

OFFICE OF THE COUNCIL

COUNCIL MEMBERS

JIM JOLLY
PRESIDENT

LAURA M. TOY
VICE PRESIDENT

SCOTT BAHR
ROB GJONAJ DONOVIC
BRANDON McCULLOUGH
KATHLEEN E. McINTYRE
SCOTT MORGAN



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

OFFICE OF THE COUNCIL

**ELECTRONIC AGENDA PACKET FOR
THE REGULAR MEETING OF
WEDNESDAY, MARCH 23, 2022
7:00 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.

**1941st Regular Meeting of the Council of the City of Livonia
Wednesday, March 23, 2022**

7:00 p.m. – City Hall Auditorium
33000 Civic Center Drive
Livonia, Michigan

CALL TO ORDER

INVOCATION/PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION OF MINUTES - Minutes of the 1940th Regular Meeting of March 14, 2022

AUDIENCE COMMUNICATION

REPORTS FROM THE MAYOR AND OTHER CITY OFFICIALS

CONSENT AGENDA

1. REQUEST APPROVAL OF BUDGET ADJUSTMENTS FOR FISCAL YEAR ENDING NOVEMBER 30, 2021: Department of Finance, re: to transfer excess budget from Cares Act, State Shared Revenue, District Court and Senior Services to Medical Self-Insurance and Recreation Athletics and to transfer excess budget from various police divisions to various fire divisions.
2. REQUEST FOR AUTHORIZATION TO WAIVE THE SEALED BID PROCESS AND TO REPLACE DELL NETWORK SERVERS AND DATA BACK UP EQUIPMENT: Division of Police, re: to replace network servers and back up equipment that are out of warranty or at end of life, from budgeted funds.
3. REQUEST TO APPROVE SPECIALIZED SERVICES TRANSPORTATION OPERATING ASSISTANCE PROGRAM THIRD PARTY CONTRACT FOR THE PERIOD OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2022 BETWEEN THE CITY OF LIVONIA AND SMART: Livonia Housing Commission, re: with grant funds to be used for the Livonia Community Transit Program to provide lift-equipped transportation to the senior and disabled residents of the City.
4. REQUEST FOR INFORMAL APPROVAL OF THE PROPOSED PROGRAM AND TENTATIVE BUDGET FOR THE 2022-2023 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM: Livonia Housing Commission, re: so that a second public hearing can be held on this matter, after which time a final program and budget will be forwarded to Council for formal adoption.

Agenda for the Regular Meeting of March 23, 2022

5. [REQUEST TO APPROVE ADDENDUM TO THE SUBLEASE AGREEMENT BETWEEN THE CITY OF LIVONIA AND LIVONIA CIVIC ARENAS: Department of Parks and Recreation, re: to suspend lease payments for Eddie Edgar Ice Arena for twelve months, beginning August 1, 2022.](#)
6. [REQUEST TO APPROVE PARKS AND RECREATION MASTER PLAN: Department of Parks and Recreation, re: for the 2022-2026 Master Parks and Recreation Plan \(PR 3819-22\), a prerequisite in applying for State and Federal Funding.](#)
7. [AWARD OF BID: Department of Public Works, re: for professional architectural services for Newburgh Village HVAC improvements, from budgeted funds.](#)
8. [AWARD OF BID: Department of Public Works, re: for professional architectural services for DPW Roads Barn roof replacement, from budgeted funds.](#)
9. [REQUEST TO WAIVE THE FORMAL BIDDING PROCESS AND APPROVE THE 2022 PAVEMENT JOINT AND CRACK SEALING PROGRAM BY EXTENDING CONTRACT 21-D UNIT PRICES WITH MICHIGAN JOINT SEALING, INC.: Engineering Division, re: for Contract 22-D in the amount of \\$250,000 for one year. \(CR 107-21\)](#)
10. [VACATING REQUEST: Engineering Division, re: to vacate a public utility easement within Haggerty Square Phase II, located at 19750 Haggerty Road. Parcel ID No. 046 023-99-0005-004.](#)
11. [REQUEST TO APPROVE THE ESTABLISHMENT OF IMPROVEMENT BONDS: Engineering Division, re: to assure the installation of public improvements at Hines Place Site Condominium, located on the west side of Jughandle Road, between Plymouth Road and Edward N. Hines Drive, in the Southeast 1/4 of Section 30. \(CR 300-21\)](#)

