



City of Romulus

Board of Zoning Appeals - Regular **VIRTUAL** Meeting Agenda

WEDNESDAY, APRIL 7, 2021; 7:00 P.M.

The meeting will be held electronically via Zoom Meeting / Telephone conference due to the COVID-19 pandemic and in compliance with the Open Meetings Act. Members of the public body and members of the public participating electronically will be considered present at the meeting and may participate as if physically present at the meeting. Anyone needing assistance or accommodations should contact the Planning Department at 734-955-45430. The following are links to attend the meeting:

To Participate in Zoom Meeting click the following link:

<https://us02web.zoom.us/j/89042317693?pwd=M3JuUnNjaC9PV01JbGpPT1doSWZsdz09>

Meeting ID: 890 4231 7693

Passcode: 860289

To Participate in Zoom Meeting by Phone dial: +1-301-715-8592

1. Pledge of Allegiance
2. Roll Call – Long, Mientkiewicz, Morris, Frederick & Chandler **(Roll Call Vote)**
3. Approval of Agenda **(Roll Call Vote)**
4. Approval of Minutes **(Roll Call Vote)** - Board of Zoning Appeals regular meeting held on March 7, 2021
5. Petitions **(Roll Call Vote)**
 - A. BZA-2020-003; **M & K Truck Center ("East" Sign)**
Location: 29275 Citrin (DP# 82-80-047-99-0024-704)
Request: A variance from Sec. 48-7 of Chapter 48, *SIGNS* to allow additional wall signs. The building contains 3 wall signs, 1 permitted and 2 through a variance; 2 additional wall signs are requested for a total of 5 wall signs where only 1 wall sign is allowed.
Project: Installation of 1 of 2 requested product line signs.
 - B. BZA-2020-004; **M & K Truck Center ("Vanguard" Sign)**
Location: 29275 Citrin (DP# 82-80-047-99-0024-704)
Request: A variance from Sec. 48-7 of Chapter 48, *SIGNS* to allow additional wall signs. The building contains 3 wall signs, 1 permitted and 2 through a variance; 2 additional wall signs are requested for a total of 5 wall signs where only 1 wall sign is allowed.
Project: Installation of 2 of 2 requested product line signs.
6. Old Business
7. New Business
8. Communications
 - A. City Planner's Status Report
 - B. Romulus Highlights and Information March 2021
9. Discussion
10. Adjournment **(Roll Call Vote)**

The meeting will be held virtually via the ZOOM meeting app

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 Planning Department (734-955-4530) 48 hours prior to the meeting. Our staff will be pleased to make necessary arrangements.

**CITY OF ROMULUS
PUBLIC MEETING NOTICE
REGULAR MEETING OF THE
BOARD OF ZONING APPEALS**

April 7, 2021 @ 7:00 pm

PLEASE TAKE NOTICE that the **City of Romulus Board of Zoning Appeals (BZA)** will conduct its **regular meeting on April 7, 2021 at 7:00 pm** to be held via the ZOOM/Telephone conference pursuant to Public Act 254 of 2020 and the Resolution Declaring a Local State of Emergency, adopted by City Council on 03/29/2021, Resolution No. 21-093

PUBLIC PARTICIPATION

Members of the public wishing to participate in this meeting may do so by dialing into the meeting or online utilizing the Zoom Meeting app. The **“Raise Hand”** method will be utilized to address the board during the public comment portion of the meeting.

Press *9 to “Raise Hand” from your phone; or click the **“Raise Hand”** icon if participating online.

Citizens may also submit written comments by email to planning@romulusgov.com before the end of public comment.

To join the meeting by phone:

1. Call the teleconferencing number: ++1-301-715-8592
2. When prompted, enter the **Meeting ID:** followed by the # sign.
3. The meeting passcode is:

To join the meeting from a PC, Mac, iPad, iPhone or Android device:

1. Click the following URL to join:
2. When prompted, enter the **Meeting ID:**
3. The meeting passcode is:

Instructions for Persons with Disabilities

Persons with disabilities who need accommodations to effectively participate in the meeting should contact the City Planner at 734-955-4530 or send an email to cmaise@romulusgov.com by 8:00 a.m. the day of the meeting to request assistance. Closed Captions will be provided upon request.

Carol Maise, City Planner
12600 Wayne Road, Romulus, MI 48174
734-955-4530 cmaise@romulusgov.com

A copy of this notice will be posted on the City Website at www.romulusgov.com
Posted: 4/1/2021

**MINUTES OF THE CITY OF ROMULUS REGULAR MEETING OF THE
BOARD OF ZONING APPEALS HELD ON WEDNESDAY, MARCH 3, 2021
VIRTUAL MEETING**

The Board of Zoning Appeals Regular Meeting was held electronically as authorized under the Open Meetings Act, MCL 15.261, *ET SEQ.*, as amended. Members of the public body and members of the public participating electronically were considered present at the meeting and could participate as if physically present. Board of Zoning Appeals members identified their location during roll call, as required.

1. The meeting was called to order by Chair Chandler at 7:00 pm and all participated in the Pledge of Allegiance.
2. Roll Call Showing:

Sheldon Chandler, City of Romulus, Wayne County, MI
Jerry Frederick, City of Romulus, Wayne County, MI
Emory Long, City of Romulus, Wayne County, MI
Ken Mientkiewicz, City of Romulus, Wayne County, MI
Donald Morris, City of Romulus, Wayne County, MI

Excused: None

Also in attendance: Carol Maise, City Planner; Robert McCraight, Director of Public Services

3. Approval of Agenda:

Motion by Frederick, support by Long, to approve the agenda as presented.

Roll Call Vote: Ayes – Frederick, Long, Mientkiewicz, Morris, Chandler. Nays – none. **Motion carried 5-0.**

Agenda

1. Pledge of Allegiance
2. Roll Call – Long, Mientkiewicz, Morris, Frederick, & Chandler (Roll call vote)
3. Approval of Agenda (Roll Call Vote)
4. Approval of Minutes (Roll Call Vote) - Board of Zoning Appeals regular meeting held on January 6, 2021
5. Petitions (Roll Call Vote)
 - A. BZA-2020-001; **International Outdoor (Sign A – South)**

Location:	16500 Wahrman Road (DP#82-80-128-99-0011.000)
Request:	A variance from <i>Sec. 48-7 of Chapter 48, SIGNS</i> to allow a two-sided billboard to exceed the height requirement of 45' (70' is proposed).
Project:	Replacement of 3 existing billboards with 2 new billboards.

B. BZA-2021-002; **International Outdoor (Sign B – North)**

Location: 16500 Wahrman Road (DP#82-80-128-99-0011.000)
Request: A variance from *Sec. 48-7 of Chapter 48, SIGNS* to allow a two-sided billboard to exceed the height requirement of 45' (60' is proposed); and a variance from *Sec. 48-6(b)(3) of Chapter 48, SIGNS* to allow the billboard to be set back 1' from the front property line where 15' is required.
Project: Replacement of 3 existing billboards with 2 new billboards.

6. Old Business
7. New Business
8. Communications

A. City Planner's Status Report
B. Michigan Planner – *Testing Practical Difficulty*

9. Discussion

10. Adjournment (Roll Call Vote)

4. Approval of Minutes (Roll Call Vote) – Board of Zoning Appeals regular meeting on January 6, 2021

Motion by Mientkiewicz, support by Frederick, to approve the minutes of the regular meeting of the Board of Zoning Appeals held on January 6, 2021.

Roll Call Vote: Ayes – Mientkiewicz, Frederick, Morris, Long, Chandler. Nays – None. **Motion carried 5-0.**

5. Petitions:

Chair Chandler noted that both petitions on tonight's agenda were part of the same project.

A. BZA-2020-001; **International Outdoor (Sign A – South)**

Location: 16500 Wahrman Road (DP#82-80-128-99-0011.000)
Request: A variance from *Sec. 48-7 of Chapter 48, SIGNS* to allow a two-sided billboard to exceed the height requirement of 45' (70' is proposed).
Project: Replacement of 3 existing billboards with 2 new billboards.

Chair Chandler called the case, and invited the petitioner to make his presentation.

Latif "Randy" Oram, President of International Outdoor, was present on behalf of both variance requests being heard this evening. Greg Miller, Director of Real Estate for International Outdoor, and Mansour Oram, Director of Customer Relations, were also present.

Utilizing a PowerPoint presentation, Randy Oram made the following points:

In general:

- International Outdoor was a family owned business located at 28423 Orchard Lake Road, Farmington Hills MI.
- They had installed other signs in Romulus, and were active in the community, including utilizing digital signs to advertise local events.
- There had been 3 billboards approximately 500 feet apart along the stretch of I-275 being discussed this evening; all had been removed in 2019.
- They were proposing 2 billboards, 1000 feet apart.
- The billboards would be in a V-style, as was preferred for today's billboard signs.
- The average billboard in Romulus has a height between 60-70 feet.
- The purpose of a billboard is to provide visual information to drivers.

