



NOTICE:
ROMULUS CITY COUNCIL
SPECIAL MEETING – STUDY SESSION
Monday, April 27, 2026

The Romulus City Council will hold a Special Meeting – Study Session on **Monday, April 27, 2026, at 5:00 p.m.** in the Romulus City Hall Council Chambers located at 11111 Wayne Road, Romulus, MI 48174, for the purpose of discussing the rezoning, special land use, and site plan for Pilot Travel Center, located at 10250 Vining Road.

The Special Meeting-Study Session Agenda is as follows:

1. **Roll Call**
2. **Agenda**
3. **Discussion: Pilot Travel Center – Rezoning, Special Land Use, Site Plan Review**
4. **Public Comment**
5. **Adjournment**

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

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

THIS IS AN OPEN-SESSION MEETING

Instructions for Persons with Disabilities

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

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



City Council Special Meeting

Study Session Agenda

April 27, 2026

5:00 PM

1. **Roll Call**
2. **Agenda - Motion to accept Study Session Agenda as presented**
3. **Discussion: Pilot Travel Center - Rezoning, Special Land Use, Site Plan Review**
4. **Public Comment**
5. **Adjournment - Motion to adjourn the Special Meeting**



MEMORANDUM

To: Honorable City Council
From: Ellen L. Craig-Bragg, City Clerk
Cc: D'Sjonaun Hockenhull, Deputy City Clerk
Date: April 23, 2026
Re: Special Meetings

There are two (2) special meetings scheduled for Monday, April 27, 2026:

- | | | |
|------------------|----------------------|---------------------------------------|
| 1. 5:00pm | Study Session | Pilot Travel Center |
| 2. 6:00pm | Study Session | Proposed 26/27 FY City Budgets |

PLANNING DEPARTMENT MEMORANDUM

DATE: April 9, 2026
TO: Ellen Craig-Bragg, City Clerk
D'Sjonaun Hockenhull, Deputy Clerk
FROM: Jeff Kemp, Director of Planning and Building
SUBJECT: Study Session for **April 27, 2026**
RZ-2024-001/SLU-2024-002/SPR-2029; Pilot Travel Center

The Planning Department would like to respectfully request a 60-minute study session with the City Council to be held at 5:00 p.m. on April 27, 2026 for the purpose of discussing the rezoning, special land use and site plan for Pilot Travel Center, located at 10250 Vining Road.

The Planning Commission held a public hearing on December 16, 2024, and after discussion recommended approval to the City Council. The applicant submitted a site plan amendment on January 7, 2026 and revised plans on March 4, 2026 which are currently under review by the Administrative Review Committee (ARC).

Cc: R. McCraight, Mayor
J. Wojtylko, Chief of Staff
J. Lambert, Administrative Assistant
C. Maise, City Planner

PLANNING DEPARTMENT MEMORANDUM

DATE: April 21, 2026

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

FROM: Carol Maise, City Planner

SUBJECT: RZ-2024-001, SLU-2024-002 and SPR-2023-029; **Pilot Travel Center**
Study Session for
*Conditional Rezoning, Special Land Use/Site Plan for **Pilot** to allow a travel center (truck stop) at 10250 Vining*

A study session for the above conditional rezoning and special land use/site plan requests has been scheduled for April 27, 2026. The applicant, Pilot Company, proposes a new travel center on the west side of Vining Road south of the I-94 Freeway. As defined as a "truck stop" in the Zoning Ordinance, the development will consist of a 14,792 SF building that includes a convenience store, fast food restaurant with drive-through (Wendy's), services for truckers (driver's lounge, showers, laundry), 8 truck fueling lanes, 12 gas fueling positions, and parking for 150 trucks and 81 passenger vehicles. Additionally, 8 electric vehicle charging stations are proposed.

The Planning Commission considered the request at a public hearing on September 16, 2024 with subsequent meetings on November 18th and December 16, 2024. At the December meeting, the Planning Commission recommended **approval** of the Conditional Rezoning and Special Land Use request to the Romulus City Council.

While the applicant will be providing a presentation, the following background items are included for your review: Planning Commission minutes of December 16, 2024, Draft Conditional Rezoning Agreement (4-21-26), and DRAFT Community Benefits Agreement.

If you need any additional information, please contact the Planning Department at 734-955-4530.

7. Old Business

A. RZ-2024-001/SLU-2024-002/SPR-2023-029; Pilot Travel Center

Applicant: Kristi Snyder, Pilot Travel Centers; Ali Dagher, Property Owner; John Houser and Lucas Driesenga, PEA Group
Request: Conditional Rezoning, Special Land Use and Site Plan Approval
Location: 10250 Vining Road (DP# 80-064-99-0002-700/80-064-99-0001-000)
Project: Construction of a 14,160 SF Travel Center with 8 truck fueling lanes, 6 gas fueling lanes (12 positions); parking and storage for 119 trucks and 78 passenger vehicles; a convenience store with fast food restaurant; and a 10,609 SF Southern Tire Mart (providing tire and lube services for trucks).

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

Applicant Presentation

Development team members present this evening included:

- Brad Alsup, Pilot Travel Centers, 5508 Lonas Drive, Knoxville TN
- Tracy Lawrence, Outside Account Manager, Pilot Travel Centers
- Lisa Trogot, Regional Manager, Pilot Travel Centers

Mr. Alsup requested that the engineering and planning reports be read into the record, and Director of Building and Planning Kemp read the following from the November 12, 2024 Planning Commission Summary Report:

Conditional Rezoning and Conditional Rezoning Agreement

Based on the comments found in the CWA report dated September 9, 2024, following a public hearing held on September 16, 2024, the Planning Commission could consider recommending approval of the Conditional Rezoning request to the City Council based on the following findings:

- 1. The applicant proposes a conditional rezoning from M-2 General Industrial to M-T Industrial Transportation to allow for a truck stop.*
- 2. The subject site is currently vacant land that was used by the City of Romulus as a public works facility. The surrounding properties are zoned and used for high intensity industrial purposes and airport related uses including the Norfolk Southern Railroad that borders the northern edge of the subject site. While not an industrial use, a truck stop in this location would be well buffered by high intensity land uses that would have minimal impacts to residential uses.*
- 3. To help address the issue of spot zoning the applicant has provided a draft "Conditional Rezoning Agreement" that limits the use of the site based on the rezoning agreement and site plan, thus limiting possible inconsistencies with adjacent properties.*
- 4. While the Future Land Use Map is not in compliance with the proposed rezoning, the proposed Travel Center (truck stop) use has similar impacts as those described in the text of*

the Master Plan's General Industrial designation. Further, the applicant is limiting the use of the site based on the rezoning agreement and site plan.

5. *Based on the site plan provided as a part of the proposed conditional rezoning we find that while the site is to be mass graded, existing wetlands on site as well as existing trees in association with those wetlands will be preserved. We do not find that this development would have any additional environmental impacts than a similar development proposed under the existing zoning designation.*
6. *Through a Conditional Rezoning Agreement, the applicant is proposing to limit the use of the site based on the rezoning agreement and site plan.*
7. *The applicant must address conditions of the TIS to the satisfaction of the City Engineer.*
8. *The applicant indicates that this development will draw truck traffic from other parts of the City to a concentrated location.*

If the Planning Commission finds that the Conditional Rezoning request is warranted, the following motion could be considered:

To recommend to City Council approval of the Conditional Rezoning request for RZ-2024-001; Pilot Travel Center to rezone 25.53 acres located at 10250 Vining Road subject to:

1. *Conditional Rezoning Agreement (CRA) dated September 9, 2024 or as amended;*
2. *Special land use approval; and*
3. *Site plan approval subject to a revised site plan addressing all outstanding comments as noted by the Planning Commission and other agencies and departments (ARC Committee).*

Special Land Use

Based on the comments found in the CWA report dated November 8, 2024, the Planning Commission may consider recommending approval of the Special Land Use request to the City Council based on the following findings:

1. *While the Master Plan's future land use map is not in conformance with a Truck Stop Use, the text of the General Industrial designation would seem to support a more intensive Truck Stop type use.*
2. *A draft Conditional Rezoning Agreement has been provided that limits some of the more intensive uses that are permitted by right in the M-T Zoning District that will help maintain the intent of the Zoning Ordinance.*
3. *With regard to adjacent land uses we (CWA) believe the site as planned will be compatible with the adjacent uses based on new information provided by the applicant with respect to emissions and noise.*
4. *The applicant has provided a Traffic Impact Study. The study indicates that the proposed Truck Stop will have only minimal impacts on the Level of Service (LOS) of the adjacent roadways.*
5. *The applicant's updated narrative outlines the other adjacent industrial uses and existing intensity of use, indicating the subject use will be no more impactful than those existing uses. The subject site is found within a rather intensive industrial area including Metro Airport.*
6. *The site is to be served by City water and sanitation services.*

If the Planning Commission finds that the Special Land Use request is warranted, the following motion could be considered:

To recommend to City Council approval of the Special Land Use request for SLU-2024-002; Pilot Travel Center subject to:

- 1. City Council approval of the Conditional Rezoning and associated Conditional Rezoning Agreement dated September 9, 2024 or as amended*
- 2. Waivers from the following:*
 - a. Section 11.07(b)(5): Truck Stop Access Drives to allow 2 driveways;*
 - b. Section 11.07(b)(5): Truck Stop Access Drives to allow the south driveway to be wider than 30' (61' proposed) conditioned up the driveway then being narrowed as recommended by OHM;*
 - c. Section 13.04(g): Sidewalk and Non-Motorized Pathways to allow payment in lieu of construction of approximately 875' of sidewalk along the northern portion of Vining Road in the amount of \$65,625 (minus the estimate of the offsite improvements at Goddard Road as reviewed and approved by the City Engineer) in return for the applicant's installation of pedestrian facilities up to a crossing at Goddard Road and connecting to the site; and*
 - d. Section 13.02(c): Greenbelt Landscaping Adjacent to Street Frontage to waive 3'-4' berm along the northern portion of Vining Road due to the County Drain.*
- 3. Site plan approval subject to a revised site plan addressing all outstanding comments as noted by the Planning Commission and other agencies and departments.*

Site Plan

Based on the comments found in the CWA report dated November 8, 2024, the OHM report dated November 7, 2024, and the other ARC committee comments, if the Planning Commission finds that the revised site plan is in compliance with the standards of the Zoning Ordinance and consistent with the proposed Conditional Rezoning, draft Conditional Rezoning Agreement and Special Land Use, a recommendation to approve the site plan as follows could be considered:

Based on the findings in the ARC (Administrative Review Committee) reports, we recommend the Planning Commission approve the Site Plan for SPR-2023-029; Pilot Travel Center subject to the following:

- 1. Approval of the Conditional Rezoning and associated Conditional Rezoning Agreement (CRA) by City Council;*
- 2. Approval of the Special Land Use for a Truck Stop by City Council;*
- 3. Special land use waivers as approved by the Planning Commission;*
- 4. A revised site plan being submitted for administrative review of all outstanding items of the Planning Commission and other agencies and departments prior to review by the City Council.*

Utilizing a PowerPoint presentation, Mr. Alsup and his team provided information regarding this application for Conditional Rezoning, Special Land Use and Site Plan Approval at 10250 Vining Road, in order to construct a 14,160sf Pilot Travel Center and a 10,609sf Southern Tire Mart (providing tire and lube services for trucks).

