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33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250
citycouncil@livonia.gov

OFFICE OF THE COUNCIL

**ELECTRONIC AGENDA PACKET FOR
THE PUBLIC HEARING OF
WEDNESDAY, FEBRUARY 2, 2022
8:00 P.M.***

**The electronic agenda is compiled, produced and distributed
by the City Council Staff. (734) 466-2250**

The official documents are on file in the City Clerk's office.

PUBLIC HEARING AGENDA OF THE LIVONIA CITY COUNCIL
February 2, 2022
Livonia City Hall Auditorium
33000 Civic Center Drive, Livonia, Michigan
7:00 PM

AGENDA ITEM(S)

1. Petition 2021-11-01-08 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 17950 College Parkway (Formerly Unit 15 of College Park Condominium), located on the east side of Haggerty Road between Six Mile and Seven Mile Roads in the Southwest ¼ of Section 7, from C-1, Local Business to P-L, Public Lands.
2. Petition 2021-11-01-09 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 17420 College Parkway (Unit 11 of College Park Condominium), located on the east side of Haggerty Road between Six Mile and Seven Mile Roads in the Southwest ¼ of Section 7, from C-4, High Rise Commercial to P-L, Public Lands.
3. Petition 2021-11-01-10 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 13001 Merriman Road, located on the west side of Merriman Road between Glendale Avenue and Schoolcraft Road in the Northeast ¼ of Section 27, from M-2, General Manufacturing to P-L, Public Lands.

AUDIENCE COMMUNICATION

SUSAN M. NASH, CITY CLERK

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the City Clerk's Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs. Please call (734) 466-2236 or email clerk@livonia.gov if you need assistance. **Council agendas are available on the City's website – www.livonia.gov - under Government, City Council, Agendas.**



LETTER TO THE LIVONIA CITY COUNCIL

Planning
December 15, 2021

MEETING DATE

Public Hearing of February 2, 2022

PREPARED BY

Stephanie Reece, Program Supervisor

AGENDA ITEM

Petition 2021-11-01-08 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 17950 College Parkway (Formerly Unit 15 of College Park Condominium), located on the east side of Haggerty Road between Six Mile and Seven Mile Roads in the Southwest ¼ of Section 7, from C-1, Local Business to P-L, Public Lands.

BACKGROUND

RECOMMENDATION

At the 1,180th Public Hearing and Regular Meeting held by the City Planning Commission on December 14, 2021; the following resolution was unanimously adopted:

#12-69-2021 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on December 14, 2021, on Petition 2021-11-01-08 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 17950 College Parkway (Formerly Unit 15 of College Park Condominium), located on the east side of Haggerty Road between Six Mile and Seven Mile Roads in the Southwest ¼ of Section 7, from C-1, Local Business to P-L, Public Lands. the Planning Commission does hereby recommend to the City Council that Petition 2021-11-01-08 be approved for the following reasons:

1. That future use and development of the property is intended for Schoolcraft College purposes and P-L zoning is a more appropriate zoning.
2. That the proposed change of zoning will provide the college an opportunity to develop the subject property in a manner that is consistent with their needs.
3. That P-L zoning is compatible to and in harmony with the existing zoning of College's main campus, and
4. That the proposed change corresponds to the College's ownership of the subject property.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 and Section 13.15 of Livonia Vision 21 Zoning Ordinance.

FISCAL CONSIDERATION

ATTACHMENTS

1. 2021-11-01-08_Schoolcraft_E-COUNCIL Pkt

APPROVED BY



Date: December 16, 2021

Mark Taormina, Planning and Economic Development Director



Date: December 22, 2021

Maureen Miller Brosnan, Mayor

Petition 2021-11-01-08 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 17950 College Parkway (Formerly Unit 15 of College Park Condominium), located on the east side of Haggerty Road between Six Mile and Seven Mile Roads in the Southwest ¼ of Section 7, from C-1, Local Business to P-L, Public Lands.

REZONING APPLICATION
CITY OF LIVONIA, MICHIGAN

All applications must be presented in quadruplicate to the City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097. Applications **must** include property owner's name, address and notarized signature. **You are invited and encouraged to review your proposal with the Planning Department staff.**

Date Filed: 11-12-21 Petition 2021-11-01-08

Site Address: 17950 College Parkway Sidwell 189-99-0037-000

Requesting To Rezone Property From New Zone C-1 To PL

For the Following Reason (s) Owned by Schoolcraft; See attached letter

Applicant: Kevin M. Aoun (outside counsel) Business/Company: Seyburn Kahn

Applicant's Address: 2000 Town Center Suite 1500 City: Southfield State: MI Zip Code: 48075

Applicant's Phone # (248) 353-7620 Applicant's Email kaoun@seyburn.com

Please provide the following information:

- 1) **Legal Description** of the property to be considered. Paper copy must be clearly printed.
- 2) **Fully Dimensional Map (3 copies)** drawn at an appropriate scale, with a north arrow, dated & legend key to symbols and showing:
 - The land that would be affected by the proposed amendment.
 - The dimensions, square footage & acreage of the land.
 - The existing conditions of the site, including all structures & parking layout.
 - A legal description of the land to be rezoned.
 - All public and private right-of-ways & easements bounding & intersecting the site.
 - A preliminary plan showing the proposed land use(s) of the land under consideration.
 - The zoning classification of all abutting zoning districts.
 - The structures and existing land uses on all property adjacent to the subject parcel and on other such property as may, in the City Planner's determination, be necessary to properly reflect the existing character of the surrounding neighborhood.
- 3) A copy of the Fully Dimensional Map submitted in a pdf. format either on a CD or it can be emailed to Planning@ci.livonia.mi.us

Owner of Property: Schoolcraft Community College

Owner's Address: 18600 Haggerty Rd City: Livonia State: MI Zip Code: 48152

Owner's Phone # 734 462-4400 Owner's Email gcerny@schoolcraft.edu

Signature of Owner: [Signature] Print Name: Dr. Glenn Cerny

Subscribed and sworn to before me, a Notary Public in and for the County of Wayne State of MI

on this 11th day of November 2021

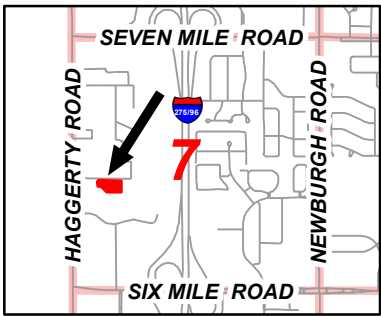
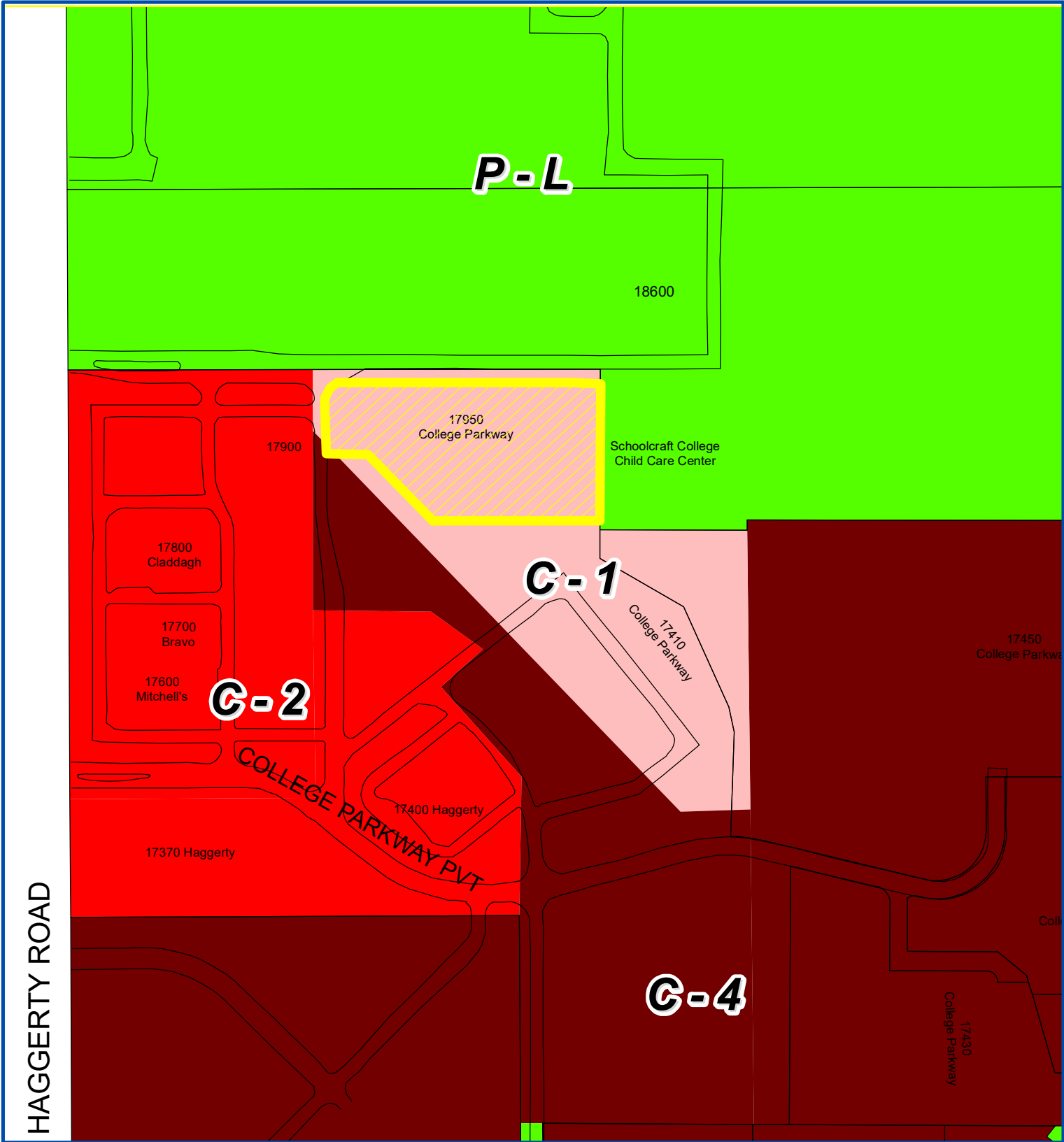
Signature of Notary [Signature] My commission expires 10-3-22

APPROVED AS FORM
Department of Law

By: [Signature]

Date: 11/12/2021

JANINE R. GILLOW
Notary Public, State of Michigan
County of Wayne
My Commission Expires Oct. 03, 2022
Acting in the County of Wayne



Address & Zoning Map

Petition 2021-11-01-08
Schoolcraft College
17950 College Parkway
From C-1 to P-L

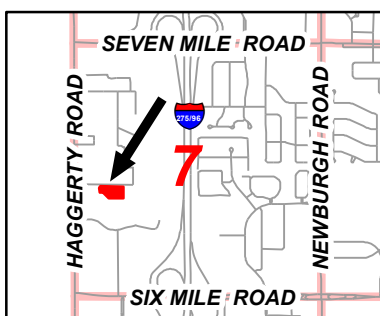


Not to Scale

City of Livonia
Planning Department



HAGGERTY ROAD



Aerial Map

Petition 2021-11-01-08
Schoolcraft College
17950 College Parkway
From C-1 to P-L



Not to Scale



City of Livonia
Planning Department

Parks & Community

18600

17950
College Parkway

Schoolcraft College
Child Care Center

17900

17800
Claddagh

17700
Bravo

17600
Mitchell's

17410
College Parkway

17450
College Parkway

17400 Haggerty

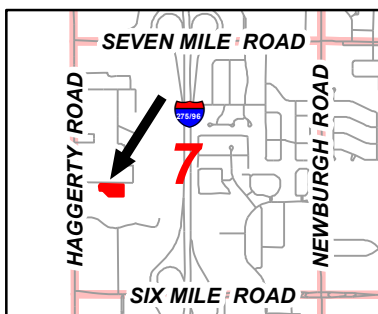
17370 Haggerty

COLLEGE PARKWAY PVT

Regional Commercial

17430
College Parkway

HAGGERTY ROAD



Future Land Use Map

Petition 2021-11-01-08
Schoolcraft College
17950 College Parkway
From C-1 to P-L



Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 1

Petition 2021-11-01-08 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 17950 College Parkway (Formerly Unit 15 of College Park Condominium), located on the east side of Haggerty Road between Six Mile and Seven Mile Roads in the Southwest ¼ of Section 7, from C-1, Local Business to P-L, Public Lands.

December 7, 2021: Study Meeting:

This is the first of three requests by Schoolcraft College to rezone property it owns to P-L. The subject land was originally a part of College Park Site Condominium, located south of the College's main campus. College Park received approval of the Master Deed, bylaws and site plan in 2003. The subject property was known as Unit 15 of College Park. It measures 2.45 acres in size with approximately 414 feet in frontage along South Drive, a private roadway of the college campus, by a depth of 246 feet along its eastern property line. This property is currently vacant.

To the north of this property is Schoolcraft College, zoned P-L. To the east, west and south are businesses and property that are part of the College Park condominium development, zoned C-1, C-2, and C-4.

In a letter that was submitted with all three rezoning requests, it is explained that the two units that are part of the condominium association were previously rezoned to commercial uses and have since been returned undeveloped to Schoolcraft College. The other property on Merriman Road, known as the College's Manufacturing and Engineering Center, was acquired by Schoolcraft College around 2019. The letter explains that Schoolcraft College would like to rezone the properties to P-L so that their usage stays college related. The letter goes on further to explain that the proposed rezonings would not impact Livonia's tax base because the properties are shown on the tax rolls as school property. Schoolcraft College would like the properties rezoned so that they are consistent with the rest of its campus, which is zoned P-L. Schoolcraft College has not made a final determination as to future uses of the two (2) vacant condominium units. The existing Manufacturing and Engineering Center on Merriman Road is the college's new home for Computer Aided Design (CAD), engineering, electronics, advance manufacturing, mechatronics, metallurgy, plastic technology, robotics & automation, occupational safety, and welding. This facility serves 300-400 students each day.

The Livonia Vision 21 (LV21) Future Land Use map shows the subject area as a *Regional Commercial*.

PUBLIC HEARING

ITEM 1 Petition 2021-11-01-08 – 17950 College Parkway

Page 2

December 14, 2021: Public Hearing:

Approving Resolution: That the request to rezone the property at 17950 College Parkway (Formerly Unit 15 of College Park Condominium) from C-1 to P-L is hereby approved, subject to City Council approval, for the following reasons:

1. That future use and development of the property is intended for Schoolcraft College purposes and P-L zoning is a more appropriate zoning.
2. That the proposed change of zoning will provide the college an opportunity to develop the subject property in a manner that is consistent with their needs.
3. That P-L zoning is compatible to and in harmony with the existing zoning of College's main campus, and
4. That the proposed change corresponds to the College's ownership of the subject property.

