA TAYLOR	REFUND PEEWEE WINTER BASKETBALL	90.00
04/17/2024	POOL	84986	2088	OAKLAND COUNTY	23/24 INVERTED PO - OAKLAND COUNTY - FI	1,228.00
					23/24 INVERTED PO - OAKLAND COUNTY - FI	1,808.00
					23/24 QUARTERLY CLEMIS MEMBERSHIP, PART	9,141.47
						<u>12,177.47</u>
04/17/2024	POOL	84987	4316	OCCMED CONNECT	NEW HIRE DRUG SCREENS AND PHYSICALS	167.00
04/17/2024	POOL	84988	0736	ORCHARD, HILTZ & MCCLIMENT	CONSTRUCTION INSPECTION @ WAYNE & ECORSE	7,260.25
04/17/2024	POOL	84989	0266	OSBORNE CONCRETE COMPANY INC.	CULVERT REPAIRS	860.00
					23/24 BLANKET PO FOR MISC.CONCRETE PURCH	1,095.83
					23/24 BLANKET PO FOR MISC.CONCRETE PURCH	<u>(824.00)</u>
						1,131.83
04/17/2024	POOL	84990	3280	OSBURN INDUSTRIES, INC.	TOP SOIL FOR RESTORATIONS	2,880.00
04/17/2024	POOL	84991	0984	PARKWAY SERVICES, INC.	23/24 JAN-JUNE INVERTED PO FOR PORTA JOH	300.00
04/17/2024	POOL	84992	MISC	PATRICK NIEMAN	REFUND COACH CHILD PEEWEE WINTER BASKETB	90.00
04/17/2024	POOL	84993	MISC	PHILIP LIGGINS	REFUND PEEWEE WINTER BASKETBALL	45.00
04/17/2024	POOL	84994	1293	PIRTEK METRO DETROIT	23/24 BLANKET PO FOR HYDRAULIC TUBING -	33.75
04/17/2024	POOL	84995	3959	PRETTY FACE CLEANING SERVICES	GROWTH WORKS CLEANING -REIMBURSED THROUG	200.00
					11189 SHOOK RD CLEANING- FY23/24	150.00
					GROWTH WORKS CLEANING -REIMBURSED THROUG	200.00
						<u>550.00</u>
04/17/2024	POOL	84996	1576	PRINTING SYSTEMS, INC.	BLANKET PO - ELECTION SUPPLIES & MATERIA	187.42
					BLANKET PO - ELECTION SUPPLIES & MATERIA	547.84
					BLANKET PO - ELECTION SUPPLIES & MATERIA	344.73
						<u>1,079.99</u>
04/17/2024	POOL	84997	MISC	RACHEL PLOTINSKI	ANIMAL BOND SPAY / NEUTER REFUND 004/01/	25.00
04/17/2024	POOL	84998	1952	RITTER GIS, INC.	23/24 GIS SUPPORT SERVICES FOR FD OPS -	340.00
					WEB MAP & APPLICATION DEVELOPMENT & ANNU	1,000.00
					WEB MAP & APPLICATION DEVELOPMENT & ANNU	5,150.00
					23/24 INVERTED- GIS SUPPORT SERVICES 7/0	2,975.00
						<u>9,465.00</u>
04/17/2024	POOL	84999	0885	ROMULUS COMMUNITY SCHOOLS	DELINQUENT PERSONAL PROPERTY DISBURSEMEN	4,375.31
04/17/2024	POOL	85000	1551	S & F FOODS, INC.	23/24 BLANKET PO FOR PIZZA CALZONE 12CT	50.37
04/17/2024	POOL	85001	2419	SCADA	SOLE SOURCE FIRE STATION 1 & 2 INSTALL O	24,675.00
04/17/2024	POOL	85002	0968	SCHOOLCRAFT COLLEGE	FIRE INSTRUCTOR 1:	100.00
					FIRE INSTRUCTOR 1	100.00
						<u>200.00</u>
04/17/2024	POOL	85003	2307	SHARON WALKER	JAN - MAR 2024 PRESCRIPTION REIMBURSEMEN	17.58
04/17/2024	POOL	85004	4040	STAPLES	PAPER, COPY CASE 8 1/2"X11" 20 LB	301.20
					PAPER, COPY CASE 8 1/2"X11" 20 LB	43.43
						<u>344.63</u>
04/17/2024	POOL	85005	0503	STERICYCLE, INC.	23/24 BLANKET STERICYCLE SHARPS PICK UP	20.26
04/17/2024	POOL	85006	1947	THE BANK OF NEW YORK MELLON	2016 BONDS (LTGO) REFUNDING 2006 AGENT F	825.00
04/17/2024	POOL	85007	4104	THE KAPLAN LAW FIRM	MIDC SERVICE HOURS JOSHUA KAPLAN	810.00
04/17/2024	POOL	85008	1739	THE LIBRARY NETWORK	ACCOUNT # ROMS #22	6,981.12
04/17/2024	POOL	85009	3780	THE NUNLEY LAW GROUP, PLLC	MIDC SERVICE HOURS FOR ROYCE NUNLEY	1,952.00