Mr. Alsup briefly reviewed the overall proposal, which had been heard by the Planning Commission on September 16, 2024 and November 18, 2024. He noted that nothing on the floor plan had changed since the last meeting. He showed a rendering of the building that complies

with the full brick requirements. He also noted the Southern Tire Mart will look like. Mr. Alsup then focused on the need for the Travel Center by discussing the transportation environment in and around the City.

- Romulus is uniquely situated within the Detroit area's transportation network.
 - I-94 carries approximately 15,000 trucks daily (per MDOT).
 - I-275 carries approximately 11,000 trucks daily (per MDOT).
 - Norfolk Southern Railroad runs directly north of the proposed facility.
 - Detroit International Airport, a significant draw for transportation, is located across the street.
- Freight Movement Statistics (from SEMCOG's Freight Task Force Meeting, November 2024):
 - Southeastern Michigan handles 212 million tons of freight annually, with 74.1% moved by trucks.
 - The region processes \$400 billion worth of freight, with 69.5% transported by trucks.
 - Approximately 146,000 jobs in southeastern Michigan are related to transportation, warehousing, and related utilities.
- Significant freight-related infrastructure projects are underway, including:
 - Gordie Howe International Bridge.
 - I-94 improvements to enhance freight movement.
 - Growth in distribution space is planned, particularly north of I-94.
- Alignment with Romulus Community Vision [Vision Romulus, Our Community, Our Future Vision and Strategic Action Plan, January 2023] referencing pp. 16-17:
 - The city has recognized freight and trucking as integral to its community vision, with a strong desire to leverage its geographic position to attract transportation and logistics industries.
 - Development efforts have resulted in 2.5 million square feet of new construction in the past two years, with another 2.5 million square feet planned in the next 18 months along Vining, Wick, and Ecorse roads.
- Truck Driver Needs:
 - Despite the critical role of trucking in the local economy, the area lacks facilities to support truck drivers, including fueling stations and rest areas.
 - The proposed Travel Center seeks to fill this gap, ensuring the freight network continues to function efficiently.

Account Manager Lawrence said that she was the outside sales representative for Pilot in Michigan and Ohio. Drawing from her extensive 15-year experience in the trucking industry, Ms. Lawrence emphasized her active involvement with various trucking organizations, including:

- Current board member of the Ohio Truck Association.
- Active in the Michigan Truck Association.
- Future president of the West Michigan Transportation Club.
- Involved with the Detroit Transportation Club, Women in Trucking, and Truckers Against Trafficking.

Ms. Lawrence highlighted the following points:

- Romulus is already a major hub for trucking activity, and the addition of the Gordie Howe Bridge will increase freight traffic in the region.

- According to the Southeast Michigan Council of Governments (SEMCOG), Wayne County's freight activity is expected to grow by 29.4% by 2050, further intensifying the demand for trucking infrastructure.
- Truck parking is the number one challenge facing the industry today. Drivers often resort to parking on entrance and exit ramps, creating unsafe conditions for themselves and other motorists.
- The trucking profession remains one of the most dangerous in the country due to these challenges.
- The proposed Travel Center includes 119 parking spaces, which will help alleviate some of the parking shortages in the area.

Ms. Lawrence introduced Gary Percy, president/owner of A.D. Transport and a 40-year veteran of the trucking industry. Drawing on his experience and operations within the region, Mr. Percy outlined the challenges faced by the trucking industry and their impact on the local community.

- Federal regulations requiring electronic logging devices (ELDs) enforce strict hours-of-service compliance, necessitating safe and legal parking options when drivers reach their mandatory rest periods. Without adequate facilities, drivers are forced to park unsafely, creating risks and potential fines.
- Truck drivers frequently park in inappropriate locations, including roadsides, business parking lots, and car parking areas due to a lack of dedicated truck parking facilities. Examples of problematic truck parking include areas near Detroit Metropolitan Airport, Belleville, Canton Township, and Romulus.
- The shortage of parking poses safety risks and disrupts local business operations, leading property owners to boot or tow trucks at significant costs to drivers (\$2,500–\$3,500 per boot occurrence, more for towing). A consolidated parking facility would be a benefit by reducing unauthorized truck parking in the community and improving safety for both drivers and local residents.
- The proposed Pilot facility would provide parking, fuel, food, and other services that truck drivers require, addressing industry needs effectively.
- The facility would support economic growth by ensuring efficient freight operations, benefiting both the community and the trucking industry.

Commissioner Long said he understood the benefit this facility would offer to truck drivers. The question for him was what benefit this proposal offered to the City of Romulus.

Mr. Percy emphasized that reducing unauthorized parking and consolidating trucks into a single area and facility would enhance safety, reduce disruptions, and support the local economy.

Mr. Alsop continued the discussion on the proposed Travel Center, highlighting its community, economic, and safety benefits while addressing concerns raised in previous meetings.

- Again, trucks are parking in unauthorized areas across the City, including streets, gas stations, hotel parking lots, and private business lots. This has led to damaged infrastructure and increased safety concerns.
- The Travel Center will provide 119 dedicated truck parking spaces, as well as other services, including fuel, a tire shop, food, showers, and other amenities for drivers.

In addition, the Travel Center will provide benefits to the City:

- Economic benefits:
 - Job Creation and Revenue:
 - 50 jobs with a total annual payroll of \$1.6 million.
 - Estimated \$486,000 in annual tax revenue for Romulus.
 - Total investment of over \$17 million in the City.
- Infrastructure Improvements, including planned upgrades to roads near the facility to handle truck and vehicular traffic.
- Safety and Security Measures:
 - Enhanced Camera System, now including full 100% camera coverage of the truck parking area, with overlapping fields of vision, with data stored for at least 30 days, accessible to law enforcement.
 - A security guard will patrol the site nightly from 10 p.m. to 6 a.m. to deter and respond to potential incidents.
 - Regional Manager will oversee the facility, ensuring adherence to strict maintenance, cleanliness, and safety protocols.
- Further Community benefits include alleviating unauthorized parking in neighborhoods and businesses, and providing residents with additional retail, fuel, and food options. A clean, well-lit facility will enhance the city's infrastructure and appeal.

Regional Manager Trogotot overviewed operating procedures, safety measures, and maintenance standards as follows:

- Comprehensive Training Programs for staff at all levels.
- Shift Readiness Walks are conducted three times daily to validate security, cleanliness, and operational efficiency, including camera functionality, pump conditions, and lot cleanliness.
- Human Trafficking Awareness: Team members and drivers receive training on identifying and responding to human trafficking through quarterly educational sessions in partnership with Downriver Veterans.
- Camera Systems: Cameras provide 100% coverage of the truck parking lot, with monitoring and recording systems accessible both on-site and remotely. Camera functionality is checked regularly, with data stored for at least 30 days and available to law enforcement.
- Additional Safety Measures: Monthly and quarterly safety assessments address issues like lighting, trip hazards, and general safety conditions. Shower monitor systems ensure driver safety by tracking usage times. Protocols are in place for wellness checks, including coordination with law enforcement if needed.
- Winter Safety: Licensed vendors provide snow plowing and salting to maintain safe conditions during winter months.
- Enhanced Cleaning Procedures: Restrooms are cleaned more frequently than the standard 30-minute rule to maintain high sanitation standards. Team members are trained on specific cleaning processes for various areas, including showers, restrooms, and floors.
- Responsive Maintenance: A dedicated maintenance team addresses issues promptly, supported by local service technicians trained in HVAC, plumbing, and electrical repairs. Corporate office and regional staff ensure rapid response for larger repairs through a ticketing system.
- Facility Features and Enhancements: Facilities include amenities such as dog parks, upgraded gas pumps, and tire maintenance shops.

In response to questions from Commissioner McAnally regarding points of contact and facility enhancements (is this store different from other Pilot stores per statements at previous meetings from Mr. Dagher?), the applicants gave the following further information:

- Ms. Trogot's contact information, as well as that of other key personnel, would be shared with the City.
- The facility will include the newest designs, pumps, and technology, similar to Pilot's Edon, Ohio location, but Mr. Alsup refrained from describing it as a "flagship" location and could not guarantee this store will be the "best of the best". They are however investing a tremendous amount of money on this development and committed to providing a dedicated team of employees that will ensure the site is maintained, safe and secure.

Chair Freitag opened the meeting to public comment.