Denying Reasons: That the request to rezone the property at 17950 College Parkway (Formerly Unit 15 of College Park Condominium) from C-1 to P-L is hereby denied for the following reasons:

1. That the proposed change of zoning is inconsistent with the established pattern of development and would adversely alter the character of the area.
2. That the proposed zoning change is not supported by the Livonia Vision 21 (LV21) Future Land Use map which shows this site as Regional Commercial.
3. That the proposed change of zoning is not needed to develop the subject property in accordance with the Master Plan, and
4. That the proposal fails to conclusively deal with all the concerns deemed necessary for the safety and welfare of the city and its residents.



SEYBURN KAHN
ATTORNEYS & COUNSELORS

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NICOLAS CARMARGO

OF COUNSEL
RICHARD E. BAKER
DAVID C. MAY

*ALSO MEMBER OF NORTH CAROLINA BAR
*ALSO MEMBER OF ILLINOIS BAR
*ALSO MEMBER OF FLORIDA BAR

November 11, 2021

Honorable Members of the City Council and
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

RE: Schoolcraft's Petition to Rezone Units 11 and 15 and the Manufacturing and Engineering Center to Public Lands

Dear Council Members and Planning Commission:

Schoolcraft Community College respectfully requests that the City of Livonia rezone Units 11 and 15 (collectively, the "Units") and 13001 Merriman (the "Manufacturing and Engineering Center") to Public Lands. The Units were previously rezoned to commercial uses and have since been returned undeveloped to Schoolcraft. The Manufacturing and Engineering Center was acquired by Schoolcraft around 2019. Schoolcraft would like to keep its property zoned Public Lands so that it can only be used for college related purposes. This rezoning will not impact Livonia's tax base because the properties are shown on the tax rolls as Schoolcraft's property.

I. PROPERTIES WITH REQUESTED REZONING

Unit 11:

- **Address:** 17420 College Parkway (Per Tax Records; Not On New Zoning Map)
- **Parcel ID:** 189-01-0011-000
- **Current Zoning:** New Zone C-4
- **Legal Description:** UNIT 11, COLLEGE PARK CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 41832, PAGES 271 THROUGH 334 INCLUSIVE, AS AMENDED BY FIRST AMENDMENT TO MASTER DEED OF COLLEE PARK CONDOMINIUM DATED AS OF NOVEMBER 22, 2004 AND RECORDED JUNE 15, 2005 IN LIBER 42791, PAGE 1, AND BY SECOND AMENDMENT TO MASTER DEED OF COLLEGE PARK CONDOMINIUM DATED AS OF MARCH 22, 2006 AND RECORDED JUNE 7, 2006 IN LIBER 44784, PAGE 57, WAYNE COUNTY RECORDS, AND DESIGNATED AS WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 815, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

Unit 15:

- **Address:** 17950 College Parkway
- **Parcel ID:** 189-99-0037-000
- **Current Zoning:** New Zone C-1
- **Legal Description:** UNIT 15, COLLEGE PARK CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 41832, PAGES 271 THROUGH 334 INCLUSIVE, AS AMENDED BY FIRST AMENDMENT TO MASTER DEED OF COLLEE PARK CONDOMINIUM DATED AS OF NOVEMBER 22, 2004 AND RECORDED JUNE 15, 2005 IN LIBER 42791, PAGE 1, AND BY SECOND AMENDMENT TO MASTER DEED OF COLLEGE PARK CONDOMINIUM DATED AS OF MARCH 22, 2006 AND RECORDED JUNE 7, 2006 IN LIBER 44784, PAGE 57, WAYNE COUNTY RECORDS, AND DESIGNATED AS WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 815, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT. 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

ALSO DESCRIBED AS: COMMENCING AT THE WEST 1/4 OF SECTION 7, T. 1 S., R. 9 E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN; THENCE S. 02°03'12" E. 324.55 FEET ALONG THE WEST LINE OF SAID SECTION 7 AND THE CENTERLINE OF HAGGERTY ROAD (120 FEET WIDE); THENCE N. 88°08'49" E. 1019.64 FEET; THENCE S. 01°39'39" E. 26.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S. 01°39'39" E. 246.63 FEET; THENCE S. 88°09'01" W. 301.51 FEET; THENCE N. 45°53'43" W. 167.63 FEET; THENCE S. 88°08'49" W 76.98 FEET; THENCE N01°51'21" W 100.97 FEET; THENCE 35.34 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 42.13 FEET AND A CHORD THAT BEARS N. 34°47'15" E. 34.31 FEET; THENCE N. 88°08'49" E. 414.62 FEET; THENCE S. 89°36'15" E. 60.81 FEET TO THE POINT OF BEGINNING, BEING PART OF THE SOUTHWEST 1/4 OF SAID SECTION 7, CONTAINING 2.45 ACRES OF LAND, MORE OR LESS, AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

Manufacturing and Engineering Center

- **Address:** 13001 Merriman, Livonia, MI 48150
- **Parcel ID:** 105-99-0041-002
- **Current Zoning:** New Zone M-2 General Manufacturing
- **Legal Description:** A PARCEL OF LAND LOCATED IN THE COUNTY OF WAYNE, CITY OF LIVONIA, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS: THE SOUTH 190 FEET OF THE NORTH 780 FEET OF THE EAST 825 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, EXCEPT THE EAST 60 FEET THEREOF TAKEN FOR ROAD RIGHT OF WAY, EXCEPT THE NORTH 95 FEET OF THE WEST 115 FEET.

AS SURVEYED LEGAL DESCRIPTION: PART OF THE NORTHEAST QUARTER OF SECTION 27, T. 1 S., R. 9 E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION; THENCE ALONG THE EAST LINE OF SAID SECTION, NOO°02'20"W 543.46 FEET; THENCE N89°22'35"W 60.00 FEET TO THE NORTHEAST CORNER OF THE PLAT OF "PARAGON TECHNOLOGY PARK SUB'N", AS RECORDED IN LIBER 101 OF PLATS, PAGE 59, WAYNE COUNTY RECORDS AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID PLAT, N89°22'35"W 765.00 FEET; THENCE NOO°02'20"W 95.00 FEET; THENCE 589°22'35"E 115.00 FEET; THENCE NOO°02'20"W 95.00 FEET; THENCE 589°22'35"E 650.00 FEET TO A POINT ON THE WEST LINE OF MERRIMAN ROAD (60 FEET WIDE, 1/2 WIDTH); THENCE ALONG SAID WEST LINE, SOO°02'20"E 190.00 FEET TO THE POINT OF BEGINNING.

II. BACKGROUND

Schoolcraft transferred the Units to a developer who has since transferred the Units back to Schoolcraft. The Units are a part of a condominium type development with multiple other parcels utilizing common elements and infrastructure. Most of the College Park development has been completed. Unit 14 was previously transferred back to Schoolcraft and is used for MASCO's global headquarters. Schoolcraft did not seek to have that Unit returned to Public Lands because it is used for a commercial purpose. The developer transferred Unit 15 back to Schoolcraft at the same time Unit 14 was transferred to Schoolcraft. The developer also subsequently transferred Unit 11 back to Schoolcraft. The Units are currently vacant.

The Manufacturing and Engineering Center is Schoolcraft's new home for Computer Aided Design (CAD), Engineering, Electronics, Advanced Manufacturing, Mechatronics, Metallurgy, Plastic Technology, Robotics & Automation, Occupational Safety, and Welding. The facility serves 300-400 students each day (including local high school students) and is one way that Schoolcraft is investing resources to meet the modern labor demand for engineering technology professionals.

III. FUTURE USE:

Schoolcraft's future use for the Manufacturing and Engineering Center is to continue the significant progress made in developing and transforming education to meet the modern workforce demands. Schoolcraft has not made a final determination as to the Units future uses. However, Schoolcraft is committed to keeping the Units uses consistent with and limited to those set forth in the Community College Act (MCL 389.101, et seq. specifically MCL 389.121, 123, and 126). As such, Schoolcraft would like the properties rezoned to be consistent with the rest of its campus which is likewise zoned as Public Lands.

IV. CITY'S TAX BASED UNCHANGED

The Units and the Manufacturing and Engineering Center are owned by Schoolcraft, which is reflected on the tax rolls. So the rezoning will have zero impact on Livonia's tax base.

V. CONCLUSION

This request is part of cleaning up title and zoning related issues for Schoolcraft property that is dedicated to school related uses. Accordingly, the land should be rezoned to Public Lands since that will limit the future use of this land. Thank you for your time and consideration. We look forward to working with you as Schoolcraft looks to continue to developing, modernizing, and improving its campus.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

SEYBURN KAHN

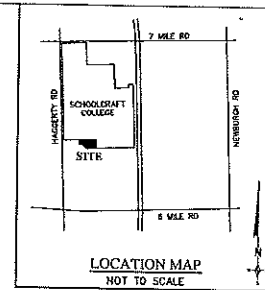
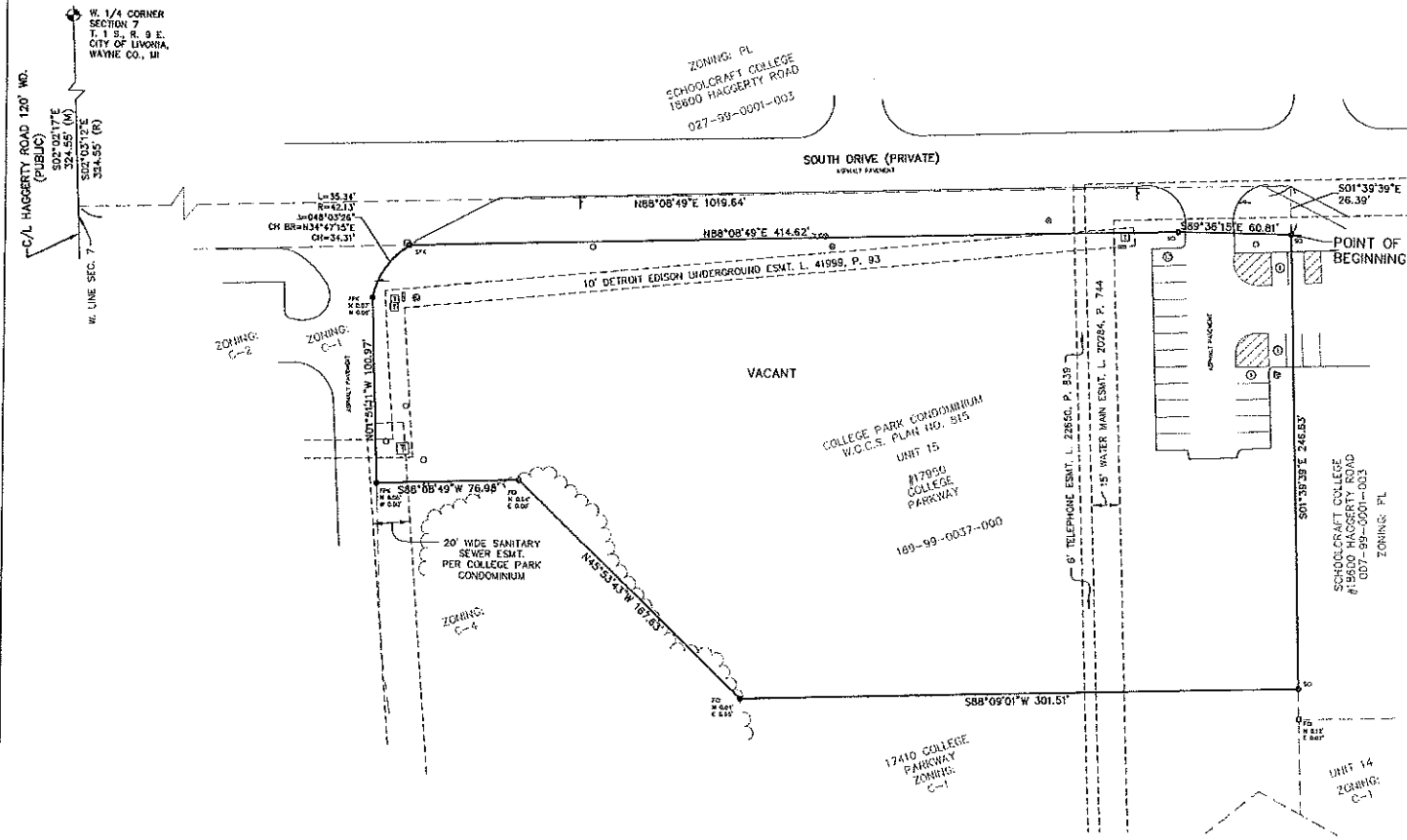
A handwritten signature in black ink, appearing to read 'KMA', written over a horizontal line.

Kevin M. Aoun

KMA/ck

CC: Glenn Cerny; Planning@ci.livonia.mi.us

Enclosures



- LEGEND**
- BOUNDARY LINE
 - - - - - PARCEL LINE
 - - - - - SECTION LINE
 - - - - - EASEMENTS
 - - - - - TREE LINE
 - ◆ SECTION CORNER
 - FC FOUND CAPPED PION
 - SC SET CAPPED PION
 - SPK SET "P.C." MARK
 - M MEASURED
 - R RECORDED
 - CA CENTERLINE
 - ROW RIGHT OF WAY
 - MANHOLE
 - CATCH BASIN
 - GATE VALVE
 - HYDRANT
 - LIGHT POLE
 - SIGN
 - △ EXCEPTION MARKER
 - PARKING MARKER
 - TRANSFORMER
 - (R) RECORDED
 - (M) MEASURED

LEGAL DESCRIPTION:

LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

UNIT 15, COLLEGE PARK CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN LIVER 4183, PAGES 271 THROUGH 334 INCLUSIVE, AS AMENDED BY FIRST AMENDMENT TO MASTER DEED OF COLLEGE PARK CONDOMINIUM DATED AS OF NOVEMBER 22, 2004 AND RECORDED JUNE 12, 2005 IN LIVER 42791, PAGE 1, AND BY SECOND AMENDMENT TO MASTER DEED OF COLLEGE PARK CONDOMINIUM DATED AS OF MARCH 22, 2006 AND RECORDED JUNE 7, 2006 IN LIVER 44284, PAGE 52, WAYNE COUNTY RECORDS, AND DESCRIBED AS WAYNE COUNTY CONDOMINIUM SHOWN ON PLAN NUMBER 815, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 83 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

ALSO DESCRIBED AS:

COMMENCING AT THE WEST 1/4 OF SECTION 7, T. 1 S., R. 9 E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN; THENCE S. 02°03'12" E. 324.55 FEET ALONG THE WEST LINE OF SAID SECTION 7 AND THE CENTERLINE OF HAGGERTY ROAD (120 FEET WIDE); THENCE N. 88°08'49" E. 1019.64 FEET; THENCE S. 01°19'25" E. 34.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S. 01°38'39" E. 246.83 FEET; THENCE S. 88°08'49" W. 301.51 FEET; THENCE N. 42°55'45" W. 107.88 FEET; THENCE S. 88°08'49" W. 76.98 FEET; THENCE N. 01°19'11" W. 100.97 FEET; THENCE 35.34 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 43.53 FEET AND A CHORD THAT BEARS N. 34°42'15" E. 34.31 FEET; THENCE N. 02°08'49" E. 414.62 FEET; THENCE S. 88°08'49" E. 80.81 FEET TO THE POINT OF BEGINNING, BEING PART OF THE SOUTHWEST 1/4 OF SAID SECTION 7, CONTAINING 2.43 ACRES OF LAND, MORE OR LESS, AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY. THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.