UNFINISHED BUSINESS - MEETINGS OF THE COMMITTEE

Public Safety and Health Committee Meeting of March 9, 2022

12. [Subject matter of developing the property located at 34437 Rosati Avenue, as specified in Petition 2021-10-02-22, submitted by Century 21 Row, with potential environmental issues and solutions. \(CR 18-22\)](#)

UNFINISHED BUSINESS

13. [REQUEST TO WAIVE THE CITY'S NOISE ORDINANCE: Rev. Dr. Rodrigue Constantin, Saint Rafka Maronite Catholic Church, re: in order to hold a cultural festival with music played by a DJ and live bands at Saint Rafka Maronite Catholic Church located at 32765 Lyndon Street on Saturday, August 20, 2022, from 3:00 p.m. to 12:00 a.m. and Sunday, August 21, 2022, from 1:00 p.m. to 9:00 p.m.](#)

Agenda for the Regular Meeting of March 23, 2022

14. [ROLL CALL: Proposed Amendment to the Livonia Vision 21 Zoning Ordinance, as amended: Department of Law, re: Petition 2021-11-01-08 submitted by Schoolcraft College, 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.](#)
[First Reading given by Rob Donovic on Monday, March 14, 2022](#)
15. [ROLL CALL: Proposed Amendment to the Livonia Vision 21 Zoning Ordinance, as amended: Department of Law, re: Petition 2021-11-01-09 submitted by Schoolcraft College, 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.](#)
[First Reading given by Scott Morgan on Monday, March 14, 2022](#)
16. [ROLL CALL: Proposed Amendment to the Livonia Vision 21 Zoning Ordinance, as amended: Department of Law, re: Petition 2021-11-01-10 submitted by Schoolcraft College, 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.](#)
[First Reading given by Scott Morgan on Monday, March 14, 2022](#)
17. [ROLL CALL: Proposed Amendment to the Livonia Vision 21 Zoning Ordinance, as amended, Department of Law, re: Petition 2021-07-01-06 submitted by LAG Development, to rezone the property at 34801 Plymouth Road, located on the south side of Plymouth Road between Stark and Wayne Roads in the Northwest ¼ of Section 33, from C-1, Local Business to C-2, General Business.](#)
[First Reading given by Scott Bahr on Monday, October 18, 2021](#)
18. [WAIVER PETITION: Planning Commission, re: Petition 2022-01-02-01 submitted by LAG Development, requesting waiver use approval to demolish the existing commercial building and use the property for the storage and display of vehicles in connection with an automobile dealership \(Lafontaine Hyundai of Livonia\) at 34801 Plymouth Road, located on the south side of Plymouth Road between Stark and Wayne Roads in the Northwest ¼ of Section 33.](#)
19. [REZONING PETITION: Planning Commission, re: Petition 2020-08-01-06 submitted by Middlebelt Plymouth Venture L.L.C., to rezone parts of the properties at 29707 & 30273 Plymouth Road, located on the south side of Plymouth Road between Middlebelt Road and Milburn Avenue in the Northeast ¼ of Section 35, from C-2 \(General Business\) to NM2 \(Neighborhood Multifamily\).](#)
[Public Hearing held on Monday, March 7, 2022.](#)

NEW BUSINESS

AUDIENCE COMMUNICATION

SUSAN M. NASH, CITY CLERK

NOTICE(S)

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.

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 14, 2022**

1

3. REQUEST APPROVAL OF BUDGET ADJUSTMENTS FOR FISCAL YEAR ENDING NOVEMBER 30, 2021: Department of Finance, re: to transfer excess budget from Cares Act, State Shared Revenue, District Court and Senior Services to Medical Self-Insurance and Recreation Athletics and to transfer excess budget from various police divisions to various fire divisions.

Mike Slater, Director of Finance, presented the request to Council. Scott Bahr asked about the large number moved to firefighting salaries and wages and why this wasn't seen before. Mike replied that it was caused by retention bonuses that were being created when the budget was put together, but not part of the budget.

Scott Bahr offered an approving resolution for the Consent Agenda.

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

3.

Finance
February 22, 2022

MEETING DATE

Study Meeting of
March 14, 2022

PREPARED BY

DeAnne Bates, Program Supervisor,

AGENDA ITEM

REQUEST APPROVAL OF BUDGET ADJUSTMENTS FOR FISCAL YEAR ENDING NOVEMBER 30, 2021: Department of Finance, re: to transfer excess budget from Cares Act, State Shared Revenue, District Court and Senior Services to Medical Self-Insurance and Recreation Athletics and to transfer excess budget from various police divisions to various fire divisions.