South sign:

- Mr. Oram showed a view of the location of the former south billboard, which had been blocked by the overpass there. They estimate the prior sign was about 30 from ground to top of sign.
- The sign will be located at the northeast corner of I-275 and Pennsylvania Road, on property owned by Logo Logistics. The sign would not alter the landscape or hurt any future development on the property.
- A survey of the property showed the location of the sign, and gave an indication of the size of the property, which would hold both signs being requested this evening.
- The proposed billboard would take up 25 square feet on the ground, with the rest being air rights.
- The proposed billboard would require a 25-foot height variance; 45-foot tall signs were allowed, a 70-foot height from ground to top of sign was requested. All other sign dimensions will conform to ordinance standards.
- The sign will be a 2-sided static sign, and will be located 6,000 feet from the airport property line. The applicant had received acknowledgement from the FAA that the sign was cleared to 70 feet.

Chair Chandler opened the public hearing. See that no public indicated they wished to speak, Chair Chandler closed the public hearing and brought the matter back to the Board for discussion and/or a motion.

Discussion included:

- As at least one graphic was not clear regarding the sign height, City Planner Maise confirmed that the proposed sign would be 70 feet from ground to top of sign. Mr. Oram said that was correct.
- Per City records, the two signs previously removed from the locations being utilized in tonight's application had been 60 feet tall. The 3rd sign was on Wayne County Airport Authority property to the north; no information was found regarding that sign.
- Chair Chandler said that legal notifications had been sent out as required, with an affidavit of first class mailing on file.
- Chair Chandler asked about the lease agreements for the billboards. Who owns the property the billboards use, and who pays the taxes? Mr. Oram said the property was owned by Logos Logistics. This billboard would not be taxed. However, the billboard in Petition B would be taxed as personal property. This would appear as a line item on the property owner's tax bill. Typically International Outdoor would either pay that tax or reimburse the property owner.
- Chair Chandler asked how the signs would be accessed for maintenance. Mr. Oram said the south sign was accessed by an existing gravel access drive.
- Chair Chandler noted that the signs could be rotated on a regular basis; they were not limited to advertisements regarding the property use.

- Mr. Oram explained that this sign structure would be made of steel, and engineered for the earth conditions at this location. Copy was constructed of a piece of vinyl plastic advertising mesh that was wrapped around the sign frame and squeezed with ratchet ties at the 4 corners.
- In response to a question from Member Long, Mr. Oram said for the southern sign they were seeking only a height variance. All other requirements, including setbacks, were met.
- Member Frederick thought higher signs made sense in terms of today's road speeds. Originally I-275 was a 55 mph highway. Permitting higher signs was important from a safety standpoint.
- City Planner Maise pointed out that the State of Michigan correspondence referenced a commercial sign adjacent to I-696. This needed to be corrected.
- City Planner Maise said the survey was scaled so small that it was impossible to see where the access easement is. This also needed to be corrected.
- Director of Public Services McCraight said the access easement location would ultimately be handled during the permitting process. The Fire Department had some concerns about the location of the access road, in terms of its proximity to a fire hydrant and manhole.
- Mr. Oram said the southern sign utilized the access road that is already there. Upon approval of the variances, the property will be surveyed in order to mark the property line and location of the sign and access drive precisely.

Seeing that discussion had ended, Chair Chandler said he was ready to entertain a motion.

MOTION by Frederick, support by Morris, in the matter of BZA-2021-001; International Outdoor – Sign A (South), that the BZA GRANT the request for variance from *Sec. 48-7 of Chapter 48, SIGNS* to allow a two-sided billboard to exceed the height requirement of 45', in order to allow a 70'-high billboard sign, with the following conditions:

1. A legible survey indicating the access easement to the billboard be submitted
2. Review of the lease agreement by the City Attorney

Roll Call Vote: Ayes – Frederick, Morris, Mientkiewicz, Long, Chandler. Nays – none. **Motion carried 5-0.**

B. BZA-2021-002; International Outdoor (Sign B – North)

Location: 16500 Wahrman Road (DP#82-80-128-99-0011.000)
Request: A variance from *Sec. 48-7 of Chapter 48, SIGNS* to allow a two-sided billboard to exceed the height requirement of 45' (60' is proposed); and a variance from *Sec. 48-6(b)(3) of Chapter 48, SIGNS* to allow the billboard to be set back 1' from the front property line where 15' is required.
Project: Replacement of 3 existing billboards with 2 new billboards.

Chair Chandler called the case, and invited the petitioner to make his presentation.

Latif "Randy" Oram, President of International Outdoor, was present on behalf of both variance requests being heard this evening. Greg Miller, Director of Real Estate for International Outdoor, and Mansour Oram, Director of Customer Relations, were also present.

Utilizing a PowerPoint presentation, and noting that the proposed sign was on the same property as Petition A, Randy Oram made the following points:

- They were seeking a 15-foot height variance in order to construct a 60-foot high sign.
- They were also seeking a 1-foot setback from the I-275 property line.

- This billboard is replacing a prior billboard at this location that was also 60 feet tall, as noted by City Planner Maise above.
- Drivers traveling northbound will see a digital billboard to the right. Drivers traveling south will see a static sign.
- The reason for the variance request to allow placement 1 foot from the property line is that the billboard is intended for visual use from the freeway. The closer the sign can be located to the freeway, the better the sign is able to serve the driving public.
- The sign would be located approximately 5 feet south from the north property line, and 1 foot east of the I-275 right-of-way line.
- This sign will be located on the northwest corner of the same property as listed in Petition A, 16500 Wahrman Road.
- The applicants had received MDOT location approval for both billboard faces, one being digital and the other static.
- The sign will be over 5,000 feet from the airport property line. The applicants had received acknowledgement from the FAA that the sign is clear to 70 feet high. However, they were only requesting 60 feet.
- When the billboard was set 1 foot away from the property line, there was still another 50-60 feet of right-of-way, then the highway shoulder, and then the freeway itself.
- Mr. Miller had researched other billboards in Romulus; the majority of billboard signs were between 60-70 feet tall. The industry standard is 70 feet. Also many of the signs, especially older signs, were placed at minimal or zero setbacks from the property line.
- The proposed signs would utilize a monopole, which might take up 25 square feet on the ground.
- The hardship for this sign had to do with making sure drivers' eyes see the billboard, while still being safe on the road. The sign was approved by MDOT. This sign will not impact or harm any of the neighboring properties.
- Regarding the McLaughlin's Furniture warehouse, a previous sign was on Airport Authority Property, was lower, and did somewhat impact the visibility of the building from the freeway. The proposed sign would be further from the building, and would be higher, so only the I-beam monopole would be in line of sight as drivers approached the building.
- Mr. Oram showed renderings of the proposed sign from the perspective of someone traveling north on the freeway, with views from 800 feet away, 500 feet away, 325 feet away, and 125 feet away. In no instance was the building obscured or dominated by the sign.

Chair Chandler opened the public hearing.

- Ken Kucab, representing the owners of the McLaughlin Furniture distribution building, said they had been concerned that the proposed sign might provide a negative visual impact to their building, but after receiving materials sent today, and listening to tonight's presentation, they now felt the sign will be in a better spot than the previous sign, and no longer had concerns regarding the sign.

Seeing that no other public indicated they wished to speak, Chair Chandler closed the public hearing and brought the matter back to the Board for discussion and/or a motion.

MOTION by Long, support by Mientkiewicz, in the matter of BZA-2021-002; International Outdoor – Sign B (North), that the BZA GRANT the request for variance from *Sec. 48-7 of Chapter 48, SIGNS* to allow a two-sided billboard to exceed the height requirement of 45', in order to allow a 60'-high billboard sign, and a variance from *Sec. 48-6(b)(3) of Chapter 48, SIGNS* to allow the billboard to be set back 1' from the front property line where 15' is required, with the following conditions:

1. Removal of the temporary access drive and culvert prior to final approval of the sign permit

2. A legible survey indicating the access easement to the billboard
3. Approval of the access to the billboard by the Fire Chief
4. Restoration of the bioswale prior to final approval of the sign permit
5. Review of the lease agreement by the City Attorney particularly with regard to access
6. Additional landscaping if deemed needed or required

Roll Call Vote: Ayes – Long, Mientkiewicz, Morris, Frederick, Chandler. Nays – none. **Motion carried 5-0.**

6. Old Business: None

7. New Business: None.

8. Communications:

A. City Planner's Status Report

City Planner Maise reviewed the February 15, 2021 status report.
There will be an April meeting.

B. Michigan Planner – *Testing Practical Difficulty*

9. Discussion

- It was noted that absentee ballot applications had been sent out for the May School Millage election.
- Member Long noted the passing of Oscar Hamilton, a long-time Romulus resident and fire fighter, and good friend.
- It was not yet clear when meetings would resume to being in person at City Hall.
- Member Frederick commented that the applicant's presentation this evening had been very detailed and thorough.

10. Adjournment

Motion by Mientkiewicz, support by Long, to adjourn the meeting at 8:22 p.m.