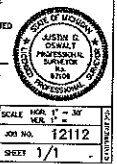
CERTIFICATION

TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY OR MAPS IT IS BASED UPON WERE MADE IN ACCORDANCE WITH THE 2025 MICHIGAN STANDARD OCEAN REQUIREMENTS FOR ALL SURVEYS AND TITLE SURVEYS, SOLELY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 10, 2024.

09-18-2024
DATE

ALVIN E. GOSWAMI
PROFESSIONAL SURVEYOR NO. 67109
JGOSWAMI@ZIMETWOZNAK.COM



- SURVEY NOTES:**
- THE SURVEYED PROPERTY IS IN A PERMANENTLY DESIGNATED FLOOD ZONE, A FIRM MAP NO. 24033C00000E, EFFECTIVE DATE 2-1-2012.
 - THE FLOOD ZONE PLAN, DESCRIPTION IS FOR INFORMATION ONLY AND IS BASED ON THE FIRM MAP LATEST AVAILABLE ELECTRONICALLY FROM FEMA ON THE DATE OF THIS SURVEY. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE FIRM MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
 - THE BOUNDARIES ARE BASED ON THE WEST LINE OF SECTION 7, BEING S. 02°03'12" E.
 - THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AS DISCLOSED BY AVAILABLE RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS OTHER EXISTING OR NOTED AS TO THE COMPLETENESS OR ACCURACY THEREOF.
 - PARKING: 19 REGULAR PARKING SPACES.
 - PARCEL CONTAINS 108,794 SQUARE FEET OR 2.43 ACRES OF LAND.
 - AT TIME OF INSPECTION THERE WAS NO OBSERVED EVIDENCE OF CONCRETE LOCATED ON SUBJECT PROPERTY.
 - THE SITE IS ZONED C-1, LOCAL BUSINESS. SETBACKS: FRONT 15', SIDE 5', TOTAL OF TWO SIDE REAR YARDS 15' BEARS IF. SETBACKS ARE LISTED ACCORDING TO THE ZONING ORDINANCE. CITY OF LIVONIA, 2019 ORDINANCE, CITY COUNCIL ADOPTED AUGUST 23, 2020. SETBACKS ARE SUBJECT TO INTERPRETATION OF FRONT, SIDE AND REAR, VARIANCES AND VARIOUS PLANNING AND SITE PLAN APPROVALS. ONLY THE APPROPRIATE MANHOLES, AUTHORITY CAN DETERMINE IF THE SURVEYED PROPERTY CONFORMS TO SETBACK REQUIREMENTS. THE SURVEYOR CAN MAKE THE SETBACK LINES ON THE DRAWING ONLY IF A ZONING REPORT IS PROVIDED THAT ILLUSTRATES THE SETBACK LINES, A MORE DETAILED RESPONSE TO ITEMS #4 AND #6 REQUIRES A COMPLETE ZONING REPORT. NO ZONING REPORT WAS PROVIDED.
 - THERE ARE NO CHANGES IN STREET RIGHT-OF-WAY KNOWN TO THIS SURVEYOR.
 - THERE WAS NO OBSERVED EVIDENCE OF EXISTING OR BUILDING CONSTRUCTION OR BUILDING ADDITIONS IN RECENT MONTHS ON DATE OF FIELD SURVEY.
 - THE PROPERTY HAS GROUND ACCESS TO SOUTH DRIVE, A PRIVATE ROAD.
 - THERE WAS NO OBSERVED EVIDENCE THAT THE SUBJECT SITE IS CURRENTLY BEING USED AS AN ACTIVE SOLID WASTE DUMP, HEAP OR SANITARY LANDFILL ON DATE OF FIELD SURVEY.
 - NO DELINEATED UTILITIES WERE OBSERVED AT THE TIME OF THE LATEST FIELD INSPECTION.
 - ALL EASEMENTS ARE SHOWN ON THE RECORD SURVEY PLAN, UNLESS NOTED OTHERWISE.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF ANY TITLE WORK. THERE MAY BE OTHER EASEMENTS OR RESTRICTIONS OF RECORD NOT CURRENTLY SHOWN ON THIS SURVEY.

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
SURVEY UPDATE	11-24-21								

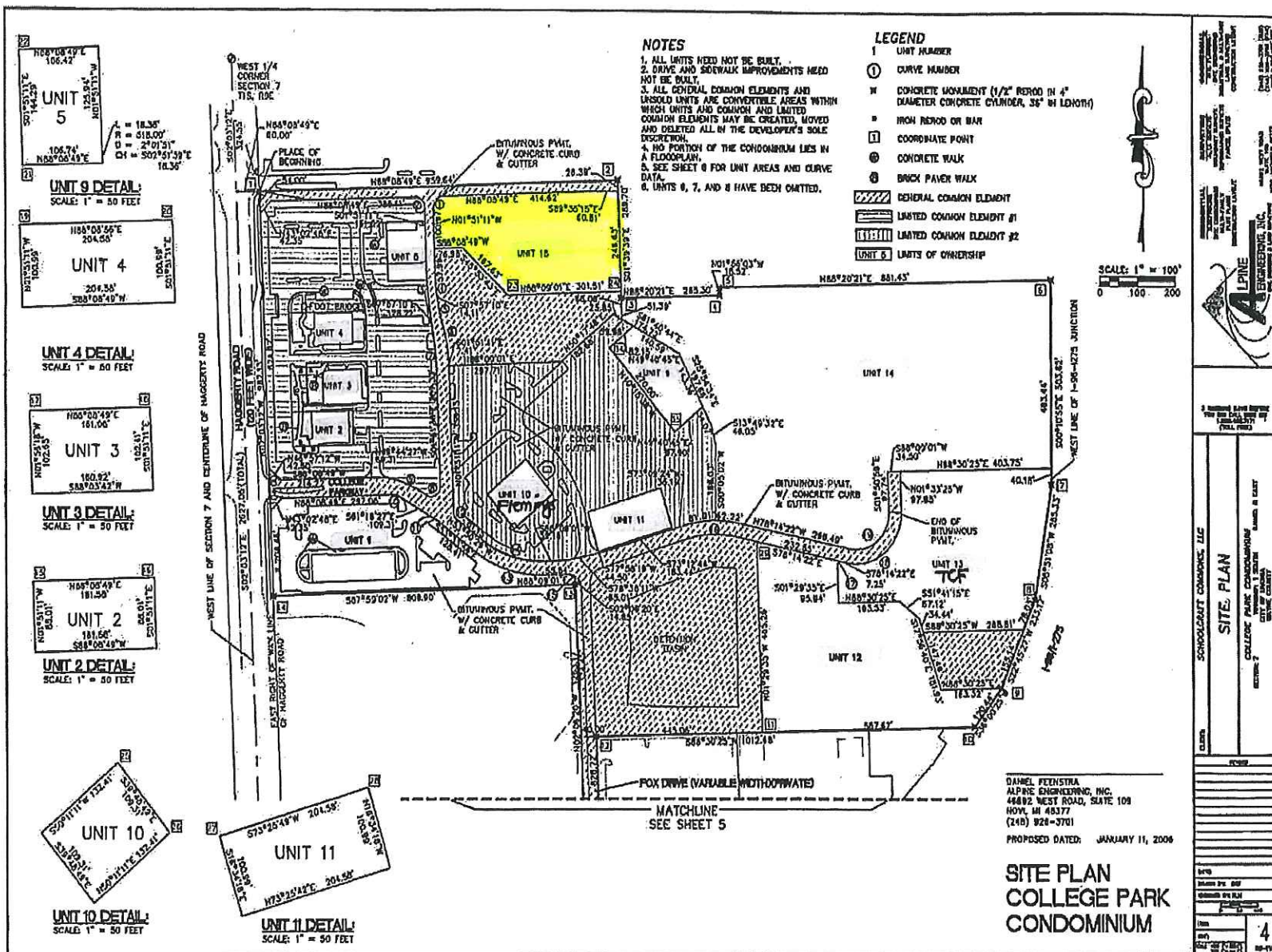
ZIMET WOZNAK
Civil Engineers & Surveyors
11000 W. 14th Ave., Suite 100
Livonia, MI 48152
P: (734) 941-5011, (734) 941-5012, www.zimtwoznak.com



PROJECT SPONSOR:
SCHOOLCRAFT COLLEGE
18600 HAGGERTY ROAD
LIVONIA, MI 48152

ALTA/NSPS LAND TITLE SURVEY
UNIT 15
LIVONIA WAYNE COUNTY MICHIGAN

DATE: 09-18-2024
SCALE: HORIZ. 1" = 30'
VERT. 1" = 30'
JOB NO. 12112
SHEET 1/1



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

DAVID W. LEAR, P.E.
ASST. CITY ENGINEER



MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2571
FAX: (734) 466-2195

November 29, 2021

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2021-11-01-08 – #17950 College Parkway

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. The subject parcel is assigned the address of **#17950 College Parkway**. The legal description contained with the petition appears to be correct, with the exception a typo on one of the bearings. If the petition is approved, the legal description on file with the City Assessing Department should be used, as it is the same as the one submitted, without the typo. This department does not feel the change in zoning is appropriate for the subject property, as it would allow for building specifications (signage, coverage, setbacks, etc.) that would be less stringent than those that were required for the neighboring parcels within the same development.

Although we do not foresee any negative impacts to the existing utilities should the site be developed, the owner will need to provide calculations showing that the proposed development does not exceed the design capacities that were provided by the overall development. The existing parcel currently has access to public water main and sanitary sewer owned by the City of Livonia. Privately-owned storm sewer is available within the existing College Park Development, with detention for the subject parcel already being provided.

Should you have any additional questions on this matter, please feel free to contact myself at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at dlear@livonia.gov or tzilincik@livonia.gov.

Sincerely,

David W. Lear, P.E.
Assistant City Engineer

cc: 2021 Petition File

DEPARTMENT OF FINANCE

Michael T. Slater
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

November 16, 2021

Mr. Scott O. Miller
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154



Petition 2021-11-01-08 - 17950 College Parkway

Dear Mr. Miller,

I have reviewed the address connected with the above noted petition. As there are no outstanding amounts receivable (general or water and sewer), I have no objections to the proposal.

Please contact me if you have any further questions.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Connie Kumpula".

Connie Kumpula
Chief Accountant

CK: jw

OFFICE OF THE TREASURER

LYNDA L. SCHEEL
CITY TREASURER



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

November 17, 2021

Mr. Scott Miller – Planner IV
Planning Commission
City of Livonia

Re: Petition 2021-11-01-08

17950 College Parkway
Schoolcraft College

Dear Mr. Miller,

In accordance with your request, the Treasurer's Office has reviewed the name and addresses connected with the above noted petition. This is listed as an exempt parcel, there are no taxes due, therefore I have no objections to the proposal.

Sincerely,



Lynda L. Scheel
Treasurer, City of Livonia

UNAPPROVED MINUTES

1

MINUTES OF THE 1,180th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, December 14, 2021, the City Planning Commission of the City of Livonia held its 1,180th Public Hearing and Regular Meeting in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7 p.m.

Members present: David Bongero Sam Caramagno Betsy McCue
 Carol Smiley Peter Ventura Ian Wilshaw

Members absent: Glen Long

Mr. Mark Taormina, Planning Director, and Stephanie Reece, Program Supervisor, were also present.

Chairman Wilshaw informed the audience that if a petition on tonight's agenda involves a rezoning request, this Commission makes a recommendation to the City Council who, in turn, will hold its own public hearing and make the final determination as to whether a petition is approved or denied. The Planning Commission holds the only public hearing on a request for preliminary plat and/or vacating petition. The Commission's recommendation is forwarded to the City Council for the final determination as to whether a plat is accepted or rejected. If a petition requesting a waiver of use or site plan approval is denied tonight, the petitioner has ten days in which to appeal the decision, in writing, to the City Council. Resolutions adopted by the City Planning Commission become effective seven (7) days after the date of adoption. The Planning Commission and the professional staff have reviewed each of these petitions upon their filing. The staff has furnished the Commission with both approving and denying resolutions, which the Commission may, or may not, use depending on the outcome of the proceedings tonight.

ITEM #1 PETITION 2021-11-01-08

Schoolcraft

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2021-11-01-08 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 17950 College Parkway (Formerly Unit 15 of College Park Condominium), located on the east side of Haggerty Road between Six Mile and Seven Mile Roads in the Southwest ¼ of Section 7, from C-1, Local Business to P-L, Public Lands.

UNAPPROVED MINUTES

2

Mr. Wilshaw: Mr. Taormina, did you want to talk about the items #1 and #2 sort of collectively? We will still read them out separately and have votes separate, obvious, but...