- Dr. Fadi Naserdean owner of MADCO Truck Stop on 27416 Ecorse Road expressed concerns about the proposed Pilot Travel Center's impact on local businesses. He had invested over \$12 million into his location and provides many of the same services Pilot proposes, including parking, showers, a tire shop, and a scale. He said that there was truck parking in the area, with his own lot often underutilized. He pays approximately \$123,000 annually in property taxes, contributes to local employment, and supports five rental businesses operating on his property. He emphasized that the City should prioritize attracting residential developments, grocery stores, and hotels over additional truck stops. It was more important to create a sustainable community rather than transforming Romulus into a trucking hub.
- A commenter from Dearborn that owns a business said that in the past 10 years Pilot Flying J had been involved in legal issues, including a history of fraudulent practices, rebate schemes, poor management, poor employee treatment, maintenance issues, etc.
- Leander Richmond, Small Business Owner and Founder of CarriersUnited.com, spoke to the critical need for improved truck parking and amenities. He shared personal experiences and industry challenges to highlight the dire circumstances faced by truck drivers, who often face predatory enforcement practices, such as excessive fees for boots and towing. He emphasized the importance of truck stops like Pilot in providing essential services. Truck drivers prioritize safe and accessible locations, and well-designed facilities like Pilot are critical for ensuring safety and convenience.
- Nick Nabor a resident of Plymouth and member of the FlexMart family provided brief remarks, opposing the proposed Pilot Travel Center based on environmental and operational concerns. Since the issue is lack of parking, not a need for additional gas stations, the commenter suggested addressing the identified parking shortage rather than constructing another gas station near a wetland, which could increase the risk of contamination. He also cited a Google search indicating a 3.0 rating for a nearby Pilot Travel Center, with user-submitted photos highlighting unclean conditions, including dirty trash cans and restrooms.

Commission discussion

- Commissioner Talon-Jemison inquired about the \$486,000 in estimated tax revenue and its distribution.

Mr. Alsup clarified that the amount goes to the City of Romulus and Pilot has no control regarding its division among taxing authorities. Director of Community Safety and Economic Development Krause further explained that as the location is in a TIFA district, much of the revenue will go toward TIFA-related projects and infrastructure improvements rather than the City's General Fund.

- Regarding the Southern Tire Mart, Commissioner Talon-Jemison expressed concerns about the subjective terms "light maintenance" and "service," asking for detailed documentation to prevent unauthorized activities on site with restrictions explicitly detailed in the conditional rezoning agreement to prevent potential violations.

Mr. Alsup and Ms. Lawrence stated that services would include light maintenance like DOT inspections, lube, oil and tire changes, and minor diagnostic work but not major overhauls, engine repairs, or bodywork. Anything related to tires but nothing major. Commissioner Talon-Jemison asked if there is anything specific in the agreement that lists what is allowed.

City Planner Maise confirmed that such provisions could be discussed with Pilot administratively and incorporated into an amended agreement to ensure compliance. Mr. Alsup confirmed that they would work with staff to get a list of services that would be offered at the Tire Mart.

- Commissioner Talon-Jemison sought clarification on the updated security measures.

Mr. Alsup confirmed the inclusion of seven cameras to ensure comprehensive coverage, an upgrade from the initial plan. Overnight security guards had also been added to this location.

- Commissioner Talon-Jemison questioned whether the proposal provided significant benefits to Romulus residents other than the captures going to TIFA (rather than the general fund). While the facility may solve industry-specific issues, the broader benefits for residents were less evident.

Mr. Alsup outlined benefits, including job creation, taxes, infrastructure improvements, a high level of operating standards including a nice food offering, and especially by solving the truck parking shortage problem by allowing trucks to be parked where they should be. He also noted competition with other businesses will help "up their game" which will provide more service opportunities to the community. He acknowledged that jobs would be open to all applicants, not exclusively Romulus residents since they are unable to discriminate on where employees come from.

Commissioner Talon-Jemison commented that solving the truck parking problem may not be a city issue but rather revenues from enforcement could be a benefit. She advised that more tangible benefits for residents be highlighted when the applicants presented before City Council. Emphasizing benefits to residents is critical for gaining broader support for the project.

- Commissioner Roscoe expressed appreciation for the effort and detail in tonight's presentation but raised significant concerns about the proposed Pilot Travel Center's overall benefit to the Romulus community. Despite the presentation's focus on addressing truck parking shortages, the project does not appear to provide meaningful benefits to the Romulus community as a whole. She highlighted existing efforts by a local business owner who is already accommodating truck parking needs on a 23-acre property with accessible infrastructure.

Commissioner Roscoe argued that truck parking issues often result from drivers failing to manage their time effectively. Using GPS tools, experienced truckers are generally aware of their available time and nearby facilities.

Commissioner Roscoe expressed concern that the facility would attract truckers from neighboring cities like Canton, Taylor, and Belleville, shifting their parking challenges into Romulus rather than solving the existing local issues. She stressed that Romulus already faces numerous challenges and should not inherit additional problems from other communities.

Commissioner Roscoe emphasized that public opposition to the project has been overwhelming, with more residents voicing concerns about this proposal than any other issue during her tenure on both the Planning Commission (8 years) and City Council (16 years).

Commissioner Roscoe commended the applicant's efforts to address the Commission's concerns but reiterated that her primary obligation is to the residents of Romulus. It was important to align projects with the needs and sentiments of the community, and she could not support the project given the overwhelming resident opposition.

- Commissioner Frederick acknowledged the security enhancements offered by the applicants. He commended the inclusion of an overnight security guard, a new addition since the November presentation, as a significant improvement to address nighttime safety concerns. Such issues are not the property owner's fault but are a general risk inherent in truck stops.

Commissioner Frederick raised concerns about sanitation issues arising when trucks park in unauthorized locations. Regarding time management, real-world issues like traffic delays, motorcades, and unexpected road conditions often disrupt plans around strict hours-of-service regulations.

Commissioner Frederick stressed the benefits of consolidating truck traffic in a safe, designated location off I-94, reducing congestion and improving safety. He noted longstanding infrastructure challenges in the area, such as inadequate lanes and limited access at key intersections, which exacerbate traffic problems.

Commissioner Frederick emphasized the importance of free market enterprise, noting that businesses must adapt to competition rather than block new entrants. The proposed location is suitable for a truck stop due to its proximity to highways, railroads, and the

airport, with limited alternative uses for the property because of its pie shape and just noted surrounding uses.

Commissioner Frederick acknowledged community concerns and the challenges raised by residents and neighboring business owners, which are valid, but he also underscored the broader benefits of addressing truck parking shortages and improving traffic flow for both the trucking industry and the City.

Chair Freitag indicated she was ready to entertain a motion.

MOTION by Roscoe, support by Long, to recommend DENIAL of the Conditional Rezoning request for RZ-2024-001; Pilot Travel Center to rezone 25.53 acres located at 10250 Vining Road.

Roll Call Vote:

Ayes – Roscoe, Long, Talon-Jemison

Nays – Crova, Frederick, Glotfelty, McAnally, Freitag

Motion failed 3-5.

MOTION by McAnally, support by Glotfelty, that based on the finding of facts that were read into the record by Director of Building and Planning Kemp, to recommend to City Council approval of the Conditional Rezoning request for RZ-2024-001; Pilot Travel Center to rezone 25.53 acres located at 10250 Vining Road subject to:

- 1. Conditional Rezoning Agreement (CRA) dated September 9, 2024 to be amended through administrative review, based on the comments made by the Commissioners, and**
- 2. Special land use approval; and**
- 3. Site plan approval subject to a revised site plan addressing all outstanding comments as noted by the Planning Commission and other agencies and departments (ARC Committee).**

Roll Call Vote:

Ayes – McAnally, Glotfelty, Frederick, Crova, Freitag

Nays – Long, Roscoe, Talon-Jemison

Motion passed 5-3.

MOTION by McAnally, support by Glotfelty, that based on the finding of facts that were read into the record by Director of Building and Planning Kemp, to recommend to City Council approval of the Special Land Use request for SLU-2024-002; Pilot Travel Center subject to:

- 1. City Council approval of the Conditional Rezoning and associated Conditional Rezoning Agreement dated September 9, 2024, to be amended, and**
- 2. Waivers from the following:**
 - a. Section 11.07(b)(5): Truck Stop Access Drives to allow 2 driveways;**

CONDITIONAL REZONING AGREEMENT
RZ-2024-001: Pilot Travel Centers LLC

This CONDITIONAL REZONING AGREEMENT (“Agreement”) is made this ____ day of _____, 2026 between **PILOT TRAVEL CENTERS LLC**, a Delaware limited liability company, whose address is 5508 Lonas Drive, Knoxville, Tennessee 37909 (“Developer”) **VINNING ROAD INVESTMENT, LLC** with address located at 14207 Ford Road, Dearborn, Michigan 48126 (“Owner”), and the **CITY OF ROMULUS**, a Michigan Municipal Corporation, whose address is 11111 Wayne Road, Romulus, Michigan 48174 (“City”).

RECITALS

- A. Owner is the owner of certain real property located at 10250 Vining Road in Romulus, Wayne County, Michigan, further identified as Parcel IDs 80 064 99 0002 700 and 80 064 99 0001 000 and more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (collectively, “Subject Property”).
- B. Owner, as landlord, and Developer, as tenant, are parties to a long-term ground lease ("Lease") for a portion of the Subject Property as approximately depicted on **Exhibit B** attached hereto and incorporated herein by reference ("Leased Property"), a memorandum of the Lease will be recorded in the Wayne County Register of Deed upon commencement of the same.
- C. The Subject Property consists of a triangular shape of approximately twenty-five (25) acres, and is comprised of (i) the Leased Property, and (ii) the remaining undeveloped frontage on Vining Road near the south-eastern portion of the Subject Property reserved by Owner for future development (“Retained Frontage”). It is understood and agreed that the future development of the Retained Frontage will require its own site plan by way of a separate application, review and approval process.
- D. Developer desires to construct a travel center on the Leased Property consisting of a primary building for use as a convenience store, which includes the following “Permitted Uses”: the operation of one or more restaurants, retail merchandise and food sales, showers and laundry; parking for operable commercial and passenger vehicles which are ancillary to these Permitted Uses; vehicle fueling facilities for passenger and commercial vehicles, indoor storage, dispensers and other and related equipment necessary for the retail sale of petroleum and electricity. No outdoor storage is allowed except for products for sale in the convenience store that may be located near the front entrance as located on the Site Plan attached as **Exhibit C**.
- E. The parties agree that uses for the Retained Frontage are restricted for a period of twenty four (24) months from the date of this Agreement to only the following uses for the M-T District set forth in Section 8.02 of the Zoning Ordinance: Human Care and Medical; Retail; Services; Restaurant and Bars; and, Office/Professional/Financial (“Retained Frontage Permitted Uses”). Any proposed Retained Frontage Permitted Uses must be reviewed and approved by the Planning Commission.