Roll Call Vote: Ayes – Mientkiewicz, Long, Frederick, Morris, Chandler. Nays – None. **Motion carried 5-0.**

Donald Morris, Secretary
Zoning Board of Appeals



CITY OF ROMULUS

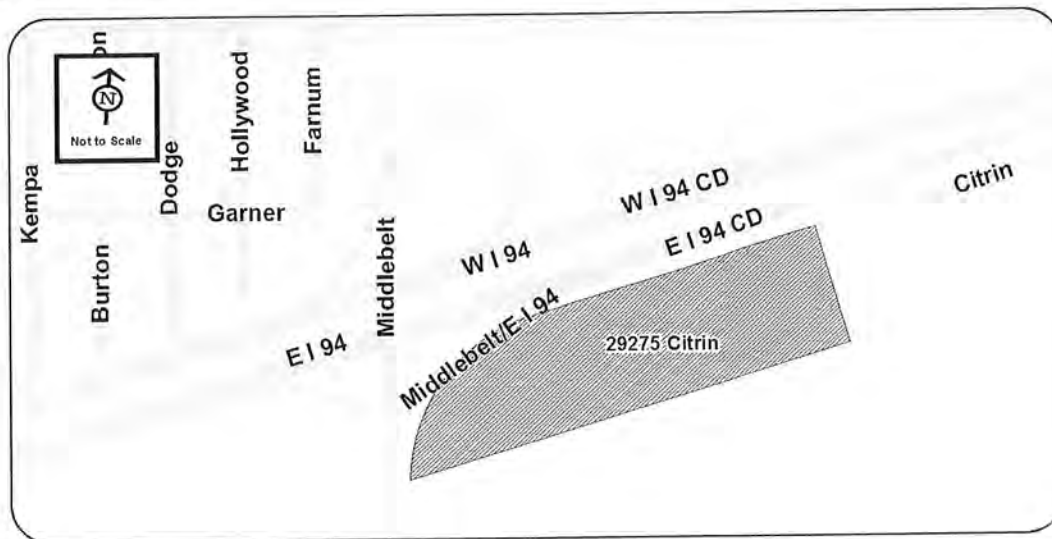
Board of Zoning Appeals

Notice of a Public Hearing for

M & K Truck Center – **29275 Citrin Drive**

Wednesday, April 07, 2021 – 7:00 pm

Notice is hereby given that the City of Romulus will hold a public hearing at **7:00 p.m.** on **Wednesday, April 07, 2021** for the purpose of considering the following: BZA-2021-003 and 004; **M & K Truck Center** 29275 Citrin Drive (Parcel ID #80-047-99-0024-704) requesting a variance from *Sec. 48-7 of Chapter 48, SIGNS* to allow additional wall signs. The building contains 3 wall signs, 1 permitted and 2 through a variance; 2 additional wall signs are requested for a total of 5 wall signs where only 1 wall sign is allowed.



The public hearing will be held via the Zoom Meeting application.

Join Zoom Meeting:

<https://us02web.zoom.us/j/89042317693?pwd=M3JuUnNjaC9PV01JbGpPT1doSWZsdz09>

Dial: 1-646-558-8656

Meeting ID: 890 4231 7693 Passcode: 860289

A copy of the proposed amendments are available in the Planning Department during regular business hours – Monday through Friday, 8:00 a.m. to 4:00 p.m. Questions may be addressed to Carol Maise, City Planner, Department of Public Services, 12600 Wayne Road, Romulus, MI 48174-1485 or at 734-955-4530.

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

Publish: 3/18/2021



City of Romulus BOARD OF ZONING APPEALS

BZA-2021-003; "East" Sign
BZA-2021- 004; "Vanguard" Sign
M&K Truck Center

Planning Department • 12600 Wayne Road, Romulus MI 48174 • 734-955-4530 • www.romulusgov.com

DATE: March 31, 2021 for April 7, 2021 BZA Meeting

PETITION: BZA-2021-003/004; M&K Truck Center Sign Variance
BZA-2021-003; "East" Product Line Wall Sign
BZA-2021- 004; "Vanguard" Product Line Wall Sign

LOCATION: 29275 Citrin (DP# 82-80-047-99-0024-704)

REQUEST: A variance from *Section 48-7* of the Sign Ordinance to allow a total of 5 wall signs where only 1 wall sign is permitted

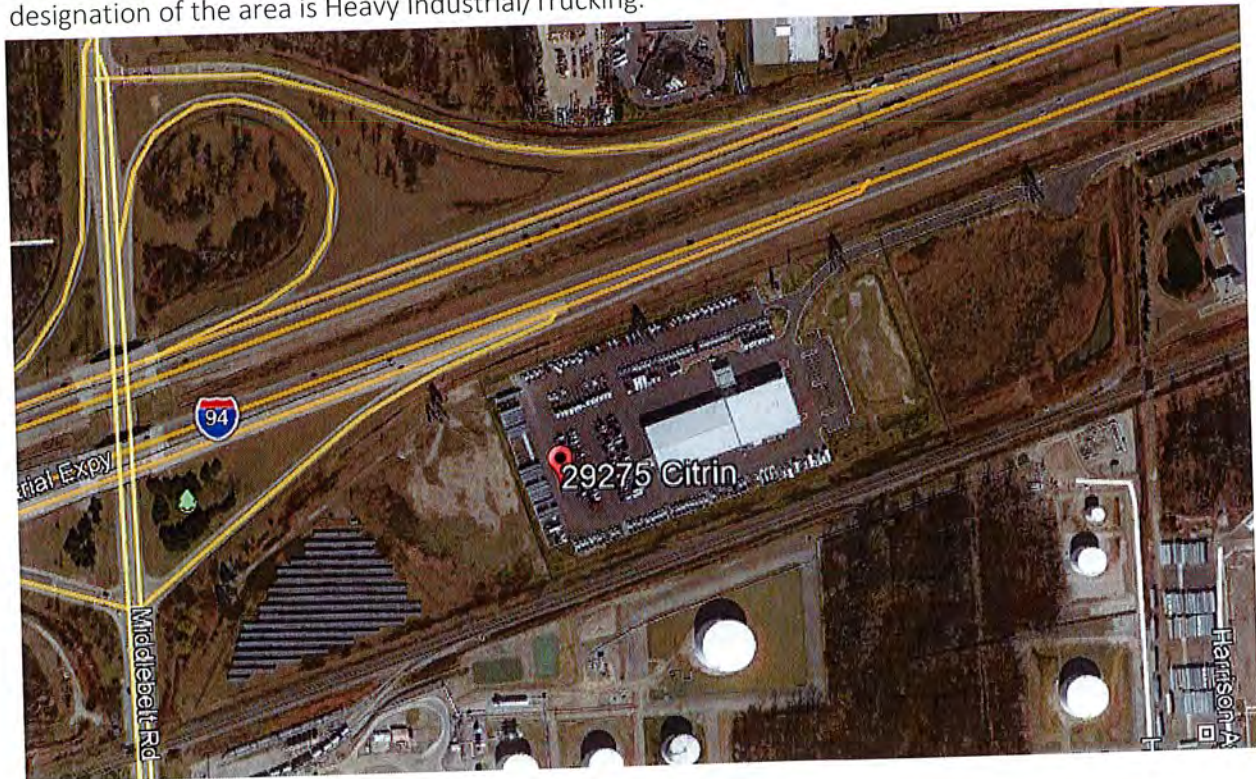
ZONING: M-T, Industrial Transportation District

APPL. DATE: 03/05/2021

APPLICANT: Steve Barber, M&K Truck Center

SITE INFORMATION

The 29.14-acre site is located on the south side of I-94, east of Middlebelt with access from Citrin Dr. M&K Truck Center was approved in 2018 and includes a 49,672-sq. ft. semi-trailer truck sales and service facility. The property is zoned M-T, Industrial Transportation and the future land use designation of the area is Heavy Industrial/Trucking.



PROJECT DESCRIPTION AND BACKGROUND

The applicant is proposing 2 additional product line signs for the existing truck center, one for "East" and the other for "Vanguard". These 80-sq. ft. wall signs are proposed over the service bays on the north elevation of the building. The ordinance allows only 1 wall sign up to 100 sq. ft. in area.

The table below describes the current and proposed signage on the property. The site contains a pylon sign, which is permitted although variances were granted on July 10, 2019 for area and height. The building currently contains 3 wall signs, 1 permitted by right and 2 through a variance also granted on July 10, 2019.

SIGN	TYPE	PERMITTED/VARIANCE	ELEVATION
M&K Truck Center	Business Identification - pylon	Permitted; variance granted for area (253 SF approved where 80 SQ allowed) and height (35' approved where 15' allowed)	
M&K Truck Center	Business Identification - wall	Permitted; variance to exceed 100 SF (170 SF approved)	North
Volvo Trucks	Product Line #1	Variance approved to allow more than 1 wall sign, 130 SF	North
Volvo Trucks	Product Line #2	Variance approved to allow more than 1 wall sign; 83 SF	East
East	Product Line	Requested Variance	North
Vanguard	Product Line	Requested Variance	North

VARIANCE REQUEST

A variance from *Section 48-7* of the Sign Ordinance is requested to allow 2 additional wall signs of 80 sq. ft. each for a total of 5 wall signs where only 1 wall sign, up to 100 sq. ft. is permitted on a building.

SIGN VARIANCE CRITERIA (*Sec. 48-10.b*)

In accordance with *Sec. 48-10.b* of the city's Sign Ordinance and Article 22 of the city Zoning Ordinance, the Board of Zoning Appeals must find that "practical difficulty" has been demonstrated giving consideration to any extraordinary circumstances such as those listed below. Additional information brought forward by the Board, the applicant and/or during the public hearing should be incorporated into the record prior to any findings being made. In evaluating the City Zoning Ordinance standards per *Section 22.03(3)(c)*, the following standards must be considered:

1. *There are exceptional or extraordinary circumstances or conditions applying to the property that do not apply generally to other properties in the same zoning district.*

While the truck center is accessed off of Citrin Dr., it has frontage on I-94. The speeds on I-94 warrant signage that provides for better visibility and product advertisement, particularly for passerby truck traffic that could utilize the services and products available at the truck center.