Mr. Taormina: I can do that. Thank you. This is a request to rezone property. In this case, it is from C-1 (Local Business) to PL (Public Lands). This property was formerly described as Unit 15 of College Park Condominium. The property is 2.45 acres in area. It includes roughly 415 feet of frontage along South Drive, which is a private roadway, that is part of the Schoolcraft College campus. The depth of the site is approximately 245 feet along its east property line. The site is currently vacant. It was approved as Unit 15 with the Master Deed and Bylaws for College Park Condominium in 2003. This request to rezone the property back to its original PL zoning classification is largely due to the fact that the property was returned back to Schoolcraft College, and they have future plans to develop the site for college related purposes. So, while this is Unit 15, the companion petition to this involves what was previously described as Unit 11 of College Park Condominium. This site is a little bit smaller. It is roughly 0.50 acres in size with 200 feet of frontage along College Parkway and a depth of 100 feet. In this case, the zoning of property is C-4 (High Rise Commercial), with a request to rezone the property to the PL (Public Lands) with the same reasons as previously mentioned. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Taormina: These three letters apply to both petitions. The first item is from the Engineering Division, dated November 29, 2021, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. The subject parcel is assigned the address of #17950 College Parkway. The legal description contained with the petition appears to be correct, with the exception a typo on one of the bearings. If the petition is approved, the legal description on file with the City Assessing Department should be used, as it is the same as the one submitted, without the typo. This department does not feel the change in zoning is appropriate for the subject property, as it would allow for building specifications (signage, coverage, setbacks, etc.) that would be less stringent than those that were required for the neighboring parcels within the same development. Although we do not foresee any negative impacts to the existing utilities should the site be developed, the owner will need to provide calculations showing that the proposed development does not exceed the design*

capacities that were provided by the overall development. The existing parcel currently has access to public water main and sanitary sewer owned by the City of Livonia. Privately-owned storm sewer is available within the existing College Park Development, with detention for the subject parcel already being provided.” The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Finance Department, dated November 16 , 2021, which reads as follows: *“I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer, I have no objections to the proposal.”* The letter is signed by Connie Kumpula, Chief Accountant. The next letter is from the Treasurer’s Department, dated November 17, 2021, which reads as follows: *“In accordance with your request, the Treasurer’s Office has reviewed the name and addresses connected with the above noted petition. This is listed as an exempt parcel, there are no taxes due, therefore I have no objections to the proposal.”* The letter is signed by Lynda Scheel, Treasurer. The is the extent of the correspondence.

Mr. Wilshaw: Are there any questions of the Planning Director?

Mr. Ventura: Mr. Taormina, can you address the part of the first paragraph of Mr. Lear’s letter, where he talks about not being in favor of this petition because of differing setbacks, signage requirements, etc.? How big of an issue is that?

Mr. Taormina: For these properties, it should not be a major issue. The college is afforded special privileges under the PL zoning, as it relates to several zoning provisions. When I say privileges, I mean relaxed standards relative to setbacks and other things, which is inherent with publicly owned properties. The uniqueness of those properties and most of the projects that are developed by the college are done under their own governmental authority.

Mr. Ventura: Is there a way to split the baby here? I mean if we made an approving resolution tonight and appended it to the effect of the zoning ordinance, in regard to signage, setbacks, etc., would be complied with, would that be kosher?

Mr. Taormina: It would not be. I would not recommend doing that, simply because that would introduce a conditional component to a rezoning. I would not recommend that we entertain that type of language without first conferring with the Law Department.

Mr. Ventura: Thank you, Mr. Taormina.

Mr. Wilshaw: Thank you, Mr. Ventura. Any other questions for the planning staff? If not, we will go to the petitioner who is in the audience. You are welcome to come forward to our podium. Good evening, Mr. Auon.

Kevin Auon, Seyburn Kahn, representing Schoolcraft, 2000 Town Center, Suite 1500, Southfield, MI, 48075. Good evening. I think I would like to address that last letter if we can and just generally...our plan for the property is unknown at this time. We don't have plans. We have kicked around ideas. This unit, the one that is down here that is a little bit of a wonkier space, the smaller one that is on the screen right now, that is Unit 11. A potential thought for that was a storage facility. Schoolcraft is running out of space. We don't really have intended uses for any of the spaces that we are going to talk about. This applies across the board. We are trying to bring it back into the fold for Schoolcraft's property. One of the things that keeps popping up are the issues of this zoning and ordinance and signage and all of that and the setback requirements. I know it is a little bit odd, because it is normally a commercial entity that comes in and talks to the Planning Commission and City Council and is going through the process. Schoolcraft is a little unique. We are our own subdivision of the state. A local unit of government ourselves. We have elected officials. We have our own jurisdiction. We have our own Constitutional and Statutory authority. All of that is very well delineated and all we are trying to do is administratively put this land back into Public Lands, because it is going to be solely used for school purposes.

Mr. Wilshaw: Alright. Thank you. Let's see if we have any questions for you from any of our commissioners. Any questions for our petitioner?

Mr. Caramagno: So, why now being you have no plans? What is the urgency of moving this property now versus when you know what you are going to do with it?

Mr. Auon: There is no true sense of urgency to get it done now. It is just that we are going through the process of cleaning it up and as we are now dealing with this and we see that this land was not in Public Lands, we wanted to go ahead and get that into Public Lands. At the study meeting it was brought up that there were two other parcels that Schoolcraft owns that are really being

used for the training for First Responders for the most part and that is going to be the sequel here. We are going to move to have those lands moved into Public Lands too so that it is consistent across the boards. I appreciate, Mr. Taormina, that you had brought that up. I was able to approach it with the president of the school and have that discussion with him. He said yeah, absolutely, let's get it in Public Lands. It is our property, and we want to use it for our purposes. This is what we are trying to do. So, it is more administrative, and it stops us from also having the ability to sell it to a commercial entity, who will then use it for commercial purposes. This is solely going to be used for school purposes. If we ever wanted to use it for commercial purposes unrelated to the school, we would have to come before you and the city would have to accept that back out and rezone it. Our point is to just get it done because it is the school's property, and we want to use it for school purposes. It falls under our Statutory and Constitutional authority anyways.

Mr. Caramagno: Thank you.

Mr. Wilshaw: Thank you, Mr. Caramagno. Any other questions for our petitioner? No other questions for our petitioner? There is no one else in our audience wishing to speak for or against this item I don't believe. The rest of the folks in our audience are from Schoolcraft. I don't know if any of them wish to speak, but I believe Mr. Auon is representing them adequately.

Mr. Caramagno: I don't know if this is for Mark or for the Schoolcraft folks, but, Mark, in general the properties on the Schoolcraft property are reasonable in size, setback, signage, etc., in general with some exceptions or is that not true?

Mr. Taormina: That is true. There have been no real issues relative to the commercial development that has occurred, and nothing on the main campus property from a zoning standpoint. There are some issues related to the signage along I-275. Aside from that, there is really nothing that I can think of.

Mr. Caramagno: Nothing too outrageous then? No?

Mr. Taormina: No.

Mr. Caramagno: Thank you.

Mr. Wilshaw: Thank you, Mr. Caramagno. Any other questions for either Mr. Taormina or our petitioner? If not, Mr. Auon, is there any final

comments you would like to make before we vote on this first item?

Mr. Auon: No, sir.

Mr. Wilshaw: Okay. You can stick around, and we will get a motion on this first item, which is the Unit 15, or the formerly known Unit 15 and then we will move on to the next one. A motion would be in order at this time.

On a motion by Smiley, seconded by McCue, and unanimously adopted, it was

#12-69-2021 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on December 14, 2021, on Petition 2021-11-01-08 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 17950 College Parkway (Formerly Unit 15 of College Park Condominium), located on the east side of Haggerty Road between Six Mile and Seven Mile Roads in the Southwest ¼ of Section 7, from C-1, Local Business to P-L, Public Lands. the Planning Commission does hereby recommend to the City Council that Petition 2021-11-01-08 be approved for the following reasons:

1. That future use and development of the property is intended for Schoolcraft College purposes and P-L zoning is a more appropriate zoning.
2. That the proposed change of zoning will provide the college an opportunity to develop the subject property in a manner that is consistent with their needs.
3. That P-L zoning is compatible to and in harmony with the existing zoning of College's main campus, and
4. That the proposed change corresponds to the College's ownership of the subject property.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 and Section 13.15 of Livonia Vision 21 Zoning Ordinance.

Mr. Wilshaw: Is there any discussion?

UNAPPROVED MINUTES

7

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted. It will go on to City Council with an approving resolution.

CITY OF LIVONIA

NOTICE OF PUBLIC HEARING

In accordance with the provisions set forth in Section 401 of the Michigan Zoning Enabling Act, Act 110 of the Public Acts of Michigan of 2006, as amended (MCL 125.3502) as well as Livonia Vision 21 Zoning Ordinance, Article XIII, the Council has determined that a Public Hearing will take place before the Council of the City of Livonia on **Wednesday, February 2, 2022 at 7:00 P.M.**, in the Auditorium at City Hall, 33000 Civic Center Drive, Livonia, Michigan, with respect to the following item:

Petition 2021-11-01-08 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone property at 17950 College Parkway (Formerly Unit 15 of College Park Condominium), located on the east side of Haggerty Road between Six Mile and Seven Mile Roads in the Southwest ¼ of Section 7, from C-1, Local Business to P-L, Public Lands.

SUSAN M. NASH, CITY CLERK



LETTER TO THE LIVONIA CITY COUNCIL

Planning
December 15, 2021

MEETING DATE

Public Hearing of February 2, 2022

PREPARED BY

Stephanie Reece, Program Supervisor

AGENDA ITEM

Petition 2021-11-01-09 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 17420 College Parkway (Unit 11 of College Park Condominium), located on the east side of Haggerty Road between Six Mile and Seven Mile Roads in the Southwest $\frac{1}{4}$ of Section 7, from C-4, High Rise Commercial to P-L, Public Lands.

BACKGROUND

RECOMMENDATION

At the 1,180th Public Hearing and Regular Meeting held by the City Planning Commission on December 14, 2021; the following resolution was unanimously adopted:

#12-70-2021 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on December 14, 2021, on Petition 2021-11-01-09 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 17420 College Parkway (Unit 11 of College Park Condominium), located on the east side of Haggerty Road between Six Mile and Seven Mile Roads in the Southwest $\frac{1}{4}$ of Section 7, from C-4, High Rise Commercial to P-L, Public Lands, the Planning Commission does hereby recommend to the City Council that Petition 2021-11-01-09 be approved for the following reasons:

1. That future use and development of the property is intended for Schoolcraft College purposes and P-L zoning is a more appropriate zoning.
2. That the proposed change of zoning will provide the college an opportunity to develop the subject property in a manner that is consistent with their needs.
3. That P-L zoning is compatible to and in harmony with the existing zoning of College's main campus, and
4. That the proposed change corresponds to the College's ownership of the subject property.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 and Section 13.15 of Livonia Vision 21 Zoning Ordinance.

FISCAL CONSIDERATION

ATTACHMENTS

1. 2021-11-01-09_Schoolcraft_E-COUNCIL Pkt

APPROVED BY



Date: December 16, 2021

Mark Taormina, Planning and Economic Development Director



Date: December 22, 2021

Maureen Miller Brosnan, Mayor

Petition 2021-11-01-09 submitted by Schoolcraft College,
pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21
Zoning Ordinance, requesting to rezone the property at 17420
College Parkway (Unit 11 of College Park Condominium),
located on the east side of Haggerty Road between Six Mile
and Seven Mile Roads in the Southwest ¼ of Section 7, from
C-4, High Rise Commercial to P-L, Public Lands.

REZONING APPLICATION
CITY OF LIVONIA, MICHIGAN

All applications must be presented in quadruplicate to the City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097. Applications **must** include property owner's name, address and notarized signature. **You are invited and encouraged to review your proposal with the Planning Department staff.**

Date Filed: 11-12-21 Petition 2021-11-01-09

Site Address: 17420 College Parkway Sidwell 189-01-0011-000

Requesting To Rezone Property From New Zone C-4 To PL

For the Following Reason (s) Owned by Schoolcraft; See attached letter

Applicant: Kevin M. Aoun (outside counsel) Business/Company: Seyburn Kahn

Applicant's Address: 2000 Town Center Suite 1500 City: Southfield State: MI Zip Code: 48075

Applicant's Phone # (248) 353-7620 Applicant's Email kaoun@seyburn.com

Please provide the following information:

- 1) **Legal Description** of the property to be considered. Paper copy must be clearly printed.
- 2) **Fully Dimensional Map (3 copies)** drawn at an appropriate scale, with a north arrow, dated & legend key to symbols and showing:
 - The land that would be affected by the proposed amendment.
 - The dimensions, square footage & acreage of the land.
 - The existing conditions of the site, including all structures & parking layout.
 - A legal description of the land to be rezoned.
 - All public and private right-of-ways & easements bounding & intersecting the site.
 - A preliminary plan showing the proposed land use(s) of the land under consideration.
 - The zoning classification of all abutting zoning districts.
 - The structures and existing land uses on all property adjacent to the subject parcel and on other such property as may, in the City Planner's determination, be necessary to properly reflect the existing character of the surrounding neighborhood.
- 3) A copy of the Fully Dimensional Map submitted in a pdf. format either on a CD or it can be emailed to Planning@ci.livonia.mi.us

Owner of Property: Schoolcraft Community College

Owner's Address: 18600 Haggerty Rd City: Livonia State: MI Zip Code: 48152

Owner's Phone # 734 462-4400 Owner's Email gcerny@schoolcraft.edu

Signature of Owner: [Signature] Print Name: Dr. Glenn Cerny

Subscribed and sworn to before me, a Notary Public in and for the County of Wayne State of MI

on this 11th day of November 20 21

Signature of Notary [Signature] My commission expires 10-3-22

APPROVED AS FORM
Department of Law

By: [Signature]

Date: 11/12/2021

JANINE R. GILLOW
Notary Public, State of Michigan
County of Wayne
My Commission Expires Oct. 03, 2022
Acting in the County of Wayne

RECEIVED
OFFICE OF THE CITY CLERK
2021 NOV 12 AM 8:14

HAGGERTY ROAD

P-L

17950
College Parkway

Schoolcraft College
Child Care Center

C-1

C-2

17800
Claddagh

17700
Bravo

17600
Mitchell's

17410
College Parkway

17400 Haggerty

17370 Haggerty

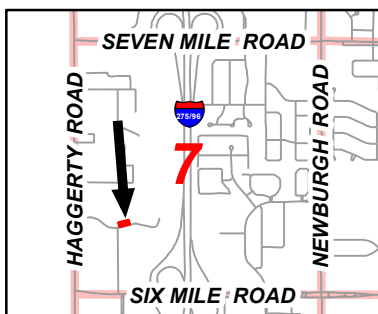
COLLEGE PARKWAY PVT

C-4

39200

Hotel
17250
112 Rooms

Hotel
17450
95 Rooms



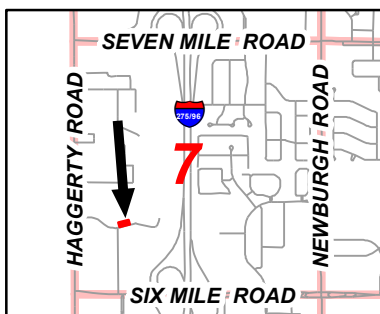
Address & Zoning Map

Petition 2021-11-01-09
Schoolcraft College
17420 College Parkway
From C-4 to P-L



Not to Scale

City of Livonia
Planning Department



Aerial Map

Petition 2021-11-01-09
Schoolcraft College
17420 College Parkway
From C-4 to P-L



Not to Scale



City of Livonia
Planning Department

Parks & Community

18600

17950
College Parkway

Schoolcraft College
Child Care Center

17900

17800
Claddagh

17700
Bravo

17600
Mitchell's

17410
College Parkway

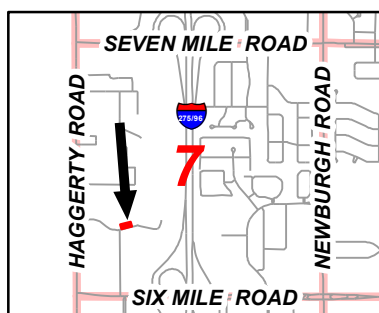
17400 Haggerty

17370 Haggerty

COLLEGE PARKWAY PVT

Regional Commercial

HAGGERTY ROAD



Future Land Use Map

Petition 2021-11-01-09
Schoolcraft College
17420 College Parkway
From C-4 to P-L



Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 2

Petition 2021-11-01-09 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 17420 College Parkway (Unit 11 of College Park Condominium), located on the east side of Haggerty Road between Six Mile and Seven Mile Roads in the Southwest ¼ of Section 7, from C-4, High Rise Commercial to P-L, Public Lands.