After the 24-month period ends, the Retained Frontage may be developed and used in accordance with the uses generally permitted in the M-T Zoning District.

- F. Developer and Owner acknowledge that any proposed use of the Subject Property that is inconsistent with the Permitted Uses or the Retained Frontage Permitted Uses is prohibited without the City's prior written consent and an amendment of this Agreement.
- G. The Subject Property is currently zoned M-2 ("M-2 - General Industrial District"), as set forth in the City of Romulus Zoning Ordinance ("Zoning Ordinance").
- H. Developer and Owner have requested the City conditionally rezone the Subject Property to M- T ("M-T - Industrial Transportation District") to facilitate the Permitted Uses and Retained Frontage Permitted Uses.
- I. The Michigan Zoning Enabling Act ("MZEA") and the Zoning Ordinance allow for the rezoning of property, and the MZEA, at MCL 125.3405, provides that an owner and/or developer of land may voluntarily offer in writing, and the City may approve, certain uses and development of the land as a condition to a rezoning or an amendment to a zoning map.
- J. Developer submitted its conditional rezoning application to the City along with its initial site plans for the Leased Property. Attached to this Agreement as **Exhibit C** and incorporated herein by reference are the site plans approved by the City ("Site Plan") for the proposed development for the Permitted Uses ("Proposed Development").
- K. Owner and Developer have voluntarily offered in writing to condition the rezoning upon a use of the Subject Property for the Permitted Uses and Retained Frontage Permitted Uses and Owner and Developer are willing to accept the conditional rezoning conditions proposed herein.
- L. After giving proper notice, the City of Romulus Planning Commission held a public hearing on Owner and Developer's proposed conditional rezoning of the Subject Property on _____, 2026, as required by the MZEA, MCL 125.3101 et. seq. and the Zoning Ordinance and voted to recommend to the City Council to approve the conditional rezoning of the Subject Property to the M-T - Industrial Transportation District, to accept Owner and Developer's conditions set forth in this Agreement, and to approve Developer's special land use applications required for the Permitted Uses and Proposed Development (collectively, the "Necessary Approvals").
- M. On _____, 2026, the City Council approved the requested conditional rezoning to the M-T – Industrial Transportation District, accepted Owner and Developer's proposed conditions, and approved the terms and conditions of this Agreement and Developer's special land use application.

- N. Owner, Developer and the City wish to set forth their understandings with respect to the conditional rezoning to facilitate the Permitted Uses, Proposed Development, and Retained Frontage Permitted Uses.
- O. Therefore, to facilitate the Proposed Development, Permitted Uses, and Retained Frontage Permitted Uses of the Subject Property, Owner, Developer and the City have agreed to conditionally rezone the Subject Property from the M-2 - General Industrial District to the M-T - Industrial Transportation District, under the terms and conditions set forth in this Agreement.

NOW THEREFORE, in consideration of the premises and rights reserved, herein, and in order to accomplish the forgoing purposes, the undersigned Owner, Developer and City agree as follows:

- 1. Conditional Rezoning. Pursuant to MCL 125.3405, the City hereby agrees to the conditional rezoning of the Subject Property from the M-2 - General Industrial District to the M-T - Industrial Transportation District and to permit the Permitted Uses and the Proposed Development of the Leased Property in conformance with the conditions set forth in Section 4 of this Agreement, below.

This Agreement shall not be binding upon either party, until, all Necessary Approvals have been received.

- 2. New Zoning District. The use and development of the Subject Property shall conform hereafter to all of the requirements regulating use and development consistent with the M-T - Industrial Transportation District as modified by the conditions in Section 4 of this Agreement.
- 3. Voluntary Offer of Conditions / Zoning Objectives. This Agreement is the result of voluntary conditions offered by Owner and Developer and is approved by the City for the achievement of legitimate zoning objectives asset forth in the MZEA and the Zoning Ordinance. This Agreement arose out of an offer of conditions under MCL 125.3405.
- 4. Rezoning Conditions. The parties acknowledge and agree that the Subject Property has been granted conditional rezoning approval by the City subject to the following conditions (“Rezoning Conditions”):
 - a. The Subject Property may only be used for the Permitted Uses and Retained Frontage Permitted Uses as provided for in this Agreement, including, without limitation, as shown in the approved Site Plan for the Leased Property, attached as **Exhibit C** and dated _____ for the Proposed Development.
 - b. The Leased Property may be developed only for the Permitted Uses, which shall be subject to the conditions placed on this conditional rezoning. Owner’s future development of the Retained Frontage shall be subject to the terms of this Agreement and limited to the Retained Frontage Permitted Uses.

- c. The Subject Property shall not be used for any uses other than those specifically set forth as Permitted Uses and Retained Frontage Permitted Uses under this Agreement.
 - d. Upon any change in use of the Subject Property that removes Vehicle Fueling, Owner shall remove all underground storage tanks and piping installed upon the Subject Property if so required by the City.
 - e. A security guard shall be present at the Subject Property from 10:00pm to 6:00am daily. There shall be seven (7) security cameras that will provide camera coverage of the entire truck parking lot.
5. Issuance of Approval or Permits. No approvals or permits shall be granted for any use or development of the Subject Property that does not conform with this Agreement.
 6. Effective Date. The conditional rezoning approved by City Council shall be effective upon the publication by City of an amendment to the Zoning Ordinance and Zoning Map, conditionally rezoning the Subject Property to the M-T - Industrial Transportation District (“Rezoning Effective Date”), which rezoning shall be a conditional rezoning pursuant to MCL 125.3405, and subject to the terms and conditions set forth in this Agreement.
 7. Reversion of Zoning. This Agreement shall expire two (2) years after the Rezoning Effective Date (“Expiration Date”) unless substantial construction on the Proposed Development of the Leased Property pursuant to building and other required permits issued by the City commences within the two (2) year period and proceeds diligently to completion, unless extended by the City Council for good cause. In the event that substantial construction on the Proposed Development has not commenced within the aforementioned two (2) years, the Agreement shall be void and of no effect and the Subject Property shall automatically be reverted back to its original zoning classification as set forth in Section 23.06(e) of the Zoning Ordinance. Notwithstanding the above, if the Owner or Developer applies in writing for an extension of the this Agreement at least thirty (30) days prior to the Expiration Date and demonstrates good cause for such extension (ie, delay in issuance of governmental permits despite Developer diligently applying for the pursuing such permits; force majeure), the City Council shall grant an extension of one (1) year.
 8. Amendments / Integration. This Agreement and its Exhibits set forth the entire agreement between the parties relative to development and use of the Subject Property and the subject matter hereof, with the exception of the future development of the Retained Frontage as set forth in this Agreement. No prior or contemporaneous oral or written representations, statements, promises, agreements or undertakings made by either party or agent of either party that are not contained in this Agreement shall be valid or binding. This Agreement, including, but not limited to the Rezoning Conditions, Permitted Uses, and Retained Frontage Permitted Uses may not be amended except in writing signed by the parties and recorded in the same manner as this Agreement. Remedial amendments to correct errors and omissions, as well as minor technical changes to the Site Plans shall be permitted as long as such minor technical changes are consistent with the spirit and intent of this Agreement, as determined by the City administration in the exercise of its reasonable judgment.

9. Binding Effect. This Agreement shall covenant and run with the Subject Property and bind and inure to the benefit of the parties, their heirs, successors and assigns. It is also understood that the members of the City Planning Commission and Council and/or its departments may change, but the City shall nonetheless remain bound by this Agreement.
10. Recording in Wayne County Records. The Agreement shall be recorded in the office of the Wayne County Register of Deeds by the Owner and/or the Developer and a certified copy of the recorded Agreement shall be delivered to the City.
11. Counterparts. This Agreement and any future amendment to this Agreement may be executed by the parties in one or more counterparts, each of which shall be deemed to be an original, and it shall not be necessary for the same counterpart to be signed by all signatories in order for this amendment or any amendment to this Agreement to be binding upon all of the parties. When counterparts have been executed by all parties, it shall have the same effect as if one original had been signed by all parties.
12. Severability. It is understood and agreed by the parties that if any part, term or provision of this Agreement is held by the courts to be illegal or in conflict with any statute, ordinance, rule, regulation or other applicable law, the validity of the remaining portions or provisions of this Agreement shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Agreement did not contain the particular part, term or provision held to be invalid.
13. Governing Law. This Agreement shall be governed by the laws of the State of Michigan, both as to interpretation and performance. Any and all suits for any breach or enforcement of this Agreement may be instituted and maintained in any court of competent jurisdiction in the County of Wayne, State of Michigan.
14. Waiver. 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.
15. 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.
17. Authority. The signers of this Agreement warrant and represent that they have the authority to sign this Agreement on behalf of their respective principals or entities and the authority to bind each

party to this Agreement according to its terms. Further, each of the parties represent that the execution of this Agreement has been duly authorized and is binding on such party.

[Signatures on the following pages]

In Witness Whereof, the parties hereto have set their hands and seals as of the day and year first written above.

OWNER:
Vinning Road Investment, LLC

By: Ali H. Dagher
Its: Member

The foregoing instrument was acknowledged before me this ____ day of _____ 20__, by _____
_____, the _____ of **Vinning Road Investments, LLC**, a
Michigan Limited Liability Company.