2. *The variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity. The possibility that compliance with this Ordinance may prove to be more costly shall not be part of the consideration of the Board.*

Several businesses with highway frontage in the City have been granted variances for larger and/or more signage for better visibility. Note that it's important for truck centers in particular to display their product line based on the nature of their business which serves pass-by truck traffic.

3. *The variance will not be detrimental to adjacent property and the surrounding neighborhood.*

The signs should not be detrimental to the adjacent property or surrounding area.

4. *The variance will not materially impair the intent and purpose of this Ordinance.*

The proposed additional signs should not impair the intent of the Sign Ordinance since they are necessary to identify the trailer products and services available at the truck center. In addition, since there is no access to the property directly from the highway, the increased signage helps with finding the business. Again, awareness of product availability for passerby truck traffic is very important for this type of retail business.

5. *That the immediate practical difficulty causing the need for the variance request was not created by the applicant.*

The need for the variance is for greater product identification, advertising and wayfinding for the business establishment.

Per the standards of *Section 48-10* of the Sign Ordinance, the BZA shall consider the following circumstances to determine if a variance is appropriate:

1. *Permitted signage could not be easily seen by passing motorists due to the configuration of existing buildings, trees, or other obstructions.*

Permitted signage would be difficult to see due to the setback of the building and speeds on I-94.

2. *Permitted signage could not be seen by passing motorists in sufficient time to permit safe deceleration and exit. In determining whether such circumstances exist, the Board of Zoning Appeals shall consider the width of the road, the number of moving lanes, the volume of traffic and speed limits.*

This criterion is not applicable since there is no direct access from the highway. The signs are needed more businesses identification of the truck center and truck and trailer product availability for pass-by truck traffic.

3. *Existing signs on nearby parcels would substantially reduce the visibility or advertising impact of a conforming sign on the subject parcel.*

The existing billboards on the site could impact visibility since they are much more prominent than the allowed or proposed signage.

4. *Construction of a conforming sign would require removal or severe alteration to natural features on the parcel, such as but not limited to: removal of trees, alteration of the natural topography, filling of wetlands, or obstruction of a natural drainage course.*

The construction of conforming signs on this site would not require the removal or alteration to any natural features on the site.

5. *Construction of a conforming sign would obstruct the vision of motorists or otherwise endanger the health or safety of passers-by.*

Signs too small in scale could negatively impact visibility and identification based on the distance the property is set back from I-94 and the speeds on the highway.

6. *Variance from certain regulations would be offset by increased building setback, increased landscaping, or other such enhancements, so that the net effect is an improvement in appearance of the parcel, compared to the result that would be otherwise achieved with construction of a conforming sign.*

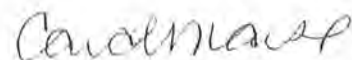
The parcel is well designed and maintained. Additional enhancements are likely not needed however the Board could consider improvements that would off-set the impact of the additional signage.

7. *A sign which exceeds the permitted height or area standards of this Chapter would be more appropriate in scale because of the large size of frontage of the parcel or building.*

The overall area of wall signage permitted exceeds the 100 sq. ft. allowed. The additional sign area is more appropriate based on the scale of the development and speeds on I-94.

RECOMMENDATION

Based on the above analysis and findings, for the reasons noted above, we recommend approval of the variance for BZA-2021-003 and BZA-2021-004; M&K Truck Center to allow for two (2) additional wall signs as proposed, for a total of five (5) wall signs where only one (1) wall sign is permitted.



Carol Maise, City Planner

MAR 05 2021

City of Romulus – Board of Zoning Appeals

SIGN VARIANCE APPLICATION

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

Sign Variance Fee: \$500.00 for initial variance (if multiple variances for same sign or location are requested, each additional variance will be charged half the fee)	
Applicant/ Project Representative: Name: <u>M & K Truck Center of Detroit, LLC</u> Street: <u>8800 Byron Commerce Drive...</u> City: <u>Byron Center</u> State: <u>MI</u> Zip: <u>49315</u> Phone: <u>(616) 583-2100</u> E-mail/Fax: <u>() steve.barber@mktruck.com</u>	Project Information: This Section to be completed by City Case Number: <u>BZA - 2021 - 003</u> Project Name: <u>M&K East Sign</u> Date Submitted: <u>3-5-21</u> Copy Fee: _____ Copies x 11 sets x .05/.25 = \$ _____ Total Fee: _____
Site Information: Property Address: <u>29275 Citrin Drive, Romulus MI 48174</u> Parcel ID#s: <u>80-047-99-0024-704</u> Total Gross Acres: <u>23.16</u> Existing Use of Property: <u>Heavy and medium duty truck dealership</u> Property Zoning: <u>MT</u>	Property Owner (If not the applicant): Name: <u>29275 Citrin Drive, LLC</u> Street: <u>29275 Citrin Drive</u> City: <u>Romulus</u> State: <u>MI</u> Zip: <u>48174</u> Phone: <u>(616) 583.2100</u> E-Mail/Fax: <u>() steve.barber@mktruck.com</u>
Variance Request: Variance requested to Section: <u>48-7</u> Description of Requested: <u>Two wall signs totaling 80 square feet</u> Variance: <u>Announcement of trailer manufacturer services and products for Vanguard and East product lines. Signs conform to wall dimension ordinance and will be facing the highway.</u>	Proposed Sign: Type of Sign Proposed: <u>Wall</u> Dimensions of Proposed Sign: <u>12 ft x 6 ft 8" each</u> Height of Proposed Sign: <u>25 ft from grade</u> Street Setback of Proposed Sign: <u>N/A</u> Number of Total Signs Proposed: <u>2</u>
Required Application Attachments Checklist: <ul style="list-style-type: none">• 1 - Copy of proof of ownership (warranty deed)• 1 - Copy (front and back sides) of legal property owners drivers license• 1 - 8 1/2" x 11" plot, sketch or site plan; 11 copies of larger plans• 1 - Copy of supporting documentation (photographs, drawings, etc.); 11 copies if larger than 8 1/2" x 11"• 1 - Copy of the denial letter from the Building Department if applicable• Completed application, including written answers to the "justification for variance" questions (page 2) APPLICATIONS WITHOUT THIS INFORMATION WILL NOT BE ACCEPTED	
<ul style="list-style-type: none">• Plot Plan Requirements: A plot plan/mortgage survey must be <u>drawn to scale</u> and indicate the following:<ul style="list-style-type: none">- Property dimensions- Road names- Existing and proposed structures- Setback information for each structures- All easements- Natural features	



Justification for Sign Variance: Please provide written explanation for how these criteria are justified on your site. DO NOT answer Yes or No to the statements.

1. *Permitted signage could not be easily seen by passing motorists due to the configuration of existing buildings, trees, or other obstructions.*
The wall signs are needed to announce the recently acquired exclusive trailer sales and services for Vanguard and East manufacturers. The signs need to be wall mounted to ensure visibility to truck drivers. Without the signs, drivers will not know where the services are provided and they will miss the exit for M&K Truck Centers.
2. *Permitted signage could not be seen by passing motorists in sufficient time to permit safe deceleration and exit. In determining whether such circumstances exist, the Board of Zoning Appeals shall consider the width of the road, the number of moving lanes, the volume of traffic, and speed limits.*
The current conforming wall mounted signs face the highway and are not distracting. The Vanguard and East signs conform to the size specifications.
The addition of the signs will ensure safe deceleration and exit as they announce "Vanguard" and "East."
3. *Existing signs on nearby parcels would substantially reduce the visibility or advertising impact of a conforming sign on the subject parcel.*
The addition and placement of 2 wall signs is consistent with the existing wall mounted signs. No other signs reduce the visibility. The signs are necessary to announce the trailer products and services- M&K Truck Centers is an exclusive provider of the products and services.
4. *Construction of a conforming sign would require removal or severe alteration to natural features on the parcel, such as but not limited to: removal of trees, alteration of the natural topography, filling of wetlands, or obstruction of a natural drainage course.*
The construction of these signs does not require removal or alteration or any landscaping, drainage or property. The signs will be wall mounted.
5. *Construction of a conforming sign would obstruct the vision of motorists or otherwise endanger the health or safety of passers-by.*
The construction of the proposed signs will not obstruct motorists' views but instead will allow motorists to see the "Vanguard" and "East" signs in sufficient time to exit to receive trailer products and services.
6. *Variance from certain sign regulations would be offset by increased building setback, increased landscaping, or other such enhancements, so that the net effect is an improvement in appearance of the parcel, compared to the result that would be otherwise achieved with construction of a conforming sign.*
The proposed sign variance is consistent with the existing wall signs for "Mack" and "M&K Truck Centers". The signs will be the same size and linear so that the line of vision is not disrupted. The variance is to allow 2 additional wall mounted signs.
7. *A sign which exceeds the permitted height or area standards of this Chapter would be more appropriate in scale because of the large size or frontage of the parcel or building.*
The proposed signs conform with Section 48-7 and are necessary to market and advertise services for transportation industry in a time when transportation is at its height.