December 7, 2021: Study Meeting:

This is the second of three requests by Schoolcraft College to rezone property it owns to P-L. The subject land was originally a part of College Park Site Condominium, located south of the College's main campus. College Park received approval of the Master Deed, bylaws and site plan in 2003. The subject property was previously described as Unit 11 of College Park. It is 0.47 acre in size, measuring approximately 204 feet in frontage along College Parkway by a depth of 101 feet. This property is vacant and surrounded by the commercial and office properties that make up the College Park Site Condominium development.

In a letter that was submitted with all three rezoning requests, it is explained that the two units that are part of the condominium association were previously rezoned to commercial uses and have since been returned undeveloped to Schoolcraft College. The other property on Merriman Road, known as the College's Manufacturing and Engineering Center, was acquired by Schoolcraft College around 2019. The letter explains that Schoolcraft College would like to rezone the properties to P-L so that their usage stays college related. The letter goes on further to explain that the proposed rezonings would not impact Livonia's tax base because the properties are shown on the tax rolls as school property. Schoolcraft College would like the properties rezoned so that they are consistent with the rest of its campus, which is zoned P-L. Schoolcraft College has not made a final determination as to future uses of the two (2) vacant condominium units. The existing Manufacturing and Engineering Center on Merriman Road is the college's new home for Computer Aided Design (CAD), engineering, electronics, advance manufacturing, mechatronics, metallurgy, plastic technology, robotics & automation, occupational safety, and welding. This facility serves 300-400 students each day.

The Livonia Vision 21 (LV21) Future Land Use map shows the subject area as a *Regional Commercial*.

December 14, 2021: Public Hearing:

Approving Resolution: That the request to rezone the property at 17420 College Parkway (Unit 11 of College Park Condominium) from C-4 to P-L is hereby approved, subject to City Council approval, for the following reasons:

1. That future use and development of the property is intended for Schoolcraft College purposes and P-L zoning is a more appropriate zoning.

PUBLIC HEARING

ITEM 2 Petition 2021-11-01-09 – 17420 College Parkway

Page 2

2. That the proposed change of zoning will provide the college an opportunity to develop the subject property in a manner that is consistent with their needs.
3. That P-L zoning is compatible to and in harmony with the existing zoning of College's main campus, and
4. That the proposed change corresponds to the College's ownership of the subject property.

Denying Reasons: That the request to rezone the property at 17420 College Parkway (Unit 11 of College Park Condominium) from C-4 to P-L is hereby denied for the following reasons:

1. That the proposed change of zoning is inconsistent with the established pattern of development and would adversely alter the character of the area.
2. That the proposed zoning change is not supported by the Livonia Vision 21 (LV21) Future Land Use map which shows this site as Regional Commercial.
3. That the proposed change of zoning is not needed to develop the subject property in accordance with the Master Plan, and
4. That the proposal fails to conclusively deal with all the concerns deemed necessary for the safety and welfare of the city and its residents.



SEYBURN KAHN
ATTORNEYS & COUNSELORS

2000 TOWN CENTER, SUITE 1500, SOUTHFIELD, MICHIGAN 48075-1148

TELEPHONE (248) 353-7620
FACSIMILE (248) 353-3727

MARK S. COHN
ALAN M. STILLMAN
MICHAEL N. SANTEUFEMIA
HENRY M. NIRENBERG, LL.M.
BARRY M. ROSENBAUM
TOVA SHABAN
RONALD L. CORNELL, JR.²

MICHAEL D. MEZEY
BRADLEY F. SCOBEL
KIMBERLY M. HUSTON
ALEXANDER G. DOMENICUCCI
DUNCAN P. OGILVIE
DAVID F. HANSMA

DAVID T. LIN⁴
SCOTT G. WALLACE³
KEVIN M. AOUN
TREVOR J. WESTON
NICOLAS CARMARGO

OF COUNSEL
RICHARD E. BAKER
DAVID C. MAY

¹ALSO MEMBER OF NORTH CAROLINA BAR
²ALSO MEMBER OF ILLINOIS BAR
³ALSO MEMBER OF FLORIDA BAR

November 11, 2021

Honorable Members of the City Council and
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

RE: Schoolcraft's Petition to Rezone Units 11 and 15 and the Manufacturing and Engineering Center to Public Lands

Dear Council Members and Planning Commission:

Schoolcraft Community College respectfully requests that the City of Livonia rezone Units 11 and 15 (collectively, the "Units") and 13001 Merriman (the "Manufacturing and Engineering Center") to Public Lands. The Units were previously rezoned to commercial uses and have since been returned undeveloped to Schoolcraft. The Manufacturing and Engineering Center was acquired by Schoolcraft around 2019. Schoolcraft would like to keep its property zoned Public Lands so that it can only be used for college related purposes. This rezoning will not impact Livonia's tax base because the properties are shown on the tax rolls as Schoolcraft's property.

I. PROPERTIES WITH REQUESTED REZONING

Unit 11:

- **Address:** 17420 College Parkway (Per Tax Records; Not On New Zoning Map)
- **Parcel ID:** 189-01-0011-000
- **Current Zoning:** New Zone C-4
- **Legal Description:** UNIT 11, COLLEGE PARK CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 41832, PAGES 271 THROUGH 334 INCLUSIVE, AS AMENDED BY FIRST AMENDMENT TO MASTER DEED OF COLLEE PARK CONDOMINIUM DATED AS OF NOVEMBER 22, 2004 AND RECORDED JUNE 15, 2005 IN LIBER 42791, PAGE 1, AND BY SECOND AMENDMENT TO MASTER DEED OF COLLEGE PARK CONDOMINIUM DATED AS OF MARCH 22, 2006 AND RECORDED JUNE 7, 2006 IN LIBER 44784, PAGE 57, WAYNE COUNTY RECORDS, AND DESIGNATED AS WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 815, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

Unit 15:

- **Address:** 17950 College Parkway
- **Parcel ID:** 189-99-0037-000
- **Current Zoning:** New Zone C-1
- **Legal Description:** UNIT 15, COLLEGE PARK CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 41832, PAGES 271 THROUGH 334 INCLUSIVE, AS AMENDED BY FIRST AMENDMENT TO MASTER DEED OF COLLEE PARK CONDOMINIUM DATED AS OF NOVEMBER 22, 2004 AND RECORDED JUNE 15, 2005 IN LIBER 42791, PAGE 1, AND BY SECOND AMENDMENT TO MASTER DEED OF COLLEGE PARK CONDOMINIUM DATED AS OF MARCH 22, 2006 AND RECORDED JUNE 7, 2006 IN LIBER 44784, PAGE 57, WAYNE COUNTY RECORDS, AND DESIGNATED AS WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 815, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT. 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

ALSO DESCRIBED AS: COMMENCING AT THE WEST 1/4 OF SECTION 7, T. 1 S., R. 9 E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN; THENCE S. 02°03'12" E. 324.55 FEET ALONG THE WEST LINE OF SAID SECTION 7 AND THE CENTERLINE OF HAGGERTY ROAD (120 FEET WIDE); THENCE N. 88°08'49" E. 1019.64 FEET; THENCE S. 01°39'39" E. 26.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S. 01°39'39" E. 246.63 FEET; THENCE S. 88°09'01" W. 301.51 FEET; THENCE N. 45°53'43" W. 167.63 FEET; THENCE S. 88°08'49" W 76.98 FEET; THENCE N01°51'21" W 100.97 FEET; THENCE 35.34 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 42.13 FEET AND A CHORD THAT BEARS N. 34°47'15" E. 34.31 FEET; THENCE N. 88°08'49" E. 414.62 FEET; THENCE S. 89°36'15" E. 60.81 FEET TO THE POINT OF BEGINNING, BEING PART OF THE SOUTHWEST 1/4 OF SAID SECTION 7, CONTAINING 2.45 ACRES OF LAND, MORE OR LESS, AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

Manufacturing and Engineering Center

- **Address:** 13001 Merriman, Livonia, MI 48150
- **Parcel ID:** 105-99-0041-002
- **Current Zoning:** New Zone M-2 General Manufacturing
- **Legal Description:** A PARCEL OF LAND LOCATED IN THE COUNTY OF WAYNE, CITY OF LIVONIA, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS: THE SOUTH 190 FEET OF THE NORTH 780 FEET OF THE EAST 825 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, EXCEPT THE EAST 60 FEET THEREOF TAKEN FOR ROAD RIGHT OF WAY, EXCEPT THE NORTH 95 FEET OF THE WEST 115 FEET.

AS SURVEYED LEGAL DESCRIPTION: PART OF THE NORTHEAST QUARTER OF SECTION 27, T. 1 S., R. 9 E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION; THENCE ALONG THE EAST LINE OF SAID SECTION, NOO°02'20"W 543.46 FEET; THENCE N89°22'35"W 60.00 FEET TO THE NORTHEAST CORNER OF THE PLAT OF "PARAGON TECHNOLOGY PARK SUB'N", AS RECORDED IN LIBER 101 OF PLATS, PAGE 59, WAYNE COUNTY RECORDS AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID PLAT, N89°22'35"W 765.00 FEET; THENCE NOO°02'20"W 95.00 FEET; THENCE 589°22'35"E 115.00 FEET; THENCE NOO°02'20"W 95.00 FEET; THENCE 589°22'35"E 650.00 FEET TO A POINT ON THE WEST LINE OF MERRIMAN ROAD (60 FEET WIDE, 1/2 WIDTH); THENCE ALONG SAID WEST LINE, SOO°02'20"E 190.00 FEET TO THE POINT OF BEGINNING.

II. BACKGROUND

Schoolcraft transferred the Units to a developer who has since transferred the Units back to Schoolcraft. The Units are a part of a condominium type development with multiple other parcels utilizing common elements and infrastructure. Most of the College Park development has been completed. Unit 14 was previously transferred back to Schoolcraft and is used for MASCO's global headquarters. Schoolcraft did not seek to have that Unit returned to Public Lands because it is used for a commercial purpose. The developer transferred Unit 15 back to Schoolcraft at the same time Unit 14 was transferred to Schoolcraft. The developer also subsequently transferred Unit 11 back to Schoolcraft. The Units are currently vacant.

The Manufacturing and Engineering Center is Schoolcraft's new home for Computer Aided Design (CAD), Engineering, Electronics, Advanced Manufacturing, Mechatronics, Metallurgy, Plastic Technology, Robotics & Automation, Occupational Safety, and Welding. The facility serves 300-400 students each day (including local high school students) and is one way that Schoolcraft is investing resources to meet the modern labor demand for engineering technology professionals.

III. FUTURE USE:

Schoolcraft's future use for the Manufacturing and Engineering Center is to continue the significant progress made in developing and transforming education to meet the modern workforce demands. Schoolcraft has not made a final determination as to the Units future uses. However, Schoolcraft is committed to keeping the Units uses consistent with and limited to those set forth in the Community College Act (MCL 389.101, et seq. specifically MCL 389.121, 123, and 126). As such, Schoolcraft would like the properties rezoned to be consistent with the rest of its campus which is likewise zoned as Public Lands.

IV. CITY'S TAX BASED UNCHANGED

The Units and the Manufacturing and Engineering Center are owned by Schoolcraft, which is reflected on the tax rolls. So the rezoning will have zero impact on Livonia's tax base.

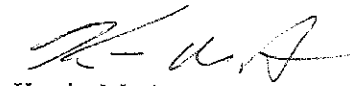
V. CONCLUSION

This request is part of cleaning up title and zoning related issues for Schoolcraft property that is dedicated to school related uses. Accordingly, the land should be rezoned to Public Lands since that will limit the future use of this land. Thank you for your time and consideration. We look forward to working with you as Schoolcraft looks to continue to developing, modernizing, and improving its campus.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

SEYBURN KAHN

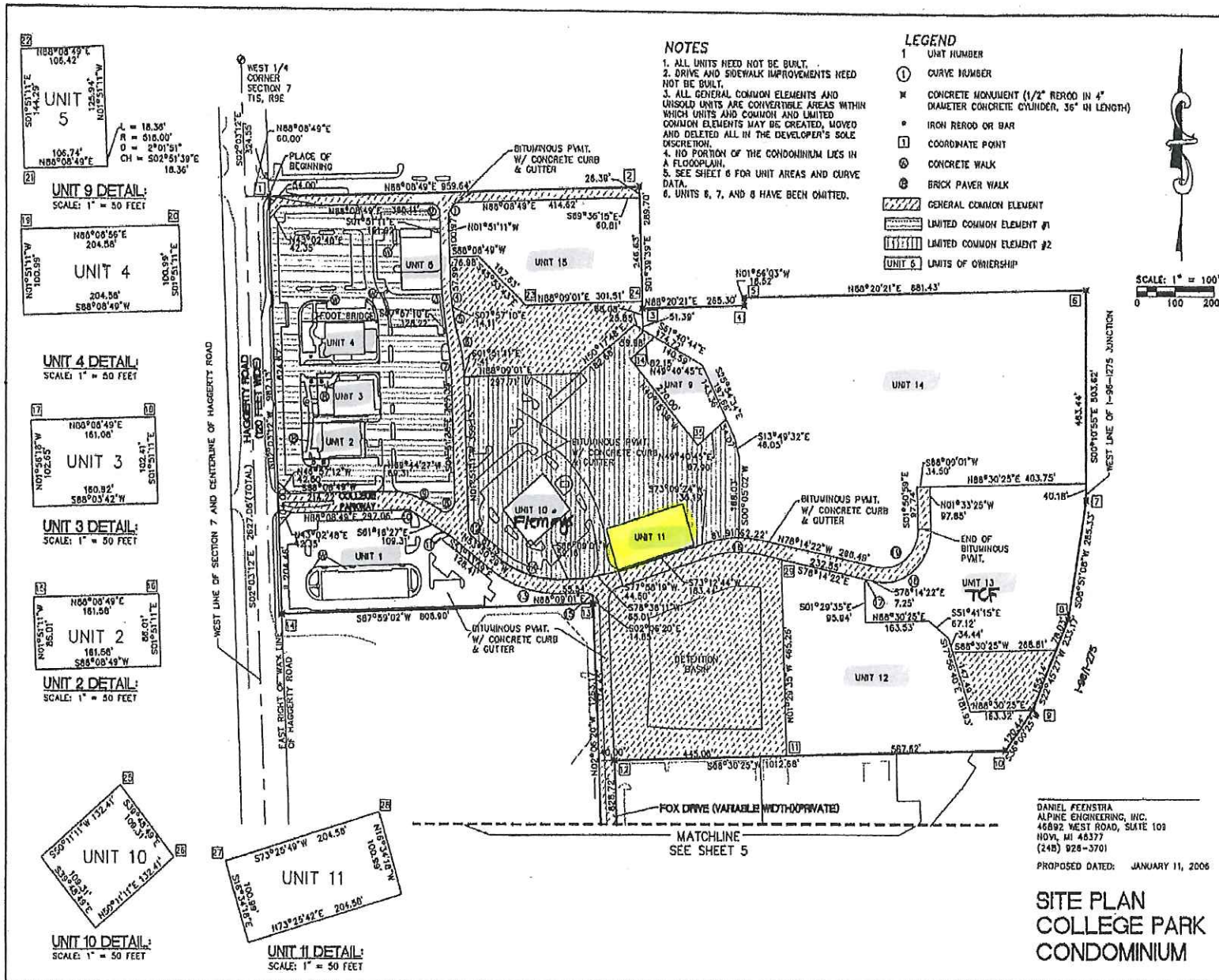
A handwritten signature in black ink, appearing to read 'K. Aoun', written over the printed name.