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

DEVELOPER

Pilot Travel Centers LLC:

By: Bradley Anderson

Its: Authorized Representative

The foregoing instrument was acknowledged before me this ____ day of _____ 20__, by _____
_____, the _____ of **Pilot Travel Centers LLC**, a Delaware
Limited Liability Company.

_____, Notary Public
_____ County, Michigan

My Commission Expires: _____
Acting in _____ County, Michigan

CITY:
City of Romulus

By: Robert A. McCraight
Its: Mayor

And

By: Ellen Craig-Bragg _____
Its: Clerk

As approved at the City Council Meeting held
On _____, 202__

The foregoing instrument was acknowledged before me this ____ day of _____ 20__, by
Robert A. McCraight and Clerk, Ellen Craig-Bragg _____, as the _____ of and
for the City of Romulus, a Michigan Municipal Corporation.

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

Drafted by:
Ali H. Dagher
Dagher Law
14207 Ford Road
Dearborn, Michigan 48126

When recorded return to:
Ellen Craig-Bragg
Clerk, City of Romulus
11111 Wayne Road
Romulus, Michigan 48174

EXHIBIT A

Legal Description of the Subject Property

EXHIBIT B

Legal Description of the Leased Property

EXHIBIT C

Site Plans Approved by City

Please see attached

COMMUNITY BENEFITS AGREEMENT

This Community Benefits Agreement (“Agreement”) is made as of the ___ day of April 2026 (“Effective Date”), by and between Vinning Road Investment, LLC, a Michigan limited liability company, whose address is 14207 Ford Road, Dearborn, Michigan 48126 (“Owner”), and the City of Romulus, a Michigan municipal corporation, whose address is 11111 Wayne Road, Romulus, Michigan 48174 (“City”). Owner and City may be referred to herein individually as a “Party” and collectively as the “Parties.”

RECITALS

A. Owner is the fee owner of certain real property commonly known as 10250 Vining Road, Romulus, Michigan, consisting of approximately twenty-five (25) acres and identified by Tax Parcel Nos. 80-064-99-0002-700 and 80-064-99-0001-000 (“Property”);

B. Owner has entered into a long-term ground lease with Pilot Travel Centers LLC for the development and operation of a commercial use on a portion of the Property;

C. Owner and Developer have requested a conditional rezoning of the Property pursuant to a separate Conditional Rezoning Agreement, identified by City application number RZ-2024-001 (“CRA”);

D. In anticipation of development of the Property, Owner desires to voluntarily provide certain community benefits to residents of the City; and,

E. The City desires to accept such voluntary commitments, provided that they are memorialized in an agreement that is independent of, and not a condition precedent to, any zoning or land-use approval.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth below, and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. PURPOSE AND SEPARATION FROM ZONING

1.1 Purpose.

The purpose of this Agreement is to memorialize voluntary community benefit commitments to be provided by Owner for the benefit of City residents.

1.2 No Zoning Effect.

This Agreement does not grant, modify, or guarantee any zoning classification or land-use entitlement; Is separate from and independent of the CRA; and, shall not be interpreted as a condition of rezoning, site plan approval, permitting, or any other land-use approval.

2. COMMUNITY BENEFIT OBLIGATIONS

2.1 Annual Charitable Contribution.

Beginning January 1, 2027, Owner shall make an annual charitable contribution in an amount not less than Five Thousand Dollars (\$5,000.00) per year, for five (5) consecutive calendar years.

2.2 Eligible Recipients.

Each contribution shall be made to one or more charitable non-profit organizations located within the City of Romulus and providing services or benefits to City residents. Selection of recipient organizations shall be made by Owner in reasonable consultation with the City.

2.3 Proof of Payment.

Within thirty (30) days after each annual contribution is made, Owner shall provide written confirmation to the City reasonably demonstrating compliance with this Section.

3. TERM

This Agreement shall commence on the Effective Date and shall expire automatically upon Owner's full satisfaction of the contribution obligations set forth in Section 2.

4. ENFORCEMENT AND REMEDIES

4.1 Good-Faith Compliance.

The Parties shall act in good faith in carrying out their obligations under this Agreement.

4.2 Enforcement; Jurisdiction.

In the event of a material breach of this Agreement, the non-breaching Party may bring an action in any court of competent jurisdiction in the County of Wayne, State of Michigan.

4.3 Limited Remedies.

No monetary damages, penalties, or injunctive relief affecting land use or zoning shall be available under this Agreement, except as necessary to compel compliance with the contribution obligations expressly set forth herein.

5. BINDING EFFECT; TRANSFERS

5.1 Binding Obligation.

This Agreement shall be binding upon Owner and its successors and assigns, provided that such binding effect shall be limited to the duration of the obligations set forth in Section 2.

5.2 No Third-Party Beneficiaries.

This Agreement does not create any rights in favor of any third party.

6. MISCELLANEOUS

6.1 Governing Law.

This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan.

6.2 Severability.

If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

6.3 Entire Agreement.

This Agreement constitutes the complete and exclusive statement of the agreement between the Parties with respect to community benefits and supersedes all prior discussions or representations related thereto.

6.4 Counterparts.

This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one instrument.

6.5 Authority.

Each signatory represents that they are authorized to execute this Agreement on behalf of the respective Party.

IN WITNESS WHEREOF, the Parties hereto have set their hands and seals as of the day and year set forth below.

OWNER:
Vining Road Investment, LLC

By: Ali H. Dagher
Its: Member

The foregoing instrument was acknowledged before me this ____ day of _____
20__, by _____, the _____ of Vining Road
Investments, LLC, a Michigan Limited Liability Company.

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

CITY:
City of Romulus

By: Robert A. McCraight
Its: Mayor

And

By: Ellen Craig-Bragg
Its: Clerk

As approved at the City Council Meeting held

On _____, 202__

The foregoing instrument was acknowledged before me this ____ day of _____
20__, by Robert A. McCraight and Clerk, Ellen Craig-Bragg _____, as the _____
_____ of and for the City of Romulus, a Michigan Municipal Corporation.

_____, Notary Public

_____ County, Michigan

My Commission Expires: _____

Acting in _____ County, Michigan

EXHIBIT A

Legal Description of Property



FRESH
SINCE
DAY ONE

QUALITY IS OUR RECIPE

Wendy's

Pilot

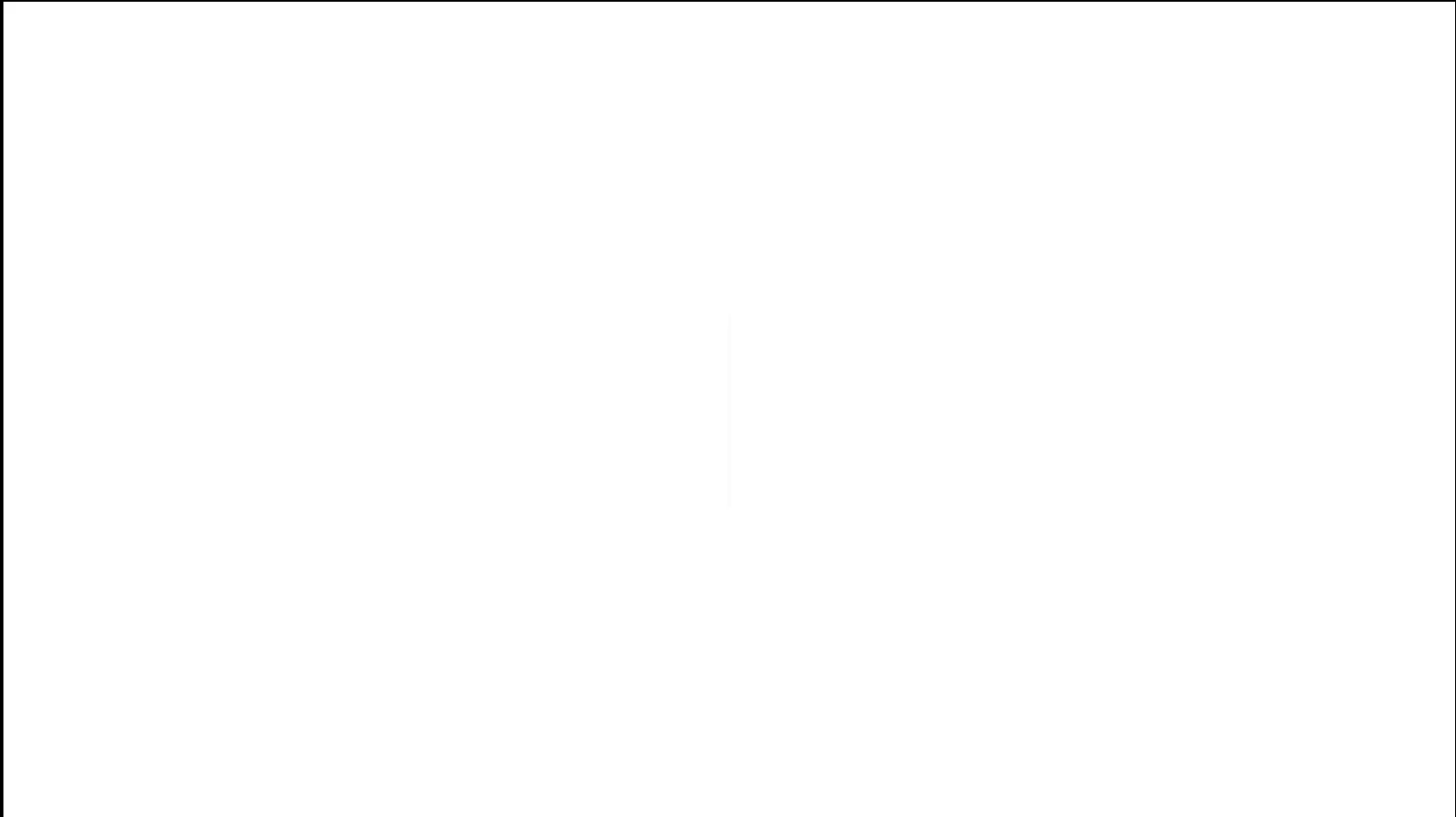
P REAL ESTATE

PILOT TRAVEL CENTER
ROMULUS, MI



DISCLAIMER

This presentation is confidential and is intended, among other things, to present a general outline of Pilot Travel Centers LLC ("Pilot"). The contents are not to be reproduced or distributed to the public or press. Each person who has received a copy of this presentation is deemed to have agreed to the following: (i) not to reproduce or distribute this presentation, in whole or in part, without the prior written consent of Pilot, (ii) not to disclose any information contained in this presentation except to the extent that such information was (a) previously known by such person through a source (other than Pilot) not bound by any obligation to keep such information confidential, (b) in the public domain through no fault of such person, or (c) lawfully contained at a later date by such person from sources (other than Pilot) not bound by any obligation to keep such information confidential, and (ii) to be responsible for any disclosure of this presentation, or the information contained herein, by such person or any of its employees, agents or representatives.