BACKGROUND

As in past years, we are hereby submitting a list of the final budget adjustments for fiscal year 2021 upon closing the books as of November 30, 2021.

The primary reasons for these adjustments are as follows:

1. Ensure compliance with the State of Michigan Budget Act.
2. Adjustments to transfer excess budget from Cares Act, State Shared Revenue, District Court and Senior Services to Medical Self-Insurance and Recreation Athletics, which exceeded budget.
3. Adjustments to transfer excess budget from various police divisions to various fire divisions which exceeded budget.

RECOMMENDATION

We respectfully request that City Council authorize these adjustments as part of finalizing fiscal year 2021.

FISCAL CONSIDERATION

N/A

ATTACHMENTS

1. Final 2021 Budget Adjustments to Council

APPROVED BY

Handwritten signature of Michael T. Slater in cursive script.

Michael Slater, Finance Director

Date: February 23, 2022

Handwritten signature of Maureen Miller Brosnan in cursive script.

Maureen Miller Brosnan, Mayor

Date: February 23, 2022

City of Livonia
BUDGET AMENDMENTS FOR COUNCIL APPROVAL
FOURTH QUARTER FOR FY 2021
November 30, 2021

02/22/22

O:\BUDGET FILES\2020-21 BUDGET WORKSHEETS\Final 2021 Budget Adjustments to Council.xlsx\Final

	BA#	DEPARTMENT	APPLICATION	ACCOUNT NUMBER	INCREASE	DECREASE
<u>General Fund 101</u>						
Kumpula	7855	Revenues	CARES ACT	000-528-020	293,000.00	
	7855	Revenues	Sales and Use Tax	000-574-000	400,000.00	
	7855	Employee Benefits Control	Medical-Self Insurance	267-719-012	973,000.00	
	7855	16th District Court	Salaries and Wages	286-702-000		280,000.00
		Total			1,666,000.00	280,000.00
Kumpula	7850	Parks & Rec - Senior Services	Salaries and Wages	820-702-000		9,200.00
	7855	Recreation Athletics	Salaries and Wages	759-702-000	9,200.00	
		Total			9,200.00	9,200.00
Kumpula	7849	Traffic Bureau	Salaries and Wages	302-702-000		225,000.00
	7849	Police Communications	Salaries and Wages	310-702-000		187,000.00
	7849	Intelligence Bureau	Salaries and Wages	329-702-000		579,000.00
	7849	Fire Administration	Salaries and Wages	336-702-000	62,000.00	
	7849	Fire Fighting	Salaries and Wages	338-702-000	862,000.00	
	7849	Fire Prevention	Salaries and Wages	341-702-000	67,000.00	
		Total			991,000.00	991,000.00
		Total Fund 101			2,666,200.00	1,280,200.00
		Total All Funds			2,666,200.00	1,280,200.00



LETTER TO THE LIVONIA CITY COUNCIL

4.

Police
March 3, 2022

MEETING DATE

Study Meeting of
March 14, 2022

PREPARED BY

Diane Warterian, Program Supervisor,

AGENDA ITEM

REQUEST FOR AUTHORIZATION TO WAIVE THE SEALED BID PROCESS AND TO REPLACE DELL NETWORK SERVERS AND DATA BACK UP EQUIPMENT: Division of Police, re: to replace network servers and back up equipment that are out of warranty or at end of life, from budgeted funds.

BACKGROUND

The Division of Police request approval to purchase three Dell servers and a Dell backup tape library. This purchase will replace existing end of life network servers and backup equipment, which is out of warranty. This equipment will replace a domain controller server, Hyper-V server, and backup server with an attached tape library, which will continue to allow our daily backup of all Public Safety network data. Some examples of the data backed up include: email and jail management databases, network shared folders, and historical incidents. The domain controller is used to authenticate user accounts on the network and control the level of access for each user. The Hyper-V server will support multiple virtual servers and will also be able to support other current virtual servers in backup and maintenance tasks.

RECOMMENDATION

3 Dell Servers and 1 Dell Backup and Recovery Tape Library:

- 1 server, with the backup and recovery tape library, to replace existing equipment that is used for backing up Public Safety Departments data from numerous network servers.
- 1 server is replacing an end of life domain controller.
- 1 server to replace end of life servers, which will be converted into virtual servers on this single server.