Kevin M. Aoun

KMA/ck

CC: Glenn Cerny; Planning@ci.livonia.mi.us

Enclosures



NOTES

1. ALL UNITS NEED NOT BE BUILT.
2. DRIVE AND SIDEWALK IMPROVEMENTS NEED NOT BE BUILT.
3. ALL GENERAL COMMON ELEMENTS AND UNITS ARE CONVERTIBLE AREAS WITHIN WHICH UNITS AND COMMON AND LIMITED COMMON ELEMENTS MAY BE CREATED, MOVED AND DELETED ALL IN THE DEVELOPER'S SOLE DISCRETION.
4. NO PORTION OF THE CONDOMINIUM LIES IN A FLOODPLAIN.
5. SEE SHEET 6 FOR UNIT AREAS AND CURVE DATA.
6. UNITS 6, 7, AND 8 HAVE BEEN OMITTED.

LEGEND

- 1 UNIT NUMBER
- 1 CURVE NUMBER
- M CONCRETE MONUMENT (1/2" REROD IN 4" DIAMETER CONCRETE CYLINDER, 36" IN LENGTH)
- IRON REROD OR BAR
- 1 COORDINATE POINT
- 6 CONCRETE WALK
- 6 BRICK PAVEMENT
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT #1
- LIMITED COMMON ELEMENT #2
- UNIT 6 UNITS OF OWNERSHIP

SCALE: 1" = 100'
0 100 200

ALPINE ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEER
STATE OF MICHIGAN
NO. 043272
1000 WEST MAIN STREET
ANN ARBOR, MI 48106-1507

3 RECORDS BAY BY REFERENCE TO SHEET 5 (SEE SHEET 5 FOR DETAILS)

SITE PLAN

COLLEGE PARK CONDOMINIUM
SECTION 7
STATE OF MICHIGAN
COUNTY OF WASHTENAW

OWNER: SCHOOLCRAFT COMMUNITIES, LLC

DESIGNED BY: DANIEL FEENSTRA
CHECKED BY: DANIEL FEENSTRA
DATE: JANUARY 11, 2006

PROPOSED DATED: JANUARY 11, 2006

**SITE PLAN
COLLEGE PARK
CONDOMINIUM**

4

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

DAVID W. LEAR, P.E.
ASST. CITY ENGINEER



MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2571
FAX: (734) 466-2195

November 29, 2021

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2021-11-01-09 – #17420 College Parkway

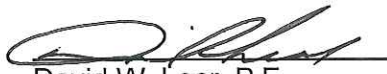
Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. The subject parcel is assigned the address of **#17420 College Parkway**, and the legal description contained with the petition appears to be correct. This department does not feel the change in zoning is appropriate for the subject property, as it would allow for building specifications (signage, coverage, setbacks, etc.) that would be less stringent than those that were required for the neighboring parcels within the same development.

Although we do not foresee any negative impacts to the existing utilities should the site be developed, the owner will need to provide calculations showing that the proposed development does not exceed the design capacities that were provided by the overall development. The existing parcel currently has access to public water main and sanitary sewer owned by the City of Livonia. Privately-owned storm sewer is available within the existing College Park Development, with detention for the subject parcel already being provided.

Should you have any additional questions on this matter, please feel free to contact myself at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at dlear@livonia.gov or tzilincik@livonia.gov.

Sincerely,


David W. Lear, P.E.
Assistant City Engineer

cc: 2021 Petition File

DEPARTMENT OF FINANCE

Michael T. Slater
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

November 16, 2021

Mr. Scott O. Miller
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petition 2021-11-01-09 - 17420 College Parkway

Dear Mr. Miller,

I have reviewed the address connected with the above noted petition. As there are no outstanding amounts receivable (general or water and sewer), I have no objections to the proposal.

Please contact me if you have any further questions.

Very truly yours,


Connie Kumpula
Chief Accountant

CK: jw

OFFICE OF THE TREASURER

LYNDA L. SCHEEL
CITY TREASURER



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

November 17, 2021

Mr. Scott Miller – Planner IV
Planning Commission
City of Livonia

Re: Petition 2021-11-01-09

17420 College Parkway
Schoolcraft College

Dear Mr. Miller,

In accordance with your request, the Treasurer's Office has reviewed the name and addresses connected with the above noted petition. This is listed as an inactive parcel, there are no taxes due, therefore I have no objections to the proposal.

Sincerely,


Lynda L. Scheel
Treasurer, City of Livonia

UNAPPROVED MINUTES

1

MINUTES OF THE 1,180th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, December 14, 2021, the City Planning Commission of the City of Livonia held its 1,180th Public Hearing and Regular Meeting in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7 p.m.

Members present: David Bongero Sam Caramagno Betsy McCue
 Carol Smiley Peter Ventura Ian Wilshaw

Members absent: Glen Long

Mr. Mark Taormina, Planning Director, and Stephanie Reece, Program Supervisor, were also present.

Chairman Wilshaw informed the audience that if a petition on tonight's agenda involves a rezoning request, this Commission makes a recommendation to the City Council who, in turn, will hold its own public hearing and make the final determination as to whether a petition is approved or denied. The Planning Commission holds the only public hearing on a request for preliminary plat and/or vacating petition. The Commission's recommendation is forwarded to the City Council for the final determination as to whether a plat is accepted or rejected. If a petition requesting a waiver of use or site plan approval is denied tonight, the petitioner has ten days in which to appeal the decision, in writing, to the City Council. Resolutions adopted by the City Planning Commission become effective seven (7) days after the date of adoption. The Planning Commission and the professional staff have reviewed each of these petitions upon their filing. The staff has furnished the Commission with both approving and denying resolutions, which the Commission may, or may not, use depending on the outcome of the proceedings tonight.

ITEM #2 PETITION 2021-11-01-09

Schoolcraft

Mr. Caramagno, Secretary, announced the next item on the agenda, Petition 2021-11-01-09 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 17420 College Parkway (Unit 11 of College Park Condominium), located on the east side of Haggerty Road between Six Mile and Seven Mile Roads in the Southwest ¼ of Section 7, from C-4, High Rise Commercial to P-L, Public Lands.

UNAPPROVED MINUTES

2

Mr. Wilshaw: Mr. Taormina has already given us the background on that item with the first one. Is there any further information on this particular petition? Nope. Is there any comments or statements that our petitioner would like to make?

Mr. Auon: No, sir.

Mr. Wilshaw: Okay. Is there anyone in the audience wishing to speak for or against, this is a public hearing, so we want to make sure we cover our basis? If not, is there any questions from any of our commissioners? If there are no questions from our commissioners, a motion would be in order.

On a motion by McCue, seconded by Bongero, and unanimously adopted, it was

#12-70-2021 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on December 14, 2021, on Petition 2021-11-01-09 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 17420 College Parkway (Unit 11 of College Park Condominium), located on the east side of Haggerty Road between Six Mile and Seven Mile Roads in the Southwest ¼ of Section 7, from C-4, High Rise Commercial to P-L, Public Lands, the Planning Commission does hereby recommend to the City Council that Petition 2021-11-01-09 be approved for the following reasons:

1. That future use and development of the property is intended for Schoolcraft College purposes and P-L zoning is a more appropriate zoning.
2. That the proposed change of zoning will provide the college an opportunity to develop the subject property in a manner that is consistent with their needs.
3. That P-L zoning is compatible to and in harmony with the existing zoning of College's main campus, and
4. That the proposed change corresponds to the College's ownership of the subject property.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 and Section 13.15 of Livonia Vision 21 Zoning Ordinance.

Mr. Wilshaw: Is there any discussion?

UNAPPROVED MINUTES

3

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted. It will go on to City Council with an approving resolution.

CITY OF LIVONIA

NOTICE OF PUBLIC HEARING

In accordance with the provisions set forth in Section 401 of the Michigan Zoning Enabling Act, Act 110 of the Public Acts of Michigan of 2006, as amended (MCL 125.3502) as well as Livonia Vision 21 Zoning Ordinance, Article XIII, the Council has determined that a Public Hearing will take place before the Council of the City of Livonia on **Wednesday, February 2, 2022 at 7:00 P.M.**, in the Auditorium at City Hall, 33000 Civic Center Drive, Livonia, Michigan, with respect to the following item:

Petition 2021-11-01-09 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone property at 17420 College Parkway (Unit 11 of College Park Condominium), located on the east side of Haggerty Road between Six Mile and Seven Mile Roads in the Southwest $\frac{1}{4}$ of Section 7, from C-4, High Rise Commercial to P-L, Public Lands.

SUSAN M. NASH, CITY CLERK



LETTER TO THE LIVONIA CITY COUNCIL

Planning
December 15, 2021

MEETING DATE

Public Hearing of February 2, 2022

PREPARED BY

Stephanie Reece, Program Supervisor

AGENDA ITEM

Petition 2021-11-01-10 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 13001 Merriman Road, located on the west side of Merriman Road between Glendale Avenue and Schoolcraft Road in the Northeast ¼ of Section 27, from M-2, General Manufacturing to P-L, Public Lands.

BACKGROUND

RECOMMENDATION

At the 1,180th Public Hearing and Regular Meeting held by the City Planning Commission on December 14, 2021; the following resolution was unanimously adopted:

#12-71-2021 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on December 14, 2021, on Petition 2021-11-01-10 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 13001 Merriman Road, located on the west side of Merriman Road between Glendale Avenue and Schoolcraft Road in the Northeast ¼ of Section 27, from M-2, General Manufacturing to P-L, Public Lands, the Planning Commission does hereby recommend to the City Council that Petition 2021-11-01-10 be approved for the following reasons:

1. That the current use of the property is for educational purposes for which P-L zoning is a more appropriate zoning.
2. That a change to P-L is compatible to and in harmony with the surrounding industrial and P-L zoning in the area, and
3. That the proposed change corresponds to the College's ownership of the subject property.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 and Section 13.15 of Livonia Vision 21 Zoning Ordinance.

FISCAL CONSIDERATION

ATTACHMENTS

1. 2021-11-01-10_Schoolcraft_E-COUNCIL Pkt

APPROVED BY



Date: December 16, 2021

Mark Taormina, Planning and Economic Development Director



Date: December 22, 2021

Maureen Miller Brosnan, Mayor

Petition 2021-11-01-10 submitted by Schoolcraft College,
pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21
Zoning Ordinance, requesting to rezone the property at 13001
Merriman Road, located on the west side of Merriman Road
between Glendale Avenue and Schoolcraft Road in the
Northeast ¼ of Section 27, from M-2, General Manufacturing to
P-L, Public Lands.

REZONING APPLICATION
CITY OF LIVONIA, MICHIGAN

All applications must be presented in quadruplicate to the City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097. Applications **must** include property owner's name, address and notarized signature. **You are invited and encouraged to review your proposal with the Planning Department staff.**

Date Filed: 11-12-21 Petition 2021-11-01-10

Site Address: 13001 Merriman, Livonia, MI 48150 Sidwell 105-99-0041-002

Requesting To Rezone Property From New Zone M-2 To PL

For the Following Reason (s) Owned by Schoolcraft; See attached letter

Applicant: Kevin M. Aoun (outside counsel) Business/Company: Seyburn Kahn

Applicant's Address: 2000 Town Center Suite 1500 City: Southfield State: MI Zip Code: 48075

Applicant's Phone # (248) 353-7620 Applicant's Email kaoun@seyburn.com

Please provide the following information:

- 1) **Legal Description** of the property to be considered. Paper copy must be clearly printed.
- 2) **Fully Dimensional Map (3 copies)** drawn at an appropriate scale, with a north arrow, dated & legend key to symbols and showing:
 - The land that would be affected by the proposed amendment.
 - The dimensions, square footage & acreage of the land.
 - The existing conditions of the site, including all structures & parking layout.
 - A legal description of the land to be rezoned.
 - All public and private right-of-ways & easements bounding & intersecting the site.
 - A preliminary plan showing the proposed land use(s) of the land under consideration.
 - The zoning classification of all abutting zoning districts.
 - The structures and existing land uses on all property adjacent to the subject parcel and on other such property as may, in the City Planner's determination, be necessary to properly reflect the existing character of the surrounding neighborhood.
- 3) A copy of the Fully Dimensional Map submitted in a pdf. format either on a CD or it can be emailed to Planning@ci.livonia.mi.us

Owner of Property: Schoolcraft Community College

Owner's Address: 18600 Haggerty Rd City: Livonia State: MI Zip Code: 48152

Owner's Phone # (734) 462-4400 Owner's Email gcerny@schoolcraft.edu

Signature of Owner: [Signature] Print Name: Dr. Glenn Cerny

Subscribed and sworn to before me, a Notary Public in and for the County of Wayne State of MI