1958

Founder James A. Haslam II opens the first Pilot gas station in Gate City, Virginia.



1976

Pilot opens its first convenience store in Knoxville, Tennessee.



1981

Pilot opens its first travel center in Corbin, Kentucky, and reaches 100 store locations.



1997

Partnered with Mr. Fuel, adding eight locations and rights to use name



2000s

Pilot goes international, opening its first travel center in Canada in 2006, and later merges with Flying J in 2010, creating one of the largest travel center networks in North America.



2017

Pilot announces Berkshire Hathaway acquisition and establishes its energy vertical.



2022

Pilot launches a \$1 billion+ store modernization initiative to remodel more than 400 travel centers across its network.



2023

Pilot becomes majority-owned by Berkshire Hathaway and partners with General Motors to build nationwide EV charging network.



2024

Pilot joins the Berkshire Hathaway family as a wholly owned subsidiary.



2025

Pilot launches Pilot eats as its proprietary food brand bringing Food That Goes the Distance to more of its travel centers across North America.

Keeping drivers moving as one of the leading suppliers of fuel and operating the largest network of travel centers in North America



Largest operator of travel centers in North America with 864 locations (691 owned and operated)

BRK

Wholly owned subsidiary of Berkshire Hathaway headquartered in Knoxville, TN, with offices in Atlanta, Denver, Dallas, LA, Phoenix, and Houston



One of the largest networks of quick service restaurants in the U.S. with 764 locations and \$2.8b in total food sales



12.5B gallons of fuel sold annually including 1.3B gallons per year of renewable fuels



Serving 83,000 trucking fleets



More than 30,000 team members serving 1.2M guests per day



FAMILY OF BRANDS

TRAVEL CENTERS

pilot

ONE 9
FUEL STOP

stāmart
TRAVEL CENTERS

Mr. Fuel!

FLYING+

PRIDE
TRAVEL CENTER

E-Z TRIP

**XPRESS
FUEL**

WHOLESALE & SUPPLY

TARTAN

SARATOGA™

PROPETROLEUM

SO FUELS

TRI-STAR DEF

GREENAMERICA™
BIOFUELS ORD

PILOT WATER
SOLUTIONS™

Two coast-to-coast travel center networks



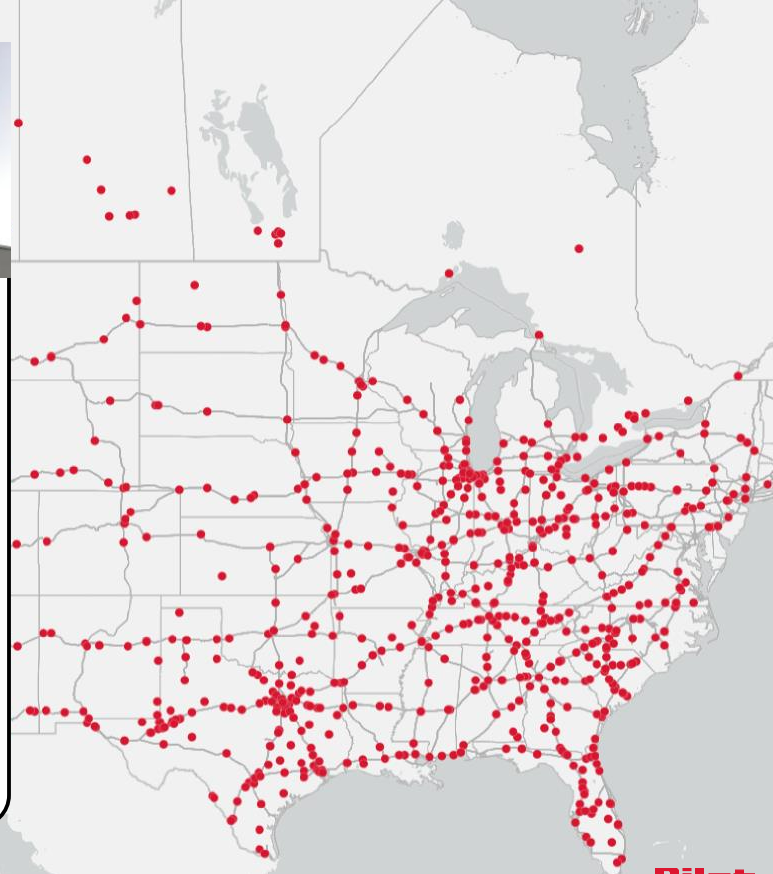
FULL-SERVICE TRAVEL CENTERS

- Branded as Pilot and Flying J travel centers, Shell Flying J in Canada
- Offering fresh foods, showers, business centers and other travel amenities
- Attractive loyalty program with in-app offers
- 740+ locations in the United States



FOCUSED ON SMALL FLEETS & PRO-DRIVERS

- Smaller independent brands, typically fewer amenities
- Network focused on value – price, savings through credit and loyalty programs
- 100+ locations in the United States and growing



↗ Travel Center Enhancements



Pilot & GM fast charging network



Up to 2,000 EV charging stalls will be installed at up to 500 Pilot and Flying J travel centers

Will help enable coast-to-coast travel and connect communities across America

Currently Pilot has 1,180 stalls at 283 sites, across 40 states

Chargers will be capable of delivering up to 350kW*

*Actual charge times will vary based on vehicle capabilities and settings. Locations intended to provide an approximation of future charging sites.

Pilot is focused on a long-term relationship, not a one-time approval.

- Across the country, Pilot has earned trust in communities that initially opposed our projects – only to later embrace them after seeing the standards we uphold, the safety we deliver, and the consistency of our presence.
- We stay and we invest locally.
- Pilot is committed to being a trusted, long-term partner with Romulus.

➤ Community Support

Team Member Engagement and Volunteering

- Each store employs 40-60 Pilot team members, creating strong, local connections
- Team members participate in volunteer opportunities that support community needs and build local pride



New Horizons - New Store Openings

- Through New Horizons program, Pilot invests \$10,000-\$20,000 to the local school district.
 - This support is provided as part of every new store opening, helping communities thrive from day one.

Regional Community Investment

- Region Managers receive annual funding to build trusted community relationships
- Funds are allocated within Pilot's company-wide giving focus areas:
 - Safety
 - Education
 - Veterans

Truckers Against Trafficking

- In 2025, Pilot hosted TAT at several of its locations across the country in support of our larger National Truck Driver Appreciation Week campaign.
 - TAT staffers set up small tables with TAT swag and giveaways as a way to say thank you to truck drivers (image to the right).
- Pilot has been directly represented on the USDOT Advisory Committee on Human Trafficking.
- To date, truck drivers alone have made thousands of tips about human trafficking to the National Hotline and local law enforcement, leading to the identification of countless victims.

TAT Highlights

TRAINING

Pilot has trained over **119,000 employees** with TAT materials since 2018



SPONSORSHIP

Pilot has been a **platinum-level sponsor** of TAT since 2018.

PARTICIPATION

Pilot has participated in/attended several TAT Coalition Build meetings across the nation.



+



Why this site – Why now?

- This site is closer to the airport, commercial, and industrial corridors than to any residential neighborhood and represents the **highest and best use** of a property constrained by wetlands and challenged by airport height restrictions and degraded soil from prior use.
- This location was not chosen to attract truck traffic—it was chosen because truck traffic already exists here, driven by proximity to I-94, the airport, logistics hubs, and border commerce in the Detroit Metropolitan area.
- Our responsibility as Pilot is to manage and support that existing activity, not increase it.
- We are committing to remediating environmental constraints, removing degraded soils, and transforming an odd-shaped parcel into a clean and productive asset for the city of Romulus.

Highlights

SITE

Proximity to I-94 minimizes truck traffic through the city of Romulus.

BUILDING

Use of the site for this facility creates taxable income for the city of Romulus

PLACE

Provides a critical stop for professional drivers and a comfortable space for the residents of Romulus

Transportation Environment

Romulus is uniquely located within the transportation network of the Detroit metropolitan area

- Interstates
 - I-94: ~ 15,000 trucks per day
 - I-275: ~ 11,000 trucks per day
- Railroad
- Major International Airport
- Ongoing capital investment in roads and facilities





**212 million tons of
freight moved through
the Romulus area –
74.1% moved by trucks**

ECONOMIC IMPACT

50

JOBS CREATED

Estimated

\$1.6M

ANNUAL PAYROLL

Estimated

\$486K

**ANNUAL TAX REVENUE
FOR CITY OF ROMULUS**

Estimated

\$17M

DEVELOPMENT COST

(not including land purchase)

➤ Existing Site Conditions

- Based on historical imagery, it appears that the site was formerly utilized by DPW as a staging and storage location.
- Pilot is committed to remediating the site, creating the best use of the property, and being a valued member of the community.



Existing Zoning Classification

- Current zoning classification:
 - General Industrial District (M-2)
- Surrounding properties are zoned M-2 and are developed with a variety of industrial uses, most of which are truck intensive.