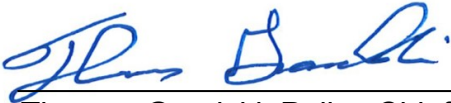
FISCAL CONSIDERATION

We budgeted a total of \$120,000.00 for replacement hardware and the attached quote for \$102,310.97 is under budget and would come from 2022 budgeted account 101-306-987-000, Using DELL (MHEC) State of Michigan Contract Pricing Customer Agreement #MHEC-07012015.

ATTACHMENTS

1. Dell Server Quote

APPROVED BY

Handwritten signature of Thomas Goralski in blue ink.

Thomas Goralski, Police Chief

Date: March 03, 2022

Handwritten signature of Michael Slater in blue ink.

Michael Slater, Finance Director

Date: March 03, 2022

Handwritten signature of Paul Bernier in blue ink.

Paul Bernier, City Attorney

Date: March 04, 2022

Handwritten signature of Maureen Miller Brosnan in blue ink.

Maureen Miller Brosnan, Mayor

Date: March 04, 2022



A quote for your consideration

Based on your business needs, we put the following quote together to help with your purchase decision. Below is a detailed summary of the quote we've created to help you with your purchase decision.

To proceed with this quote, you may respond to this email, order online through your **Premier page**, or, if you do not have Premier, use this **Quote to Order**.

Quote No.	3000112244840.1	Sales Rep	Holly McWilliams
Total	\$102,310.97	Phone	(800) 456-3355, 6178523
Customer #	10250716	Email	Holly_McWilliams@Dell.com
Quoted On	Feb. 17, 2022	Billing To	ACCOUNTS PAYABLE
Expires by	Mar. 19, 2022		CITY OF LIVONIA
Contract Name	Dell Midwestern Higher Education Compact (MHEC) Master Agreement		33000 CIVIC CTR
Contract Code	C000000181093		LIVONIA, MI 48154-3060
Customer Agreement #	MHEC-07012015		
Solution ID	15660139.1		

Message from your Sales Rep

Please contact your Dell sales representative if you have any questions or when you're ready to place an order. Thank you for shopping with Dell!

Regards,
Holly McWilliams

Shipping Group

Shipping To	Shipping Method
STEVEN ARSLANIAN CITY OF LIVONIA 15050 FARMINGTON RD LIVONIA, MI 48154-5499 (734) 466-2390	Standard Delivery

Product	Unit Price	Quantity	Subtotal
Dell EMC ML3/ML3E - [pv_ml3_12878]	\$27,362.46	1	\$27,362.46
PowerEdge R740 - [amer_r740_12248]	\$27,250.35	1	\$27,250.35
PowerEdge R740 - [amer_r740_12248] [1]	\$40,579.53	1	\$40,579.53
PowerEdge R640 - [AMER_R640_12232]	\$7,118.63	1	\$7,118.63

Subtotal:	\$102,310.97
Shipping:	\$0.00
Environmental Fee:	\$0.00
Non-Taxable Amount:	\$102,310.97
Taxable Amount:	\$0.00
Estimated Tax:	\$0.00

Total:	\$102,310.97
---------------	---------------------

Special lease pricing may be available for qualified customers. Please contact your DFS Sales Representative for details.

Shipping Group Details

Shipping To

STEVEN ARSLANIAN
CITY OF LIVONIA
15050 FARMINGTON RD
LIVONIA, MI 48154-5499
(734) 466-2390

Shipping Method

Standard Delivery

	Quantity	Subtotal
Dell EMC ML3/ML3E - [pv_ml3_12878]	1	\$27,362.46
Estimated delivery if purchased today: Mar. 07, 2022 Contract # C000000181093 Customer Agreement # MHEC-07012015		

Description	SKU	Unit Price	Quantity	Subtotal
Dell EMC ML3 Tape Library	210-AOVY	-	1	-
Cleaning Tape Cartridge for LTO with Barcode Labels ,1 pack	440-BBJH	-	1	-
Tape label, LTO7 Type-M, 1-200	389-DFQF	-	1	-
Redundant Power Supply for ML3/ML3E Expansion	450-AHDR	-	1	-
ML3/ML3E Rack Rails	770-BCUO	-	1	-
Dell EMC ML3 Shipping	340-CBRM	-	1	-
Dell Hardware Limited Warranty	817-6584	-	1	-
ProSupport: Next Business Day Onsite Service After Problem Diagnosis, 2 Years Extended	817-6594	-	1	-
ProSupport: Next Business Day Onsite Service After Problem Diagnosis, 3 Years	817-6596	-	1	-
ProSupport: 7x24 HW/SW Technical Support and Assistance, 5 Years	817-6604	-	1	-
Dell Limited Hardware Warranty Extended Year(s)	975-3461	-	1	-
Thank you choosing Dell ProSupport. For tech support, visit //www.dell.com/support or call 1-800- 945-3355	989-3439	-	1	-
On-Site Installation Declined	900-9997	-	1	-
ML3 LTO8 FC-HH Tape Drive	445-BBDK	-	2	-
LTO Cleaning Tape, 1 Pack	440-BBGG	-	4	-
LTO7 Tape Media, 5 Pack	440-BBHW	-	15	-
Multi-Mode Fibre Channel Cable LC-LC 2 Meters	470-AAUP	-	2	-
110/220V 10ft 14GA Power Cord	450-ADXL	-	2	-