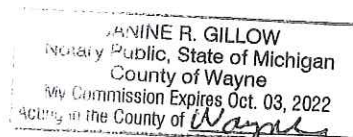
on this 11th day of November 20 21

Signature of Notary [Signature] My commission expires 10-3-22

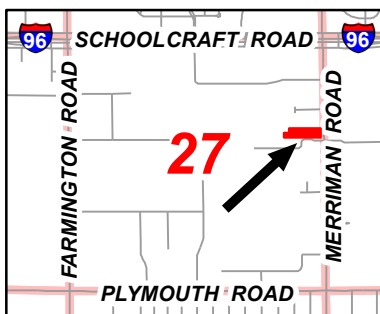
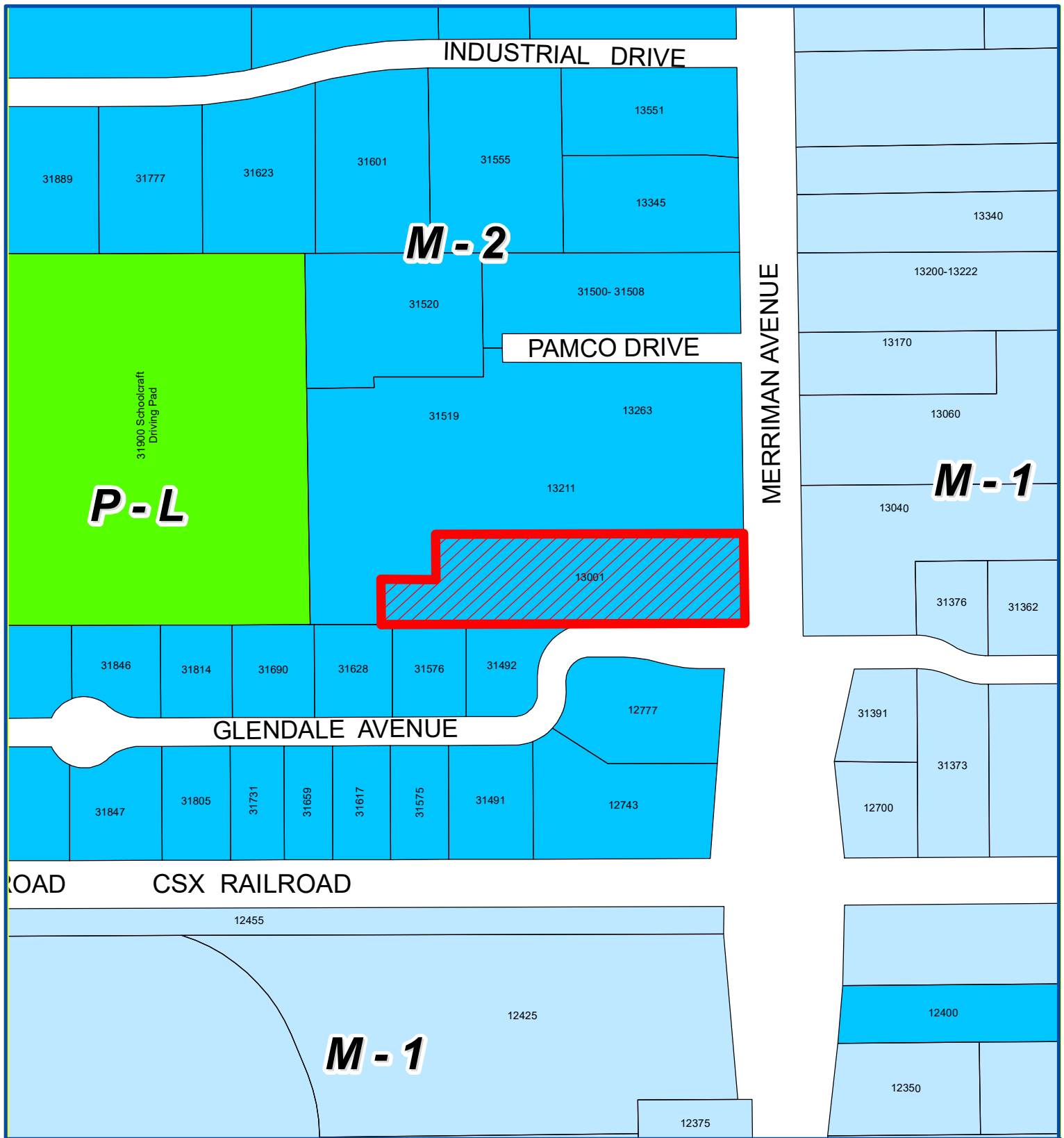
APPROVED AS FORM
Department of Law

By: [Signature]

Date: 11/12/2021



RECEIVED
OFFICE OF THE CITY CLERK
2021 NOV 12 AM 8:44



Address & Zoning Map

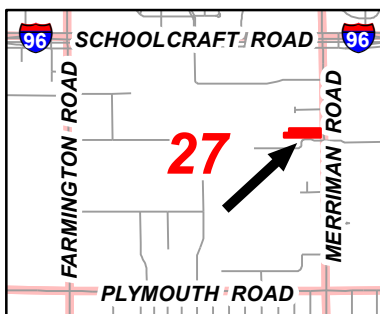
Petition 2021-11-01-10
Schoolcraft College
13001 Merriman Road
From M-2 to P-L



Not to Scale



City of Livonia
Planning Department



Aerial Map

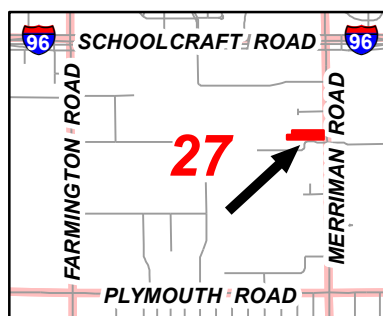
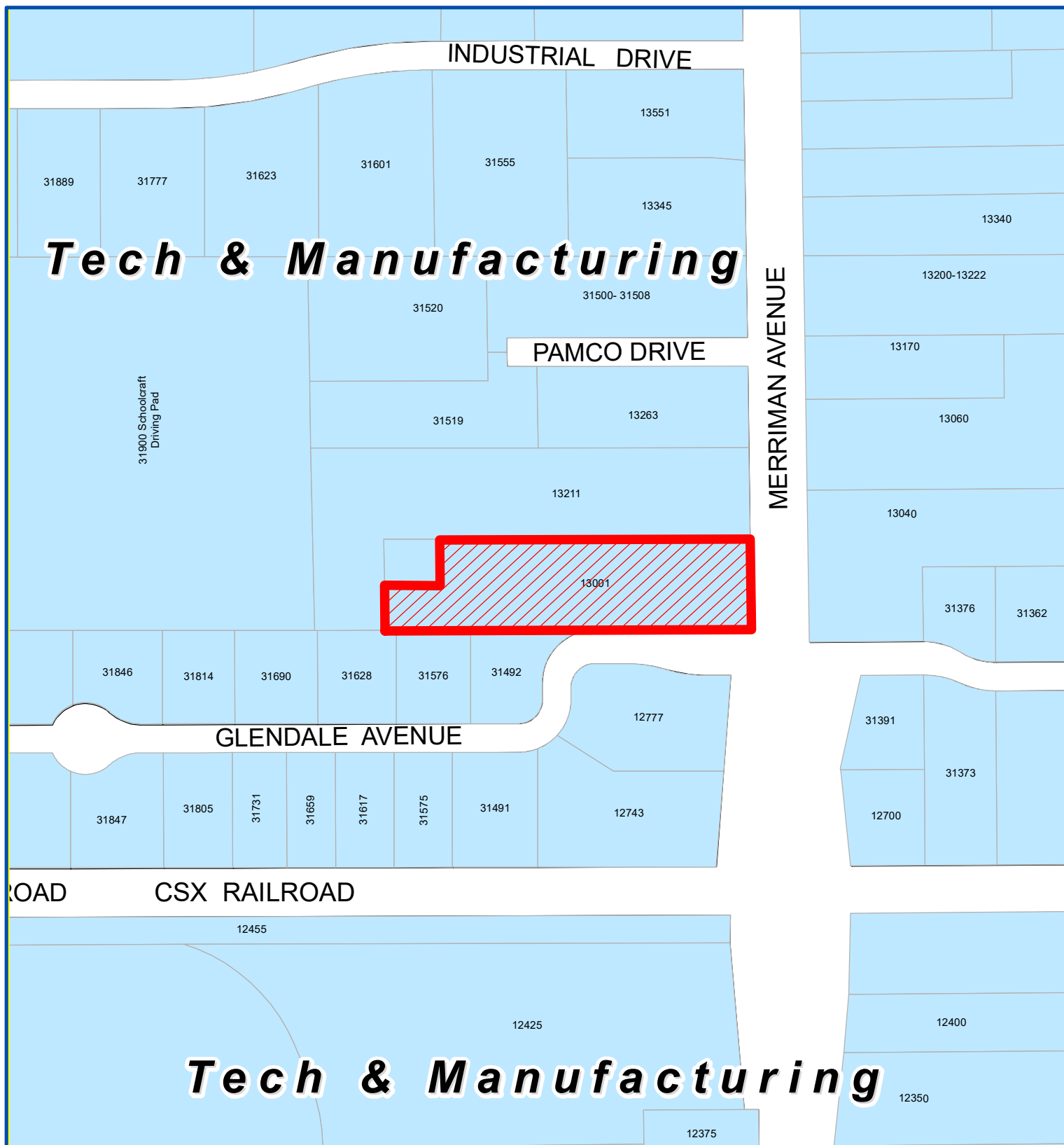
Petition 2021-11-01-10
Schoolcraft College
13001 Merriman Road
From M-2 to P-L



Not to Scale



City of Livonia
Planning Department



Future Land Use Map

Petition 2021-11-01-10
 Schoolcraft College
 13001 Merriman Road
 From M-2 to P-L



Not to Scale



City of Livonia
 Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 3

Petition 2021-11-01-10 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 13001 Merriman Road, located on the west side of Merriman Road between Glendale Avenue and Schoolcraft Road in the Northeast ¼ of Section 27, from M-2, General Manufacturing to P-L, Public Lands.

December 7, 2021: Study Meeting:

This is the third of three requests by Schoolcraft College to rezone property it owns to P-L. The subject property is located on the west side of Merriman Road between Glendale Avenue and Schoolcraft Road. It is 3.09 acres in size, measuring 190 feet in frontage along Merriman Road by a depth of 765 feet along its southern property line. Located on the site is a 47,936 square foot industrial building and its associated parking. The site is completely surrounded by industrial type buildings and uses.

In a letter that was submitted with all three rezoning requests, it is explained that the two units that are part of the condominium association were previously rezoned to commercial uses and have since been returned undeveloped to Schoolcraft College. The other property on Merriman Road, known as the College's Manufacturing and Engineering Center, was acquired by Schoolcraft College around 2019. The letter explains that Schoolcraft College would like to rezone the properties to P-L so that their usage stays college related. The letter goes on further to explain that the proposed rezonings would not impact Livonia's tax base because the properties are shown on the tax rolls as school property. Schoolcraft College would like the properties rezoned so that they are consistent with the rest of its campus, which is zoned P-L. Schoolcraft College has not made a final determination as to future uses of the two (2) vacant condominium units. The existing Manufacturing and Engineering Center on Merriman Road is the college's new home for Computer Aided Design (CAD), engineering, electronics, advance manufacturing, mechatronics, metallurgy, plastic technology, robotics & automation, occupational safety, and welding. This facility serves 300-400 students each day.

The Livonia Vision 21 (LV21) Future Land Use map shows the subject area as a *Tech and Manufacturing*.

December 14, 2021: Public Hearing:

Approving Resolution: That the request to rezone the property at 13001 Merriman Road from M-2 to P-L is hereby approved, subject to City Council approval, for the following reasons:

1. That the current use of the property is for educational purposes for which P-L zoning is a more appropriate zoning.
2. That a change to P-L is compatible to and in harmony with the surrounding industrial and P-L zoning in the area, and

PUBLIC HEARING

ITEM 3 Petition 2021-11-01-10 – 13001 Merriman Road

Page 2

3. That the proposed change corresponds to the College's ownership of the subject property.

Denying Reasons: That the request to rezone the property at 13001 Merriman Road from M-2 to P-L is hereby approved is hereby denied for the following reasons:

1. That the proposed change of zoning is inconsistent with the established pattern of development and would adversely alter the character of the area.
2. That the proposed zoning change is not supported by the Livonia Vision 21 (LV21) Future Land Use map which shows this site as Tech and Manufacturing.
3. That the proposed change of zoning is not needed to develop the subject property in accordance with the Master Plan, and
4. That the proposal fails to conclusively deal with all the concerns deemed necessary for the safety and welfare of the city and its residents.



SEYBURN KAHN
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OF COUNSEL
RICHARD E. BAKER
DAVID C. MAY

*ALSO MEMBER OF NORTH CAROLINA BAR
*ALSO MEMBER OF ILLINOIS BAR
*ALSO MEMBER OF FLORIDA BAR

November 11, 2021

Honorable Members of the City Council and
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

RE: Schoolcraft's Petition to Rezone Units 11 and 15 and the Manufacturing and Engineering Center to Public Lands

Dear Council Members and Planning Commission:

Schoolcraft Community College respectfully requests that the City of Livonia rezone Units 11 and 15 (collectively, the "Units") and 13001 Merriman (the "Manufacturing and Engineering Center") to Public Lands. The Units were previously rezoned to commercial uses and have since been returned undeveloped to Schoolcraft. The Manufacturing and Engineering Center was acquired by Schoolcraft around 2019. Schoolcraft would like to keep its property zoned Public Lands so that it can only be used for college related purposes. This rezoning will not impact Livonia's tax base because the properties are shown on the tax rolls as Schoolcraft's property.