Proposed Zoning Classification

- The site is proposed to be zoned Industrial Transportation District (M-T) with a Conditional Rezoning Agreement and Special Land Use (SLU) permit.
 - Aligns with existing industrial development along Goddard Road.
 - Based on language in the Master Plan, an M-T use aligns with the Master Plan and complements adjacent M-2 uses.



➤ Existing Road Conditions

Vining Road & I-94 Service Drive

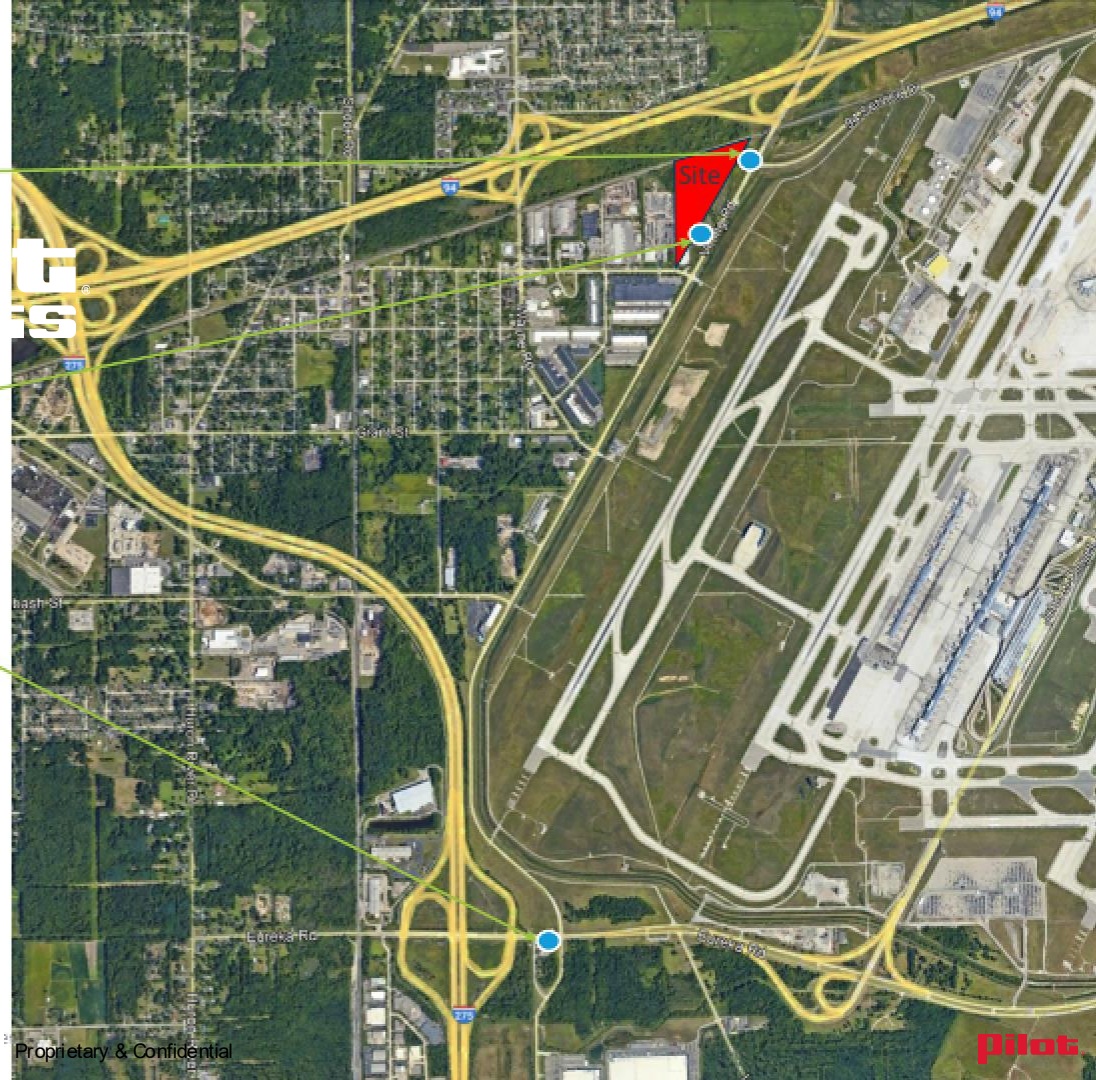
- Updated northbound approach geometry
- Wayne County approved recommendations

Vining Road & S. Site Access

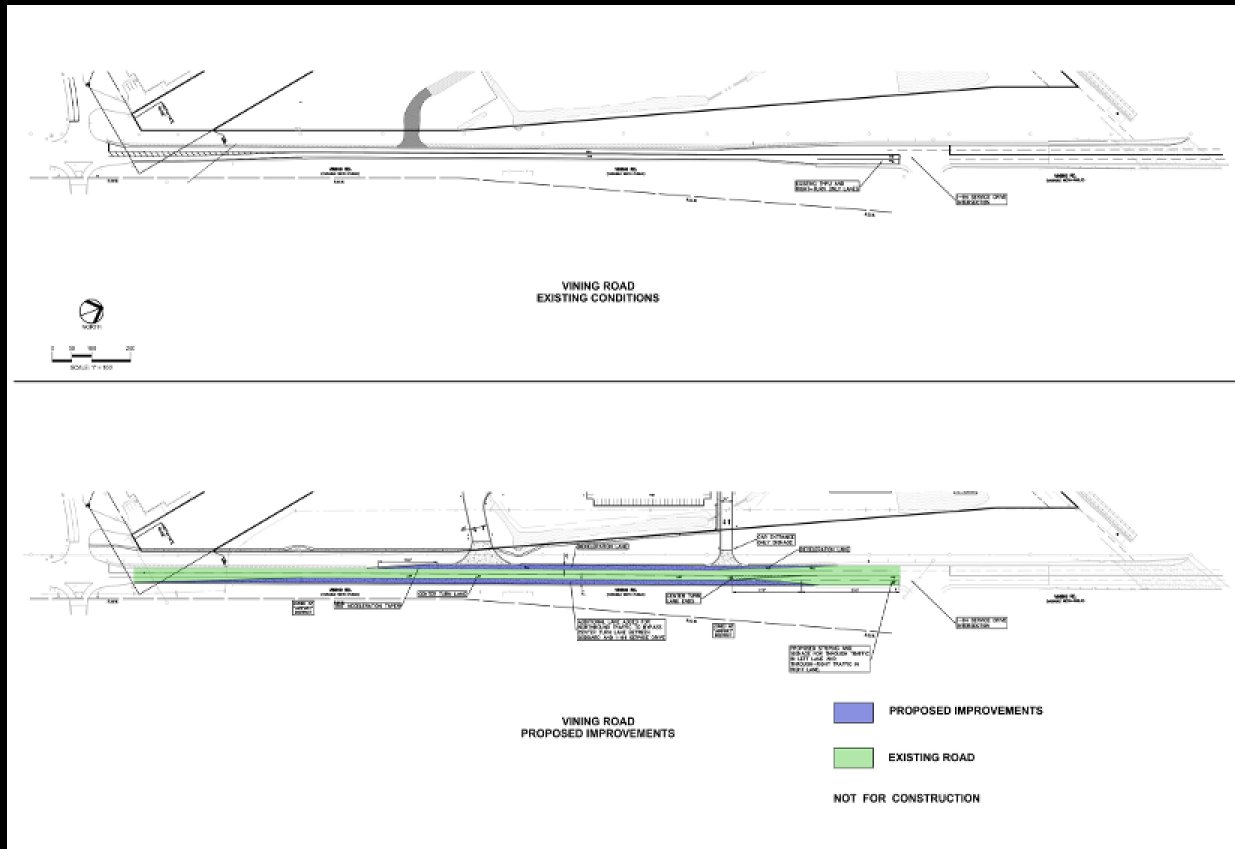
- Way-finding proposed to direct trucks north to I-94
- Traffic study updated to reflect change

Wayne Road (Vining Road) & Eureka Road

- Intersection added into analysis
- Operates acceptably
- Consider signal timing updates with Wayne County to reduce existing delays



➤ Proposed Improvements



PROPOSED IMPROVEMENTS

The recommendation of this TIS are as follows:

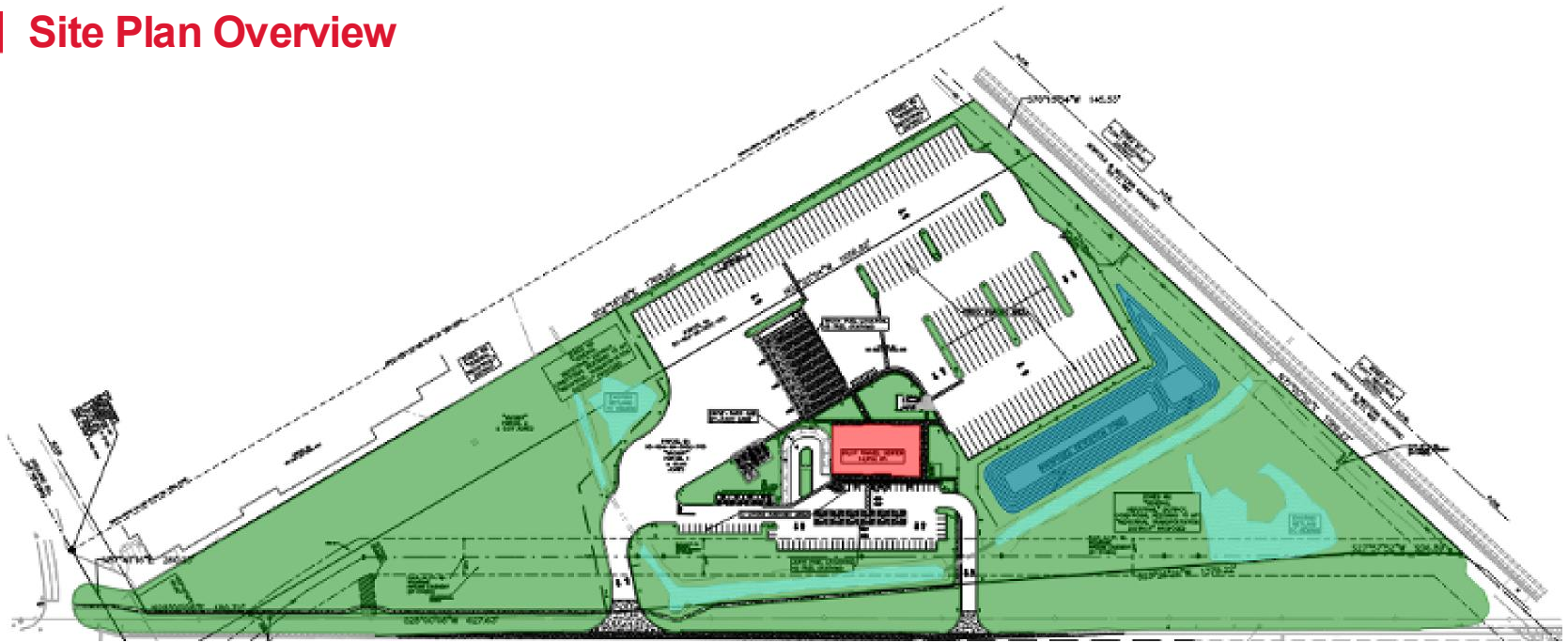
- Provide right-turn deceleration lanes on Vining Road at both of the proposed site driveways.
- Provide left-turn lanes on Vining Road at both of the proposed site driveways.
- Vining Road & I-94 Service Drive
 - Restripe the northbound Vining Road approach in order to provide an exclusive through lane and a shared through/right lane to better facilitate through traffic.