	Quantity	Subtotal
PowerEdge R740 - [amer_r740_12248]	1	\$27,250.35
Estimated delivery if purchased today: Mar. 25, 2022 Contract # C000000181093 Customer Agreement # MHEC-07012015		

Description	SKU	Unit Price	Quantity	Subtotal
PowerEdge R740 Server	210-AKXJ	-	1	-
PowerEdge R740/R740XD Motherboard	329-BEIK	-	1	-
Trusted Platform Module 2.0 V3	461-AAIM	-	1	-
Chassis with up to 16 x 2.5" SAS/SATA Hard Drives for 2CPU Configuration	321-BCSN	-	1	-

PowerEdge R740 Shipping	340-BLKS	-	1	-
PowerEdge R740 Shipping Material	340-CORZ	-	1	-
PowerEdge R740 CCC and BIS Marking, No CE Marking	389-DSWS	-	1	-
Intel Xeon Silver 4215 2.5G, 8C/16T, 9.6GT/s, 11M Cache, Turbo, HT (85W) DDR4-2400	338-BSDP	-	1	-
Intel Xeon Silver 4215 2.5G, 8C/16T, 9.6GT/s, 11M Cache, Turbo, HT (85W) DDR4-2400	338-BSDP	-	1	-
Additional Processor Selected	379-BDCO	-	1	-
Standard 1U Heatsink	412-AAIQ	-	1	-
Standard 1U Heatsink	412-AAIQ	-	1	-
3200MT/s RDIMMs	370-AEVR	-	1	-
Performance Optimized	370-AAIP	-	1	-
RAID 5	780-BCDP	-	1	-
PERC H740P RAID Controller, LP Adapter	405-AAML	-	1	-
BOSS controller card + with 2 M.2 Sticks 480GB (RAID 1),FH	403-BCHJ	-	1	-
Windows Server 2019 Standard,16CORE,FI,No Med, No CAL, Multi Language	634-BSFE	-	1	-
iDRAC9, Express	385-BBKS	-	1	-
OpenManage Enterprise Advanced	528-BIYY	-	1	-
iDRAC Group Manager, Disabled	379-BCQY	-	1	-
iDRAC,Legacy Password	379-BCSG	-	1	-
Riser Config 2, 3 x8, 1 x16 slots	330-BBHB	-	1	-
QLogic FastLinQ 41164 Quad Port 10GbE BASE-T, rNDC	555-BDYB	-	1	-
No Internal Optical Drive	429-ABBJ	-	1	-
6 Standard Fans for R740/740XD	384-BBPY	-	1	-
Dual, Hot-plug, Redundant Power Supply (1+1), 750W	450-AJSC	-	1	-
No Bezel	350-BBBW	-	1	-
Dell EMC Luggage Tag	350-BBKJ	-	1	-
No Quick Sync	350-BBJV	-	1	-
Performance BIOS Settings	384-BBBL	-	1	-
UEFI BIOS Boot Mode with GPT Partition	800-BBDM	-	1	-
ReadyRails Sliding Rails With Cable Management Arm	770-BBBR	-	1	-
OpenManage DVD Kit,Poweredge R740	631-ABKJ	-	1	-
US Order	332-1286	-	1	-
Dell Hardware Limited Warranty Plus On-Site Service	813-9119	-	1	-
ProSupport: Next Business Day On-Site Service After Problem Diagnosis, 7 Years	813-9128	-	1	-
ProSupport: 7x24 HW/SW Technical Support and Assistance, 7 Years	813-9144	-	1	-
Thank you choosing Dell ProSupport. For tech support, visit //www.dell.com/support or call 1-800- 945-3355	989-3439	-	1	-
Keep your Hard Drive For Enterprise 7 Years	841-5986	-	1	-
On-Site Installation Declined	900-9997	-	1	-
16GB RDIMM, 3200MT/s, Dual Rank	370-AEVQ	-	4	-