I. PROPERTIES WITH REQUESTED REZONING

Unit 11:

- **Address:** 17420 College Parkway (Per Tax Records; Not On New Zoning Map)
- **Parcel ID:** 189-01-0011-000
- **Current Zoning:** New Zone C-4
- **Legal Description:** UNIT 11, COLLEGE PARK CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 41832, PAGES 271 THROUGH 334 INCLUSIVE, AS AMENDED BY FIRST AMENDMENT TO MASTER DEED OF COLLEE PARK CONDOMINIUM DATED AS OF NOVEMBER 22, 2004 AND RECORDED JUNE 15, 2005 IN LIBER 42791, PAGE 1, AND BY SECOND AMENDMENT TO MASTER DEED OF COLLEGE PARK CONDOMINIUM DATED AS OF MARCH 22, 2006 AND RECORDED JUNE 7, 2006 IN LIBER 44784, PAGE 57, WAYNE COUNTY RECORDS, AND DESIGNATED AS WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 815, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

Unit 15:

- **Address:** 17950 College Parkway
- **Parcel ID:** 189-99-0037-000
- **Current Zoning:** New Zone C-1
- **Legal Description:** UNIT 15, COLLEGE PARK CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 41832, PAGES 271 THROUGH 334 INCLUSIVE, AS AMENDED BY FIRST AMENDMENT TO MASTER DEED OF COLLEE PARK CONDOMINIUM DATED AS OF NOVEMBER 22, 2004 AND RECORDED JUNE 15, 2005 IN LIBER 42791, PAGE 1, AND BY SECOND AMENDMENT TO MASTER DEED OF COLLEGE PARK CONDOMINIUM DATED AS OF MARCH 22, 2006 AND RECORDED JUNE 7, 2006 IN LIBER 44784, PAGE 57, WAYNE COUNTY RECORDS, AND DESIGNATED AS WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 815, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT. 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

ALSO DESCRIBED AS: COMMENCING AT THE WEST 1/4 OF SECTION 7, T. 1 S., R. 9 E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN; THENCE S. 02°03'12" E. 324.55 FEET ALONG THE WEST LINE OF SAID SECTION 7 AND THE CENTERLINE OF HAGGERTY ROAD (120 FEET WIDE); THENCE N. 88°08'49" E. 1019.64 FEET; THENCE S. 01°39'39" E. 26.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S. 01°39'39" E. 246.63 FEET; THENCE S. 88°09'01" W. 301.51 FEET; THENCE N. 45°53'43" W. 167.63 FEET; THENCE S. 88°08'49" W 76.98 FEET; THENCE N01°51'21" W 100.97 FEET; THENCE 35.34 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 42.13 FEET AND A CHORD THAT BEARS N. 34°47'15" E. 34.31 FEET; THENCE N. 88°08'49" E. 414.62 FEET; THENCE S. 89°36'15" E. 60.81 FEET TO THE POINT OF BEGINNING, BEING PART OF THE SOUTHWEST 1/4 OF SAID SECTION 7, CONTAINING 2.45 ACRES OF LAND, MORE OR LESS, AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

Manufacturing and Engineering Center

- **Address:** 13001 Merriman, Livonia, MI 48150
- **Parcel ID:** 105-99-0041-002
- **Current Zoning:** New Zone M-2 General Manufacturing
- **Legal Description:** A PARCEL OF LAND LOCATED IN THE COUNTY OF WAYNE, CITY OF LIVONIA, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS: THE SOUTH 190 FEET OF THE NORTH 780 FEET OF THE EAST 825 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, EXCEPT THE EAST 60 FEET THEREOF TAKEN FOR ROAD RIGHT OF WAY, EXCEPT THE NORTH 95 FEET OF THE WEST 115 FEET.

AS SURVEYED LEGAL DESCRIPTION: PART OF THE NORTHEAST QUARTER OF SECTION 27, T. 1 S., R. 9 E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION; THENCE ALONG THE EAST LINE OF SAID SECTION, NOO°02'20"W 543.46 FEET; THENCE N89°22'35"W 60.00 FEET TO THE NORTHEAST CORNER OF THE PLAT OF "PARAGON TECHNOLOGY PARK SUB'N", AS RECORDED IN LIBER 101 OF PLATS, PAGE 59, WAYNE COUNTY RECORDS AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID PLAT, N89°22'35"W 765.00 FEET; THENCE NOO°02'20"W 95.00 FEET; THENCE 589°22'35"E 115.00 FEET; THENCE NOO°02'20"W 95.00 FEET; THENCE 589°22'35"E 650.00 FEET TO A POINT ON THE WEST LINE OF MERRIMAN ROAD (60 FEET WIDE, 1/2 WIDTH); THENCE ALONG SAID WEST LINE, SOO°02'20"E 190.00 FEET TO THE POINT OF BEGINNING.

II. BACKGROUND

Schoolcraft transferred the Units to a developer who has since transferred the Units back to Schoolcraft. The Units are a part of a condominium type development with multiple other parcels utilizing common elements and infrastructure. Most of the College Park development has been completed. Unit 14 was previously transferred back to Schoolcraft and is used for MASCO's global headquarters. Schoolcraft did not seek to have that Unit returned to Public Lands because it is used for a commercial purpose. The developer transferred Unit 15 back to Schoolcraft at the same time Unit 14 was transferred to Schoolcraft. The developer also subsequently transferred Unit 11 back to Schoolcraft. The Units are currently vacant.

The Manufacturing and Engineering Center is Schoolcraft's new home for Computer Aided Design (CAD), Engineering, Electronics, Advanced Manufacturing, Mechatronics, Metallurgy, Plastic Technology, Robotics & Automation, Occupational Safety, and Welding. The facility serves 300-400 students each day (including local high school students) and is one way that Schoolcraft is investing resources to meet the modern labor demand for engineering technology professionals.

III. FUTURE USE:

Schoolcraft's future use for the Manufacturing and Engineering Center is to continue the significant progress made in developing and transforming education to meet the modern workforce demands. Schoolcraft has not made a final determination as to the Units future uses. However, Schoolcraft is committed to keeping the Units uses consistent with and limited to those set forth in the Community College Act (MCL 389.101, et seq. specifically MCL 389.121, 123, and 126). As such, Schoolcraft would like the properties rezoned to be consistent with the rest of its campus which is likewise zoned as Public Lands.

IV. CITY'S TAX BASED UNCHANGED

The Units and the Manufacturing and Engineering Center are owned by Schoolcraft, which is reflected on the tax rolls. So the rezoning will have zero impact on Livonia's tax base.

V. CONCLUSION

This request is part of cleaning up title and zoning related issues for Schoolcraft property that is dedicated to school related uses. Accordingly, the land should be rezoned to Public Lands since that will limit the future use of this land. Thank you for your time and consideration. We look forward to working with you as Schoolcraft looks to continue to developing, modernizing, and improving its campus.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

SEYBURN KAHN



Kevin M. Aoun

KMA/ck

CC: Glenn Cerny; Planning@ci.livonia.mi.us

Enclosures

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

DAVID W. LEAR, P.E.
ASST. CITY ENGINEER



MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2571
FAX: (734) 466-2195

November 29, 2021

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2021-11-01-10 – #13001 Merriman Road

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. The subject parcel is assigned the address of **#13001 Merriman Road**, and the legal description contained with the petition appears to be correct. This department does not feel the change in zoning is appropriate for the subject property, as it would allow for building specifications (signage, coverage, setbacks, etc.) that would be less stringent than those that were required for the neighboring parcels within the same development.

The existing parcel currently has access to public water main and sanitary sewer owned by the City of Livonia. Privately-owned storm sewer is available within the existing parcel. At this time, there is nothing that would indicate negative impacts to any of the existing utilities since the petition is for zoning purposes. Should the site be re-developed, or additional construction planned, the owner would need to submit drawings to this Department to determine if permits will be required.

Should you have any additional questions on this matter, please feel free to contact myself at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at dlear@livonia.gov or tzilincik@livonia.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "David W. Lear".

David W. Lear, P.E.
Assistant City Engineer

cc: 2021 Petition File

DEPARTMENT OF FINANCE

Michael T. Slater
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

November 16, 2021

Mr. Scott O. Miller
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petition 2021-11-01-10 - 13001 Merriman Road

Dear Mr. Miller,

I have reviewed the address connected with the above noted petition. As there are no outstanding amounts receivable (general or water and sewer), I have no objections to the proposal.

Please contact me if you have any further questions.

Very truly yours,


Connie Kumpula
Chief Accountant

CK: jw

OFFICE OF THE TREASURER

LYNDA L. SCHEEL
CITY TREASURER



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

November 17, 2021

Mr. Scott Miller – Planner IV
Planning Commission
City of Livonia

Re: Petition 2021-11-01-10

13001 Merriman Road
Schoolcraft College

Dear Mr. Miller,

In accordance with your request, the Treasurer's Office has reviewed the name and addresses connected with the above noted petition. This is listed as an exempt parcel, there are no taxes due, therefore I have no objections to the proposal.

Sincerely,


Lynda L. Scheel
Treasurer, City of Livonia

UNAPPROVED MINUTES

1

MINUTES OF THE 1,180th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, December 14, 2021, the City Planning Commission of the City of Livonia held its 1,180th Public Hearing and Regular Meeting in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7 p.m.

Members present: David Bongero Sam Caramagno Betsy McCue
 Carol Smiley Peter Ventura Ian Wilshaw

Members absent: Glen Long

Mr. Mark Taormina, Planning Director, and Stephanie Reece, Program Supervisor, were also present.

Chairman Wilshaw informed the audience that if a petition on tonight's agenda involves a rezoning request, this Commission makes a recommendation to the City Council who, in turn, will hold its own public hearing and make the final determination as to whether a petition is approved or denied. The Planning Commission holds the only public hearing on a request for preliminary plat and/or vacating petition. The Commission's recommendation is forwarded to the City Council for the final determination as to whether a plat is accepted or rejected. If a petition requesting a waiver of use or site plan approval is denied tonight, the petitioner has ten days in which to appeal the decision, in writing, to the City Council. Resolutions adopted by the City Planning Commission become effective seven (7) days after the date of adoption. The Planning Commission and the professional staff have reviewed each of these petitions upon their filing. The staff has furnished the Commission with both approving and denying resolutions, which the Commission may, or may not, use depending on the outcome of the proceedings tonight.

ITEM #3 PETITION 2021-11-01-10

Schoolcraft

Mr. Caramagno, Secretary, announced the next item on the agenda, Petition 2021-11-01-10 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 13001 Merriman Road, located on the west side of Merriman Road between Glendale Avenue and Schoolcraft Road in the Northeast ¼ of Section 27, from M-2, General Manufacturing to P-L, Public Lands.

UNAPPROVED MINUTES

2

Mr. Taormina: This is a request by Schoolcraft College to rezone a property that it owns and utilizes for educational purposes. In this case, the property is on Merriman Road on the northwest corner of Glendale Avenue and Merriman Roads. This property is just over 3 acres in area. It has 190 feet of frontage on Merriman by a depth of roughly 765 feet. This property contains a roughly 40,000 square foot former manufacturing facility. It is now used as part of the college's manufacturing and engineering center. The subject property is shown on our Master Plan as Tech and Manufacturing. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Taormina: The first item is from the Engineering Division, dated November 29, 2021, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. The subject parcel is assigned the address of #13001 Merriman Road, and the legal description contained with the petition appears to be correct. This department does not feel the change in zoning is appropriate for the subject property, as it would allow for building specifications (signage, coverage, setbacks, etc.) that would be less stringent than those that were required for the neighboring parcels within the same development. The existing parcel currently has access to public water main and sanitary sewer owned by the City of Livonia. Privately-owned storm sewer is available within the existing parcel. At this time, there is nothing that would indicate negative impacts to any of the existing utilities since the petition is for zoning purposes. Should the site be re-developed, or additional construction planned, the owner would need to submit drawings to this Department to determine if permits will be required."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Finance Department, dated November 16, 2021, which reads as follows: *"I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer, I have no objections to the proposal."* The letter is signed by Connie Kumpula, Chief Accountant. The next letter is from the Treasurer's Department, dated November 17, 2021, which reads as follows: *"In accordance with your request, the Treasurer's Office has reviewed the name and addresses connected with the above noted petition. This is listed as an exempt parcel, there are no taxes due, therefore I have no objections to the proposal."* The letter is signed by Lynda Scheel, Treasurer. That is the extent of the correspondence.

UNAPPROVED MINUTES

3

- Mr. Wilshaw: Are there any questions of the Planning Director?
- Mr. Ventura: Mr. Taormina, in the event that Schoolcraft College were to sell this building, it would come before us to be rezoned back to Tech and Engineering or one of the zoning categories other than PL and then it would be subject to all of the ordinances for the City of Livonia?
- Mr. Taormina: Most likely M-2 and yes, that would be correct.
- Mr. Ventura: Thank you.
- Mr. Wilshaw: Thank you, Mr. Ventura. Any other questions? If not, we will go to our petitioner again. Good evening.
- Mr. Auon: Good evening, again. So, this building is actually fully built out. It is a fantastic facility for vocational and trades. It has our plastics. It has CAD. A lot of hands-on learning takes place here. If anyone here hasn't visited this building, we welcome anyone and we will give you a visit to walk through, because this is truly a gem. It is unfortunate that it is not on the main campus, a little bit further away, but this area has become almost a little satellite with some of our other hands-on programs like that. Again, same as before, it is for Schoolcraft purposes. We want to keep it there in Public Lands, as Mr. Taormina pointed out. If we wanted to change this and change the building, we would have to get it pulled out of Public Lands. We have no intention of doing that at this time. Obviously, who knows what the future holds. It actually makes it harder to sell once we put it into Public Lands, because it is a process to get it out, to come back here for anyone who would have to buy it. It is almost kind of cementing it as our uses and gives a lot more control back to the Planning Commission if it ever goes back to any type of commercial use.
- Mr. Wilshaw: Thank you. Any questions for our petitioner regarding this property? I don't see any of questions from any of our commissioners. There is no one in our audience, I believe, wishing to speak for or against this. Again, we will give you final word. Is there any final words you would like to make?
- Mr. Auon: No, sir.
- Mr. Wilshaw: Thank you. With that, I will go to the commission and look for a motion.

On a motion by Bongero, seconded by McCue, and unanimously adopted, it was

#12-71-2021 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on December 14, 2021, on Petition 2021-11-01-10 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the property at 13001 Merriman Road, located on the west side of Merriman Road between Glendale Avenue and Schoolcraft Road in the Northeast ¼ of Section 27, from M-2, General Manufacturing to P-L, Public Lands, the Planning Commission does hereby recommend to the City Council that Petition 2021-11-01-10 be approved for the following reasons:

1. That the current use of the property is for educational purposes for which P-L zoning is a more appropriate zoning.
2. That a change to P-L is compatible to and in harmony with the surrounding industrial and P-L zoning in the area, and
3. That the proposed change corresponds to the College's ownership of the subject property.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 and Section 13.15 of Livonia Vision 21 Zoning Ordinance.

Mr. Wilshaw: Is there any discussion?

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted. It will go on to City Council with an approving resolution.

CITY OF LIVONIA

NOTICE OF PUBLIC HEARING

In accordance with the provisions set forth in Section 401 of the Michigan Zoning Enabling Act, Act 110 of the Public Acts of Michigan of 2006, as amended (MCL 125.3502) as well as Livonia Vision 21 Zoning Ordinance, Article XIII, the Council has determined that a Public Hearing will take place before the Council of the City of Livonia on **Wednesday, February 2, 2022 at 7:00 P.M.**, in the Auditorium at City Hall, 33000 Civic Center Drive, Livonia, Michigan, with respect to the following item:

Petition 2021-11-01-10 submitted by Schoolcraft College, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone property at 13001 Merriman Road, located on the west side of Merriman Road, between Glendale Avenue and Schoolcraft Road in the Northeast $\frac{1}{4}$ of Section 27, from M-2, General Manufacturing to P-L, Public Lands.

SUSAN M. NASH, CITY CLERK