Pilot, by Design

- This site is not a roaming truck stop—it is a controlled and well-managed facility.
- Our design prioritizes keeping trucks off city streets and routing quickly back onto I-94.
 - Directional circulation, clear signage, road improvements, and site orientation are intentionally designed to prevent southbound cut-through traffic.
- Lighting, noise, and air quality concerns are addressed through modern standards, screening, and operational controls.
- The notated road map to the left highlights proximity to multiple residential areas via travel distance by car.
 - Facility is directly adjacent to the airport, interstate, and local industrial facilities which buffer our site from these residential areas.

➤ Site Plan Overview



Site Plan Highlights

- 14,792 sf Travel Center building with Wendy's Restaurant & drive thru
- Dog Park
- 8 Diesel Fueling Positions
- 12 Auto Fueling Positions
- 8 EV Charging Stations
- 120 Truck Parking Spaces
- 73 Car Parking Spaces

Natural Buffering & Preserving Wetlands

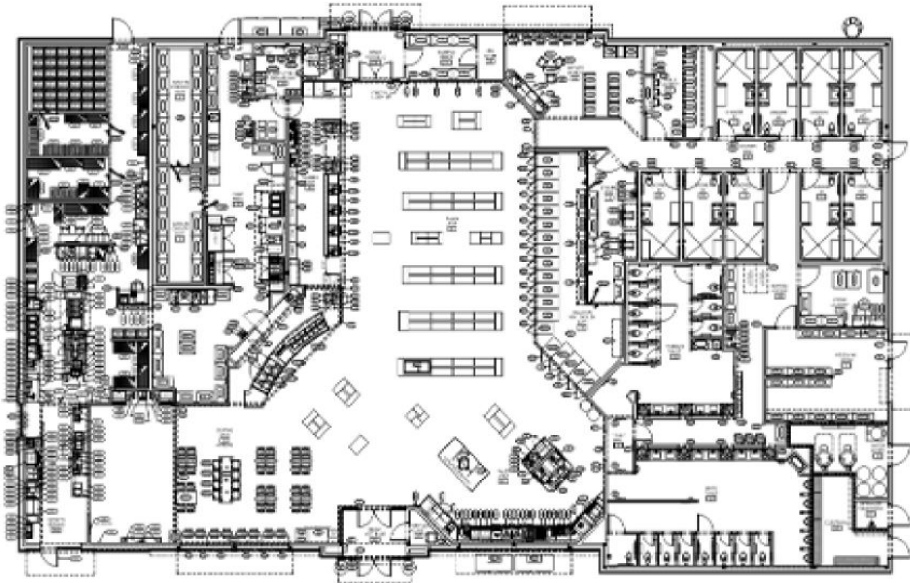
- Setbacks and landscape buffering was increased by 50%
- Working with EGLE to keep disturbance of existing wetlands and trees to a minimum

Pilot has heard your concerns about crime and prevention.

- Pilot will provide overnight, on-site security.
 - Personnel will be on site dawn to dusk.
- Pilot will monitor overnight parking via personnel and camera systems.
 - Image on next slide highlights proposed camera placement to cover and capture 100% of the truck parking spaces and over 90% of the entire truck lot
 - These cameras are in addition to our standard camera system monitoring 100% of the fuel canopies and directly around the facility.
 - Data is stored for at least 30 days and is available to law enforcement, upon request
- Pilot standard - No loitering or long-stay trailers allowed.



↗ Floor Plan



Floor Plan Highlights

DRIVER AMENITIES

- 9 Showers
- Public Laundry
- Driver's Lounge w/ hospitality area.

EMPLOYEE AMENITIES

- Employee Breakroom
- Employee Training Room

PUBLIC AMENITIES

- Men's & Women's Restrooms
- (2) food options
 - Wendy's
 - PILOT EATS
- Dining area w/ seating

➤ Food Options

Made in-house

- Our travel centers offer a variety of made in-house food options that include:
 - home-style meals
 - handcrafted pizza
 - grab-n'-go options
 - breakfast favorites
- Home of the Best Coffee on the Interstate™
- Open 24/7

Pilot
eats



Wendy's

- Standard Wendy's restaurant with full menu offering
- Drive thru, walk up, and mobile ordering options
- Open 24/7



➤ Building Exterior



↗ Building Exterior



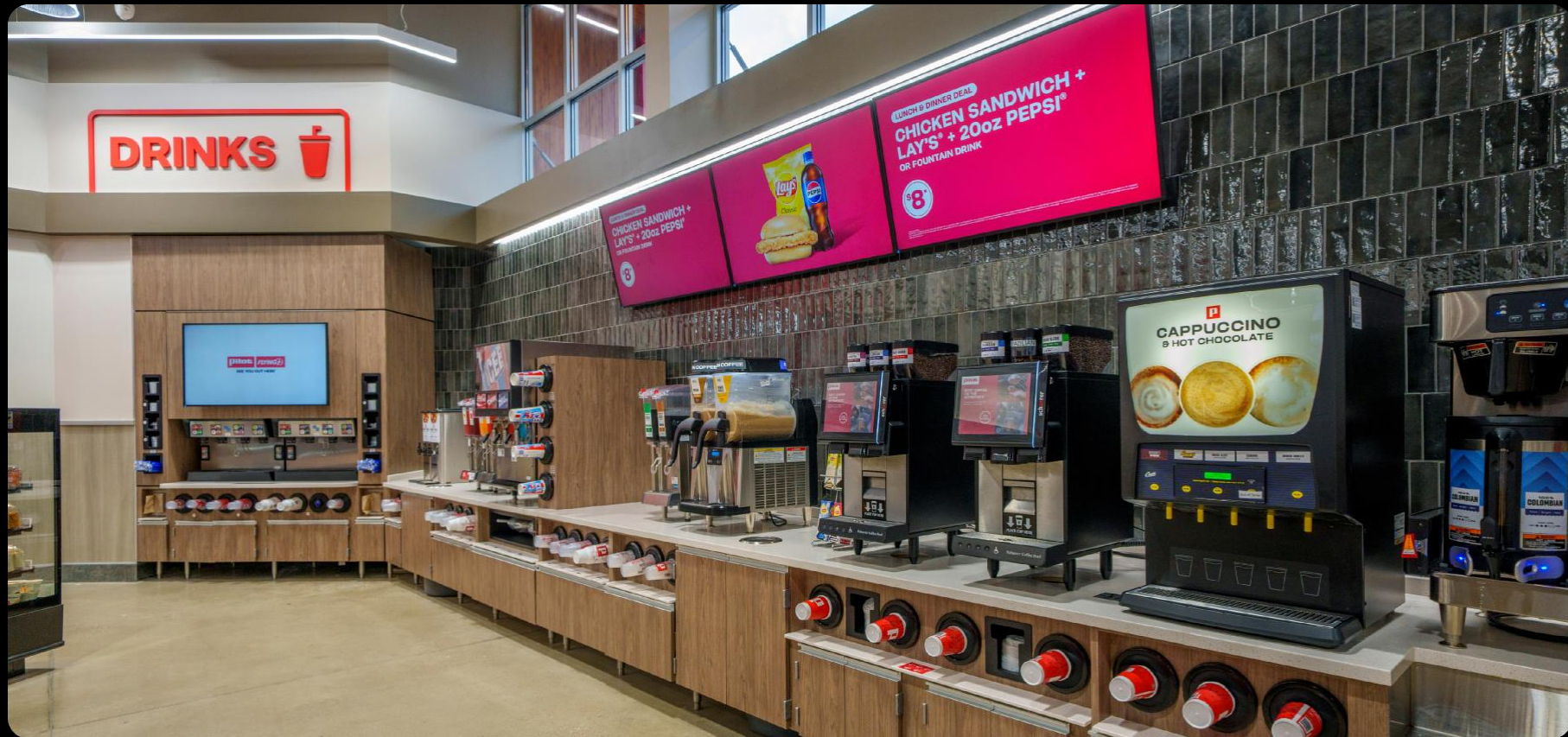
➤ Building Exterior



➤ Building Interior



➤ Building Interior



➤ Building Interior



➤ Building Interior



The joy of the road trip lies not just in reaching the destination, but in the moments shared along the way and the stories waiting to unfold.

An aerial photograph of a winding asphalt road with yellow double lines, curving through a dense, lush green forest. The road starts from the bottom center and curves upwards and to the right, disappearing into the trees. A few small cars are visible on the road. The overall scene is vibrant and natural.

pilot[®]

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