Affidavit of Petitioner:

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

M & K Truck Center of Detroit, LLC

Print Applicant Name

Signature of Application

Date

29275 Cilrin Drive, LLC

Print Property Owners Name

Signature of Property Owner

Date

Notary for Applicant:

Subscribed and sworn before me, this 5th day
of March 20 21. A Notary Public In and for
Kent County, Michigan.



(Signature)
Notary Public

My Commission expires 8/19, 2025

Notary for Property Owner:

Subscribed and sworn before me, this 5th day
of March 20 21. A Notary Public In and for
Kent County, Michigan.



(Signature)
Notary Public

My Commission expires 8/19, 2025



City of Romulus

LeRoy D. Burcroff

Mayor

ADMINISTRATIVE and LEGISLATIVE OFFICES
11111 Wayne Road • Romulus, Michigan 48174-1485
www.romulusgov.com

ELLEN L. CRAIG-BRAGG
Clerk

STACY A. PAIGE
Treasurer

02/17/2021

Midwest Sign Ccompany
7381 Ardith Ct. SW Suite D
Byron Center, MI 49315

East Sign

Re: Plan Review PLN2100040 for 29275 CITRIN, Romulus MI 48174

Dear Applicant:

Construction documents have been reviewed for compliance with one or more of the following codes:

, *City of Romulus Code of Ordinances, Chapter 48 (Signs)*

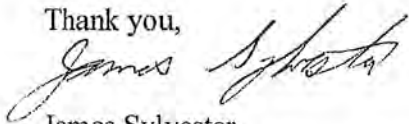
The following deficiencies are to be addressed and revised construction documents are to be resubmitted for further review:

One sign per wall facing a street or an access drive, 100 square feet max. There are 2 signs on the building already.

Please reference the above plan review number when submitting any further communication relating to this project.

Should you have any questions, please feel free to contact the Department of Building & Safety at (734) 942-7550.

Thank you,



James Sylvester
Department of Building and Safety

KATHY ABDO
Councilwoman

JOHN BARDEN
Mayor Pro Tem

CELESTE ROSCOE
Councilwoman

TINA M. TALLEY
Councilwoman

WILLIAM WADSWORTH
Councilman

EVA WEBB
Councilwoman

VIRGINIA WILLIAMS
Councilwoman



MAR 05 2021

City of Romulus – Board of Zoning Appeals

SIGN VARIANCE APPLICATION

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

<p align="center">Sign Variance Fee: \$500.00 for initial variance (if multiple variances for same sign or location are requested, each additional variance will be charged half the fee)</p>	
<p>Applicant/ Project Representative: Name: M & K Truck Center of Detroit, LLC Street: 8800 Byron Commerce Drive... City: Byron Center State: MI Zip: 49315 Phone: (616) 583-2100 E-mail/Fax: () steve.barber@mktruck.com</p>	<p>Project Information: This Section to be completed by City Case Number: <u>BZA-2021-004</u> Project Name: <u>M&K Vanguard Sign</u> Date Submitted: <u>3-5-21</u> Copy Fee: _____ Copies x 11 sets x .05/.25 = \$ _____ Total Fee: _____</p>
<p>Site Information: Property Address: 29275 Citrin Drive, Romulus MI 48174 Parcel ID#s: 80-047-99-0024-704 Total Gross Acres: 23.16 Existing Use of Property: Heavy and medium duty truck dealership Property Zoning: MT</p>	<p>Property Owner (if not the applicant): Name: 29275 Citrin Drive, LLC Street: 29275 Citrin Drive City: Romulus State: MI Zip: 48174 Phone: (616) 583.2100 E-Mail/Fax: () steve.barber@mktruck.com</p>
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<p>Required Application Attachments Checklist:</p> <ul style="list-style-type: none"> • 1 - Copy of proof of ownership (warranty deed) • 1 - Copy (front and back sides) of legal property owners drivers license • 1 - 8 1/2" x 11" plot, sketch or site plan; 11 copies of larger plans • 1 - Copy of supporting documentation (photographs, drawings, etc.); 11 copies if larger than 8 1/2" x 11" • 1 - Copy of the denial letter from the Building Department if applicable • Completed application, including written answers to the "justification for variance" questions (page 2) <p align="center">APPLICATIONS WITHOUT THIS INFORMATION WILL NOT BE ACCEPTED</p>	
<ul style="list-style-type: none"> • Plot Plan Requirements: A plot plan/mortgage survey must be <u>drawn to scale</u> and indicate the following: <ul style="list-style-type: none"> - Property dimensions - Road names - Existing and proposed structures - Setback information for each structures - All easements - Natural features 	



Justification for Sign Variance: Please provide written explanation for how these criteria are justified on your site. **DO NOT** answer Yes or No to the statements.

1. *Permitted signage could not be easily seen by passing motorists due to the configuration of existing buildings, trees, or other obstructions.*
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Affidavit of Petitioner:

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

M & K Truck Center of Detroit, LLC

Print Applicant Name

Signature of Application

Date

29275 Ciltrin Drive, LLC

Print Property Owners Name

Signature of Property Owner

Date

Notary for Applicant:

Subscribed and sworn before me, this 5th day
of March 20 21. A Notary Public In and for
Kent County, Michigan.

Erin K. Boersma

(Signature)
Notary Public

My Commission expires 8/19, 2025

Notary for Property Owner:

Subscribed and sworn before me, this 5th day
of March 20 21. A Notary Public In and for
Kent County, Michigan.

Erin K. Boersma

(Signature)
Notary Public

My Commission expires 8/19, 2025



City of Romulus

LeRoy D. Burcroff

Mayor

ADMINISTRATIVE and LEGISLATIVE OFFICES
11111 Wayne Road • Romulus, Michigan 48174-1485
www.romulusgov.com

ELLEN L. CRAIG-BRAGG
Clerk

STACY A. PAIGE
Treasurer

02/17/2021

Midwest Sign Company
7381 Ardith Ct. SW Suite D
Byron Center, MI 49315

Vanguard Sign

Re: Plan Review PLN2100039 for 29275 CITRIN, Romulus MI 48174

Dear Applicant:

Construction documents have been reviewed for compliance with one or more of the following codes:

City of Romulus Code of Ordinances, Chapter 48 (Signs)

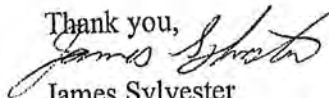
The following deficiencies are to be addressed and revised construction documents are to be resubmitted for further review:

One sign per wall facing a street or an access drive, 100 square feet max. There are 2 signs on the building already.

Please reference the above plan review number when submitting any further communication relating to this project.

Should you have any questions, please feel free to contact the Department of Building & Safety at (734) 942-7550.

Thank you,



James Sylvester
Department of Building and Safety

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Councilwoman

JOHN BARDEN
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CELESTE ROSCOE
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TINA M. TALLEY
Councilwoman

WILLIAM WADSWORTH
Councilman

EVA WEBB
Councilwoman

VIRGINIA WILLIAMS
Councilwoman





Planning Department Development Status Report April 7, 2021

Under Review – Planning Commission

SPR-2021-003; **The Outdoor Group** (12835 S Huron River Drive). Operation of a landscape installation company including the storage of tools and equipment and the parking business vehicles.

RZ-2020-002/SLU-2020003; **Romulus Logistics Park – Northpoint** (33000 Smith). A conditional rezoning request for 202 acres of property at Vining/Smith/Wick Roads from RC, Regional Center to M-1, Light Industrial and special land use to allow warehousing are currently under administrative review. A revised submittal is expected spring of 2021.

PDA-2020-001; **Fairways at Gateway PDA Amendment**. An amendment to the PDA to replace 56 duplex units and 1 single-family detached unit with 54 attached units in 13 buildings and to replace 112 duplex units with 102 single family detached units was reviewed by the Planning Commission at a public hearing at the regular meeting held on September 21, 2020. The Commission provided direction for the applicant including the desire for wider single-family lots. A revised submittal is required.

SPR-2019-016; **Pro Zone Express** (29171 Smith). A site plan for the construction of a 10,250-sq. ft. truck repair facility on Smith Road east of Middlebelt was conditionally approved by the Planning Commission at the regular meeting on October 19, 2020. A revised site plan is required prior to engineering review.

SPR-2019-004; **Kade's Truck Repair/Milestone Trailer Leasing** (Harrison). A revised site plan for the development of a new 13,200-sq. ft. truck maintenance facility was postponed by the Planning Commission on October 21, 2019 subject to approval of the variance from the BZA, revisions to the site plan per the ARC reports, and removal of all trucks and trailers from the property. A revised plan that includes the Milestone property to the west will be reviewed by the Planning Commission on March 15, 2021.

Under Review – Administrative Review Committee (ARC)

SPR-2020-012; **Playhouse** (13201 Middlebelt). A revised site plan for administrative site plan review for reworked parking, porte-cochere, façade and landscaping must be provided for ARC review.

Recently Approved Site Plans, Temporary Uses, Zoning Amendments

SLU-2020-002/SPR-2020-006; **Spartan Barricade/Robin Oak** (30211 Ecorse #100). A site plan and special land use for a contractor's storage yard of traffic control equipment was reviewed by the Planning Commission at a public hearing on August 17, 2020. The Planning Commission recommended approval to City Council. City Council approved the request at the September 28th meeting.