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Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
04/17/2024	POOL	85010	0860	THE SENIOR ALLIANCE INC.	SENIOR ALLIANCE COMMUNITY MATCH	2,022.00
04/17/2024	POOL	85011	3593	TOSHIBA BUSINESS SOLUTIONS	JAN 2024- MAR 2024 COPY CHARGES PAPER CUT	4,262.83
04/17/2024	POOL	85012	0389	TRI-COUNTY INTERNATIONAL TRUCKS INC	DIAGNOSE AND REPAIR ON VACTOR #220	5,397.27
04/17/2024	POOL	85013	4042	TRUSTED JOURNEY	23/24 BLANKET PO FOR ANIMAL DISPOSAL	270.00
04/17/2024	POOL	85014	3209	TYRICE D ROBINSON	BD BOND REFUND 9416 WASHINGTON	1,000.00
04/17/2024	POOL	85015	2951	UNIQUE MANAGEMENT SERVICES, INC.	PROJECT 1773 ERK	46.60
04/17/2024	POOL	85016	1108	VANASSCHE CONSTRUCTION INC	ITB 23/24-03 DEMO 23-01	12,800.00
					ITB 23/24-03 DEMO 23-01	9,405.00
					ITB 23/24-03 DEMO 23-01	8,300.00
					ITB 23/24-03 DEMO 23-01	6,950.00
					ITB 23/24-03 DEMO 23-01	8,220.00
					ITB 23/24-03 DEMO 23-01	18,300.00
						<u>63,975.00</u>
04/17/2024	POOL	85017	0885	VERITA TELECOMMUNICATIONS CORP	DELINQUENT PERSONAL PROPERTY DISBURSEMENT	20.94
04/17/2024	POOL	85018	0670	VERIZON WIRELESS	342127256-00001 03/02/24 - 04/01/24 ALL	3,874.01
04/17/2024	POOL	85019	0885	WAYNE COUNTY TREASURER	DELINQUENT PERSONAL PROPERTY DISBURSEMENT	44,711.85
04/17/2024	POOL	85020	2656	WOLVERINE FREIGHTLINER	23/24 BLANKET PO FOR MECHANICS PARTS	141.34
04/17/2024	POOL	85021	0651	WOODLAND MEADOWS LANDFILL	23/24 INVERTED PO FOR RESIDENT DUMP PASS	1,327.20
04/17/2024	POOL	85022	2945	ZONES, LLC	BLANKET PO FY 23/24 TECH SERVICES ZONES	430.00
04/17/2024	POOL	85023	MISC	CHEP USA LLC	REFUND STC 154-23-0499 REF: 80-999-00-34	2,389.68
04/17/2024	POOL	85024	MISC	KRISTY JENKINS	REFUND TBALL	30.00
04/17/2024	POOL	85025	4119	LAW OFFICES OF JOSHUA L. HADLEY	MIDC PROGRAM SERVICE JOSHUA L. HADLEY	3,317.33
04/17/2024	POOL	85026	3777	LAW OFFICES OF SAMER N. JADALLAH	MIDC SERVICE HOURS ATTORNEY SAMER JADALL	3,530.00
POOL TOTALS:						
Total of 150 Checks:						736,248.22
Less 1 Void Checks:						0.00
Total of 149 Disbursements:						<u>736,248.22</u>

DTE	24-Jan	24-Feb	24-Mar
CITY HALL - 11111 Wayne	\$3,302.29	\$3,283.44	3382.33
COURT BUILDING - 11131 Wayne	\$2,339.78	\$2,326.42	2396.49
LIBRARY - 11121 Wayne	\$1,036.95	\$1,031.03	1062.08
New Court - 11129 Wayne	\$4,475.53	\$4,449.98	4584.01
Total for all municipal complex:	\$11,154.55	\$11,090.87	<u>\$11,424.91</u>



City of Romulus

Communication

Council Meeting Held:
Item No. 12

April 22, 2024

Councilperson Abdo: _____

Councilperson Barden: _____

Councilperson Roscoe: _____

Councilperson Talley: _____

Councilperson Wadsworth: _____

Councilperson Williams: _____

Councilperson Wilson: _____



City of Romulus

Adjournment

Council Meeting Held:

April 22, 2024

Item No. 13

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