SPR-2020-009; **Romulus Business Center Trailer/Outdoor Storage** (36663 Van Born). The applicant is requesting an amendment to SPR-2016-013; Romulus Business Center Building #3 Remote Trailing Staging to change trailer staging to outdoor storage for a hydroponics facility. The site plan was approved by ARC.

SPR-2020-010; **Project Viper** (15675 Wahrman). A site plan for construction of a 135,200-sq. ft. warehouse & distribution facility with detached 2,680-sq. ft. van wash & maintenance structure and 515-sq. ft. CCR/data structure was approved by the Planning Commission on July 20 and two variances were approved by the BZA at the August 5th meeting. Construction is ready to commence.

RZ-2020-001; SLU-2020-001; SPR-2020-001; **PFG Romulus/Vistar** Conditional Rezoning, Special Land Use and Site Plan (Smith and Vining). The Planning Commission recommended approval to City Council for special land use and conditional rezoning from RC-Regional Center to M-1 Light Industrial. The Planning Commission granted site plan approval for the development of a 165,200- sq. ft. food distribution facility at the February 19, 2020 meeting. The development is currently under construction.

SPR-2019-006; **A-OK Plumbing** (35920 Goddard). A site plan to allow the use of a contractor's/plumbing office in the CBD-1 and to expand the parking lot was conditionally approved by the Planning Commission and a variance was approved by the BZA on July 1, 2020. Improvements are underway.

SPR-2019-025; **Ecorse Commons – Phase 1 (Revised Site Plan) & Phase 2** (37350 Ecorse). A revised site plan approval (Phase 1) for the development of a new 409,158-sq. ft. cross dock warehouse distribution center and a new 245,390-sq. ft. distribution building (Phase 2) was granted by the Planning Commission at the February 19, 2020 meeting. Construction is underway.

SPR-2017-020; **Mid-Michigan Crushing and Recycling** (Ecorse/west of Inkster). A special land use and site plan for a concrete and asphalt crushing operation on the south side of Ecorse Road west of Inkster was recommended to City Council on December 16, 2019 by the Planning Commission at the public hearing. The City Council approved the special land use at the September 14, 2020 meeting.

SPR-2019-019; **Mucci Pac USA** (Inkster/south of Northline). A site plan for the construction of a new 54,000-sq. ft. building for packing and distribution of vegetables was conditionally approved by the Planning Commission on September 16, 2019. The site plan was amended and variances were approved by the BZA at the November meeting. The amended site plan was reviewed by the Planning Commission on December 16, 2019 and approved. Construction is underway.

SPR-2019-002; **Pritula Trailer Storage – Phase II** (28034 Beverly). A site plan to expand trailer storage which includes 127 trailer spaces was conditionally approved by the Planning Commission on June 17, 2019 at their regular meeting. Construction has commenced.

SPR-2019-003; **Logos Logistics – Phase 2** (16500 Wahrman). A site plan for a 200,200-sq. ft. warehouse/distribution facility was approved by the Planning Commission on April 15, 2019. A 1-year site plan extension was granted by the Planning Commission on September 21, 2020. Engineering review is required.

BZA Activity

BZA-2021-004 (Vanguard Sign); **M & K Truck Center (29275 Citrin)** is requesting a variance for another wall sign to go on the rear of the building. (144in x 80in)

BZA-2021-003 (East Sign); **M & K Truck Center (29275 Citrin)** is requesting a variance for another wall sign to go on the rear of the building. (144in x 80in)

BZA-2021-002 (Sign B - North); **International Outdoor** is requesting a variance from Sec. 48-7 of Chapter 48, SIGNS to allow a two-sided billboard to exceed the height requirement of 45' (60' is proposed); and a variance from Sec. 48-6(b)(3) of Chapter 48, SIGNS to allow the billboard to be set back 1' from the front property line where 15' is required. The BZA conditionally approved the request on March 3, 2021.

BZA-2021-001 (Sign A - South); **International Outdoor** is requesting a variance from Sec. 48-7 of Chapter 48, SIGNS to allow a two-sided billboard to exceed the height requirement of 45' (70' is proposed). The BZA approved the variance on March 3, 2021.

BZA-2020-012; **Greer Staples** (15993 Fern). A variance from *Section 3.07(a), Schedule of Regulations* of the Zoning Ordinance to allow a 35.4-foot front yard setback on Valley View Dr. where a 50-foot front yard setback is required was approved by the BZA on January 6, 2021.

Re-occupancies

REOC-2021-026; **Resource Mechanical Insulation, LLC** (11677 Wayne Road Suite 112). Reoccupancy of 10,258 sq. ft. of 64,940 sq. ft. building for an office space for blueprint estimates and conduct operations of business for a union insulation subcontractor company. (8 employees plus 20-45 union insulators)

REOC-2021-025; **Expeditors International, LLC** (11101 Metro Airport Center Suite 108). Reoccupancy of 65,806 sq. ft. of 209,983 sq. ft. building for an air freight forwarder and office use. (10 employees)

REOC-2021-024; **Jaad's Soul Food** (30589 Eureka). Reoccupancy of 3,520 sq. ft. building for a soul food restaurant. (10 employees)

REOC-2021-023; **Bright Sky Transport, LLC** (28445 Beverly). Reoccupancy of 12,000 sq. ft. building for a office and warehouse for auto parts. (6 employees)

REOC-2021-022; **Go To Transport** (9900 Merriman). Reoccupancy of 3,024 sq. ft. of 6,048 sq. ft. office space plus 31,190 sq. ft. of cross dock and warehouse space for a truck terminal. (4 employees)

REOC-2021-021; **Seal Master** (27989 Van Born). Reoccupancy of 12,000 sq. ft. building for a manufacturing facility of seal coat and specializes in providing quality asphalt maintenance products for purchase. (7 employees)

REOC-2021-020; **Walter's Bar and Romulus Lanes** (37452 Huron River Drive). Reoccupancy of 12,800 sq. ft. building for a restaurant bar and bowling alley. (5 employees)

REOC-2021-019; **A & C Truck Services** (28475 Highland). Reoccupancy of 7,320-sq. ft. of 29,280 sq. ft. building for a Motor Vehicle Repair and Semi-Tractor Sales facility. (3 employees)

REOC-2021-018; **Miller Pipeline** (6777 Metroplex). Reoccupancy of 139,764-sq. ft. building for a range of pipeline contracting and rehab services for natural gas, liquids, and water and wastewater pipelines. (12 employees)

REOC-2021-017; **Hearn Industrial Services** (37300 Ecorse Road Suite 200). Reoccupancy of 67,770-sq. ft. building for an Automotive Logistics company that provides warehousing, kitting, packaging, quality inspection and transportation services. (41 employees)

REOC-2021-016; **LaserShip, LLC** (37350 Ecorse Suite 200). Reoccupancy of 96,511-sq. ft. of a 409,158-sq.ft. building for a distribution facility that receives, stores and ships merchandise.

REOC-2021-015; **Kingfish Financial Group** (9235 Wayne). Reoccupancy of 900-sq. ft. building for a facility used to assist clients in purchasing and selling property. Also offers a notary service. (1 employee)

REOC-2021-014; **Hollingsworth Logistics Group** (30500 Cypress). Reoccupancy of 186,112-sq. ft. building for a facility for shipping and receiving automotive parts. (200 employees)

REOC-2021-013; **Nomad Tower Services** (28340 Goddard). Reoccupancy of 14,400-sq. ft. building for a telecommunication cellular contractor providing maintenance and upgrades to cellular towers throughout Michigan, Ohio and Indiana. (45 employees)

REOC-2021-012; **Marveline's** (36920 Goddard). Scope of work not yet submitted.

REOC-2021-011; **Pitney Bowes** (37300 Ecorse Suite 100). Reoccupancy of 98,655-sq. ft. of 245,390 sq. ft. building for a first class mail, bound and packet mail distribution facility. (225 employees)

REOC-2021-010; **Jane Erin Group** (35309 Michele). Scope of work not yet submitted.

REOC-2021-009; **Lowe's Companies** (37350 Ecorse Suite 100). Reoccupancy of 163,285-sq. ft. of total 409,158 sq. ft. building for a distribution terminal for boxed appliance deliveries. (100 employees)

REOC-2021-008; **US Ecology** (28171 Northline). Reoccupancy of 23,000-sq. ft. building for an industrial cleaning company that services all types of manufacturing plants. (4 employees)

REOC-2021-007; **DHL Global Forwarding** (37300 Ecorse Suite 300). Reoccupancy of 81,641-sq. ft. building with 7,500 sq. ft. being utilized for office space for an air, ocean, domestic and warehousing facility. (60 employees)

REOC-2021-006; **Hearn Industrial Services, Inc** (37350 Ecorse Suite 300). Reoccupancy of 149,361 sq. ft. of total 409,158 sq. ft. building for a warehousing and automotive components distribution facility. (52 employees)

REOC-2021-005; **Keshcold Creations** (9275 Wayne). Reoccupancy of 1,266-sq. ft. building for a hair style and braiding facility, that also offers beauty products for retail. (3 employees)

REOC-2021-004; **The Outdoor Group** (12835 Huron River Drive). Reoccupancy of 2 buildings totaling 3,800-sq. ft. for a landscaping and design facility. Property will be used for storage of tools, trucks and equipment used for daily operation. (10 employees)

REOC-2021-003; **Romulus Auto Group** (37311 Goddard).

REOC-2021-002; **Blueprint Builders and Architecture, LLC** (6971 Merriman). Reoccupancy of 3,368-sq. ft. building for a construction company, utilizing the building for office space and a storefront for marketing purposes. (3 employees)

REOC-2021-001; **Keen Cargo, Inc** (11400 Metro Airport Center 200). Reoccupancy of 38,544 sq. ft. utilizing only 21,608 sq. ft. for an air freight forwarding and delivery service and warehousing company. (25 employees)

REOC-2020-027; **Black Mont, LLC** (11900 Hunt). Reoccupancy of 4,800-sq. ft. building for a countertop/cabinet fabrication facility.

Romulus Highlights & Information

March 2021

Romulus
Home of Opportunity

DDA on Instagram

The Romulus Downtown Development Authority is now on Instagram.
@downtownromulusmichigan



Downtown Romulus Michigan
The Downtown Development Authority (DDA) is a board that promotes economic development in Downtown Romulus Michigan. Facebook: DowntownRomulus
www.romulusmi.gov



Huron River Drive Pathway Project

The project involves connecting the I-275 Metro Trail at Northline and Huron River Drive going north through the downtown with bike lane sharrows along Goddard Road to Hunt Street. Construction begins March 22nd and will last for the next few months.



Easter with a Twist

Saturday, March 27 2021 11:00 a.m. to 1:00 p.m.
Event held at the City Hall parking lot. There were goody bags and an Easter bunny.



City-wide Garage/Yard Sales

Dates for the City-wide Garage/Yard sales have been announced. Register through the Clerk's office by phone or email.



Northline & Hannan Intersection Project

The project involves turning the boulevard intersection into a necked-down standard intersection with a traffic light. Repairs to the dangerous interchange will begin April 5th and end September 17



Covid Vaccinations

The Romulus Senior Center continued to help Romulus residents with vaccination registration. Thank you Rose and Maria!



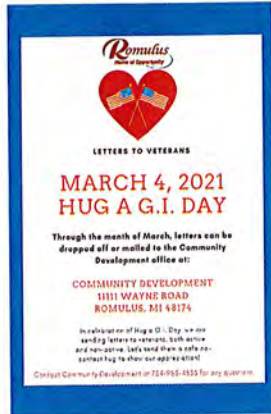
Romulus Highlights & Information

March 2021



Hug A G.I. Day.

The Community Development Department collected letters through the entire month of March.



Park closed for upgrades

The TIFA property behind the RAC has had the brush cleared as part of phase I. Funding for this project is in partnership with the TIFA Board, City of Romulus Recreation Department, and Regional Carpenters.

Before



After



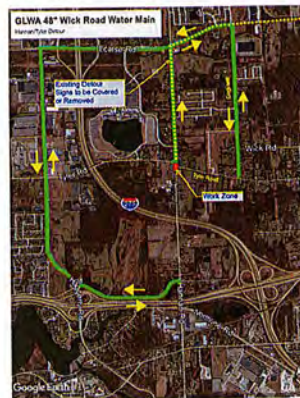
Archery Lessons

The Parks and Recreation Department will now have archery lessons this summer.



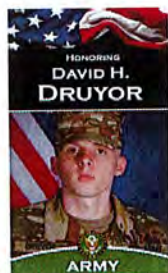
Road Detour for Hannan & Tyler

Construction at the intersection of Hannan and Tyler for the GLWA project begins in April. A detour has been mapped out below.



Military Banners

Last call for military banners that will go up on the street poles in downtown Romulus in May and November. The application can be found on the Romulus website on the DDA page.



Soul Food Recipes

Parks and Recreation are still collecting soul food recipes. Recipes can be emailed to Tanya Cofield.



M&K Truck Centers



estimated scale and position



6'8" x 12' 1-sided internally illuminated wall sign

SIGNATURE:

DATE:

DRAWING: vanguard romulus revA

MANAGER: M. Tiesma

DATE:

PROJECT: M&K/Romulus 29275/Vanguard

DESIGN: R. Sobota

1/21/2021

2.0



7381 Ardith Ct SW, Suite D, Byron Center, MI 49315
616.583.1743 800.245.5800 midwestsignco.com

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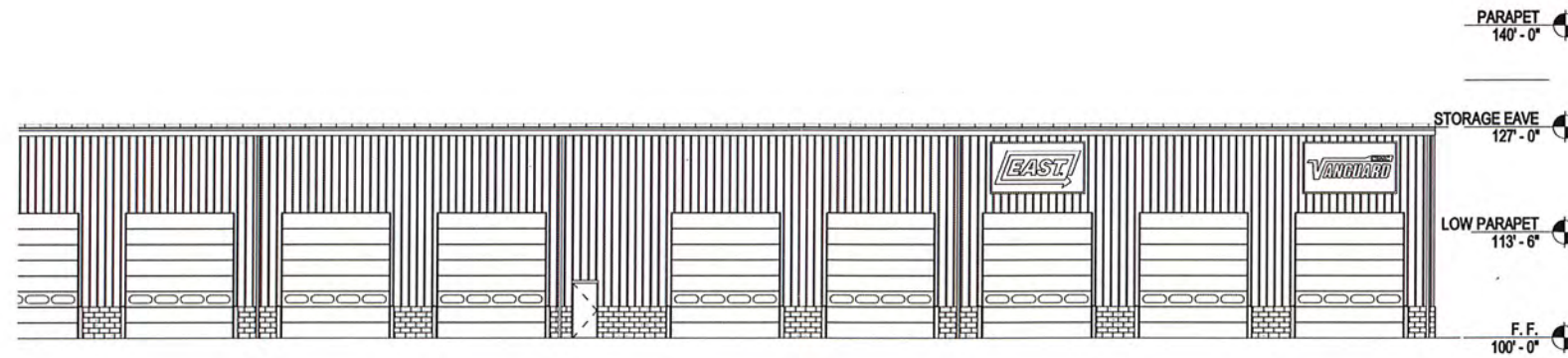
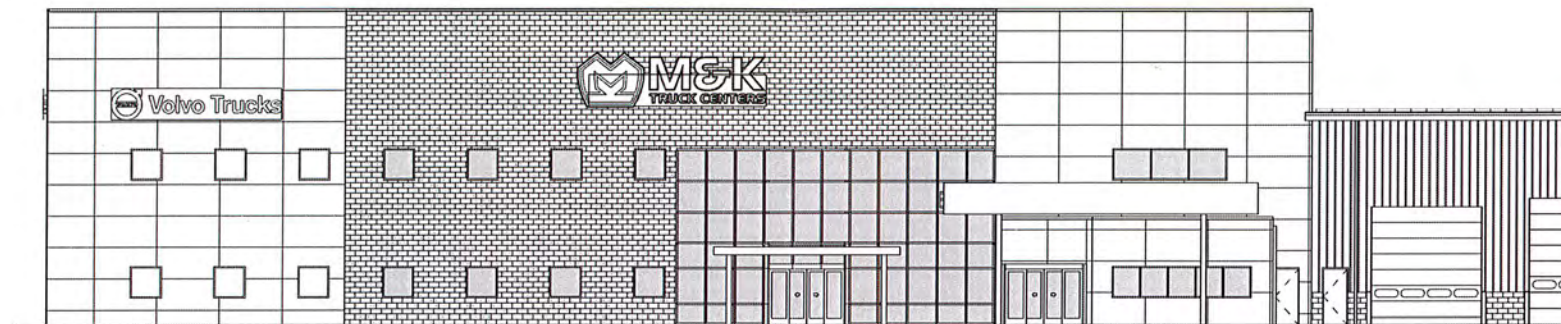
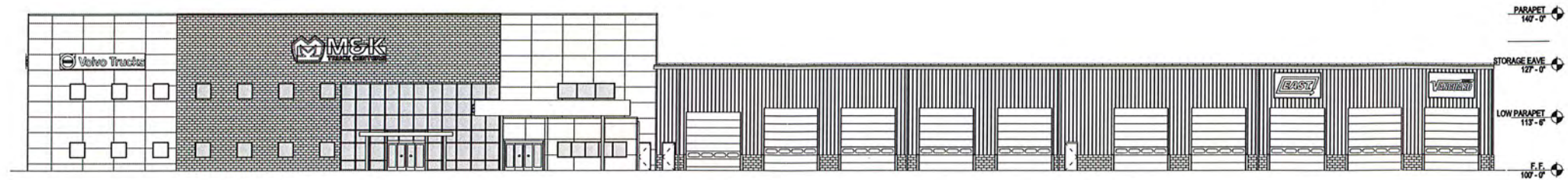
Office View




*For more information, contact the publisher at 1-800-368-6868 or visit our website at www.mhhe.com.

paradigm design 10000 Highway 100 Suite 100 Dallas, TX 75243 Tel: 972.342.7477 Fax: 972.342.7478 Email: info@paradigm-design.com Website: www.paradigm-design.com	 M & K TRUCK CENTERS 10000 Highway 100 Suite 100 Dallas, TX 75243 Tel: 972.342.7477 Fax: 972.342.7478 Email: info@paradigm-design.com	PROJECT M & K TRUCK CENTERS 10000 Highway 100 Suite 100 Dallas, TX 75243 Tel: 972.342.7477 Fax: 972.342.7478 Email: info@paradigm-design.com	CLIENT M & K TRUCK CENTERS 10000 Highway 100 Suite 100 Dallas, TX 75243 Tel: 972.342.7477 Fax: 972.342.7478 Email: info@paradigm-design.com	RELEASE DATE 10/1/2011	PROJECT M & K TRUCK CENTERS 10000 Highway 100 Suite 100 Dallas, TX 75243 Tel: 972.342.7477 Fax: 972.342.7478 Email: info@paradigm-design.com	PRICE 1709116	BOOKS 1709116	CHAL LAYOUT PLAN -JALPH C-1 03

M&K Truck Centers



SIGNATURE:	DATE:	DRAWING: overall sign locations	MANAGER: M. Tiesma	DATE:	2/24/2021	2.0
		PROJECT: M&K/Romulus 29275	DESIGN: R. Sobota			
 MIDWEST SIGN COMPANY		7381 Ardith Ct SW, Suite D, Byron Center, MI 49315 616.583.1743 800.245.5800 midwestsignco.com				These designs, details and plans represented herein are the property of Midwest Sign Co; specifically developed for your personal use in connection with the project being planned for you by Midwest Sign Co. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, exhibited or copied in any fashion whatsoever. All designs (excepting registered trademarks) remain the property of Midwest Sign Co.

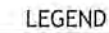
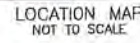
MAR 05 2021

COMMENCING AT THE WEST 1/4 CORNER, SECTION 12, TOWN 3 SOUTH, RANGE 9 EAST, CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN; THENCE SOUTH 88 DEGREES 37 MINUTES 20 SECONDS WEST (MEASURED AS SOUTH 89 DEGREES 36 MINUTES 30 SECONDS WEST) 70.00 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION; THENCE SOUTH 01 DEGREES 25 MINUTES 55 SECONDS WEST (MEASURED AS SOUTH 01 DEGREES 25 MINUTES 55 SECONDS WEST) 30.00 FEET ALONG THE WEST 1/4 LINE OF SAID SECTION; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH 01 DEGREES 59 MINUTES 16 SECONDS WEST 315.84 FEET; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF NORFOLK AND WESTMINSTER RAILROAD SOUTH 01 DEGREES 59 MINUTES 16 SECONDS WEST 288.00 FEET; THENCE SOUTH 88 DEGREES 52 MINUTES 16 SECONDS WEST 98.98 FEET (MEASURED AS 98.42 FEET); THENCE SOUTH 01 DEGREES 39 MINUTES 22 SECONDS EAST 30.67 FEET (MEASURED AS SOUTH 01 DEGREES 40 MINUTES 30 SECONDS EAST 30.64 FEET) ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH 01 DEGREES 59 MINUTES 16 SECONDS WEST 35.00 FEET; THENCE SOUTH 55 DEGREES 51'40.8" WEST (MEASURED AS 51'45.6" FEET) FOR A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID RAILROAD RIGHT OF WAY LINE SOUTH 71 DEGREES 36 MINUTES 55 SECONDS WEST 2135.68 FEET (MEASURED AS 2135.28 FEET); THENCE NORTHEASTALY ALONG SAID RAILROAD RIGHT OF WAY LINE SOUTH 71 DEGREES 36 MINUTES 55 SECONDS WEST 293.11 FEET; THENCE CONTINUING ALONG THE RIGHT OF WAY LINE OF THE EASTLAND ELEVATOR COMPANY TO INTERSTATE 94, 294.74 FEET ALONG THE ARC OF A 806.95 FOOT RADIUS CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 20 DEGREES 55 MINUTES 39 SECONDS (MEASURED AS 20 DEGREES 55 MINUTES 39 SECONDS) TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID ENTRANCE RAMP 44.82 FEET ALONG SAID ENTRANCE RAMP; THENCE NORTH 71 DEGREES 36 MINUTES 55 SECONDS WEST 128.00 FEET (MEASURED AS 128.00 FEET) TO THE POINT OF BEGINNING; THENCE ALONG SAID (LOCAL ACCESS FRESHWAY); THENCE SOUTH 18 DEGREES 23 MINUTES 02 SECONDS EAST 556.74 FEET (MEASURED AS 555.39 FEET) FOR A PLACE OF BEGINNING, BEING A PART OF THE SOUTH 1/2 OF SAID SECTION 12.

13. EASEMENT AND RIGHT OF WAY GRANTED TO LEONARD PETROLEUM TERMINALS, INC. FOR CONSTRUCTION OPERATION AND MAINTENANCE OF PIPELINE(S) RECORDED IN LIBER 17398 PAGE 4 (REGISTER NO. F682937), WAYNE COUNTY RECORDS. THIS EASEMENT IS SHOWN ON THE DRAWING.
14. RIGHT OF WAY AGREEMENT GRANTING EASEMENT TO SUN PIPE LINE COMPANY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF PIPELINE(S) RECORDED IN LIBER 22738 PAGE 859, WAYNE COUNTY RECORDS. THIS EASEMENT IS SHOWN ON THE DRAWING.
15. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN EASEMENT AGREEMENT RECORDED IN LIBER 53267, PAGE 174, WAYNE COUNTY RECORDS. THE ENTIRE EASEMENT AGREEMENT IS ILLEGIBLE IN THE INSTRUMENT, AND THE DRAWING PROVIDED IS ILLEGIBLE. THIS EASEMENT IS SHOWN BASED ON THE ENGINEERING DRAWINGS PROVIDED FOR THE SUBJECT PARCEL.
16. TERMS, CONDITIONS AND IMPLICATIONS CONTAINED IN DECLARATION OF TAXING RECORDED IN LIBER 26731, PAGE 651, WAYNE COUNTY RECORDS. THE SUBJECT PARCEL, AS SHOWN REFLECTS THE TAXING.
17. TERMS, CONDITIONS, PROMSIONS AND EASEMENTS CONTAINED IN AGREEMENT FOR EASEMENTS EXECUTED BY AND BETWEEN RD INVESTMENT CORP., A MICHIGAN CORPORATION AND MORTON TERMINAL LAND HOLDINGS, LLC, A KENTUCKY LIMITED LIABILITY COMPANY RECORDED IN LIBER 48276, PAGE 74, WAYNE COUNTY RECORDS. THIS EASEMENT IS SHOWN ON THE DRAWING.
18. TERMS, CONDITIONS, PROMSIONS AND EASEMENTS CONTAINED IN SOLAR POWER EASEMENT AGREEMENT EXECUTED BY AND BETWEEN MORTON TERMINAL LAND HOLDINGS, LLC, A KENTUCKY LIMITED LIABILITY COMPANY AND DTE ELECTRIC COMPANY, A MICHIGAN CORPORATION, AS EVIDENCED BY SOLAR POWER EASEMENT AGREEMENT RECORDED IN LIBER 53725, PAGE 287, WAYNE COUNTY RECORDS. THIS EASEMENT IS SHOWN ON THE DRAWING.
19. PIPE LINE EASEMENT GRANTED TO VOLVERINE PIPE LINE COMPANY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF PIPELINE(S) RECORDED IN LIBER 53287, PAGE 625, WAYNE COUNTY RECORDS. THIS EASEMENT IS SHOWN ON THE DRAWING.
20. GRANT OF EASEMENT TO MORTON LAND TERMINAL HOLDINGS, LLC, A KENTUCKY LIMITED LIABILITY COMPANY FOR ACCESS TO AND USE OF BILLBOARDS, AERIAL AND OVERBANK, AND PUBLIC UTILITIES RECORDED IN LIBER 54162, PAGE 1177, WAYNE COUNTY RECORDS. THE ENTIRE EASEMENT IS ILLEGIBLE IN THE INSTRUMENT, AND THE DRAWING PROVIDED IS ILLEGIBLE. THE EASEMENT IS SHOWN BASED ON THE ENGINEERING DRAWINGS PROVIDED FOR THE SUBJECT PARCEL.

TO: FIFTH TRUST BANK, AND
ATA NATIONAL TITLE GROUP

THIS IS TO CERTIFY 1) THAT THE IMPROVEMENTS SHOWN ON THIS SURVEY ARE BASED ON FIELD SURVEY INFORMATION, THE COMPLETION OF AN AS-BUILT SURVEY FOR SUBMISSION TO THE CITY OF ROMULUS, AND 2) THAT THE EASEMENTS SHOWN ARE FROM THE REVIEW OF TITLE RECORDS. THE EASEMENTS SHOWN ON THIS SURVEY ARE NOT GUARANTEED TO BE CORRECT. THIS DEVELOPMENT (SOME RECORDED INSTRUMENTS WERE NOT FULLY LEGIBLE), ONLY THOSE IMPROVEMENTS THAT WERE INSTALLED AS A RESULT OF CONSTRUCTION ACTIVITIES FOR THE CONSTRUCTION OF THE 100' DEEP CREEK CENTER WAS LOCATED AS PART THE AS-BUILT SURVEY SUBMITTED TO THE CITY OF ROMULUS, AND USED FOR THIS SURVEY. THERE ARE OTHER IMPROVEMENTS THAT EXIST ON THE SUBJECT PARCEL BEYOND WHAT IS SHOWN ON THIS SURVEY.



AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLAN.

ALL FILL IN EXCESS OF TWO FEET (2') SHALL BE ENGINEERED FILL AND SHALL BE COMPACTED TO 95% MAXIMUM DENSITY UNLESS OTHERWISE DIRECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DENSITY TESTING

SHEET
AB01