7.68TB SSD vSAS Read Intensive 12Gbps 512e 2.5in Hot-Plug ,AG Drive SED, 1DWPDP,	345-BCTI	-	12	-
Windows Server 2019 Standard,16CORE,Digitally Fulfilled Recovery Image, Multi Language	528-CFIB	-	1	-
Emulex LPE 31002 Dual Port 16Gb Fibre Channel HBA, PCIe Full Height	403-BBLU	-	1	-
SAS 12Gbps HBA External Controller	405-AAEB	-	1	-
Power Cord - C13, 3M, 125V, 15A (North America, Guam, North Marianas, Philippines, Samoa, Vietnam)	450-AALV	-	2	-
		Quantity		Subtotal
PowerEdge R740 - [amer_r740_12248] [1]		\$40,579.53	1	\$40,579.53

Estimated delivery if purchased today:

Mar. 25, 2022

Contract # C000000181093

Customer Agreement # MHEC-07012015

Description	SKU	Unit Price	Quantity	Subtotal
PowerEdge R740 Server	210-AKXJ	-	1	-
PowerEdge R740/R740XD Motherboard	329-BEIK	-	1	-
Trusted Platform Module 2.0 V3	461-AAIM	-	1	-
Chassis with up to 16 x 2.5" SAS/SATA Hard Drives for 2CPU Configuration	321-BCSN	-	1	-
PowerEdge R740 Shipping	340-BLKS	-	1	-
PowerEdge R740 Shipping Material	340-CORZ	-	1	-
PowerEdge R740 CCC and BIS Marking, No CE Marking	389-DSWS	-	1	-
Intel Xeon Gold 6230 2.1G, 20C/40T, 10.4GT/s, 27.5M Cache, Turbo, HT (125W) DDR4-2933	338-BRVN	-	1	-
Intel Xeon Gold 6230 2.1G, 20C/40T, 10.4GT/s, 27.5M Cache, Turbo, HT (125W) DDR4-2933	338-BRVN	-	1	-
Additional Processor Selected	379-BDCO	-	1	-
Standard 1U Heatsink	412-AAIQ	-	1	-
Standard 1U Heatsink	412-AAIQ	-	1	-
3200MT/s RDIMMs	370-AEVR	-	1	-
Performance Optimized	370-AAIP	-	1	-
RAID 5	780-BCDP	-	1	-
PERC H740P RAID Controller, LP Adapter	405-AAML	-	1	-
BOSS controller card + with 2 M.2 Sticks 480GB (RAID 1),FH	403-BCHJ	-	1	-
Windows Server 2019 Datacenter,16CORE,FI,No MED,UnLTD VMs,NO CALs, Multi Language	634-BSFD	-	1	-
iDRAC9, Express	385-BBKS	-	1	-
OpenManage Enterprise Advanced	528-BIYY	-	1	-
iDRAC Group Manager, Disabled	379-BCQY	-	1	-
iDRAC,Legacy Password	379-BCSG	-	1	-
Riser Config 2, 3 x8, 1 x16 slots	330-BBHB	-	1	-
QLogic FastLinQ 41164 Quad Port 10GbE BASE-T, rNDC	555-BDYB	-	1	-
No Internal Optical Drive	429-ABBJ	-	1	-
6 Standard Fans for R740/740XD	384-BBPY	-	1	-
Dual, Hot-plug, Redundant Power Supply (1+1), 750W	450-AJSC	-	1	-

No Bezel	350-BBBW	-	1	-
Dell EMC Luggage Tag	350-BBKG	-	1	-
No Quick Sync	350-BBJV	-	1	-
Performance BIOS Settings	384-BBBL	-	1	-
UEFI BIOS Boot Mode with GPT Partition	800-BBDM	-	1	-
ReadyRails Sliding Rails With Cable Management Arm	770-BBBR	-	1	-
OpenManage DVD Kit,Poweredge R740	631-ABKJ	-	1	-
US Order	332-1286	-	1	-
Dell Hardware Limited Warranty Plus On-Site Service	813-9119	-	1	-
ProSupport: Next Business Day On-Site Service After Problem Diagnosis, 7 Years	813-9128	-	1	-
ProSupport: 7x24 HW/SW Technical Support and Assistance, 7 Years	813-9144	-	1	-
Thank you choosing Dell ProSupport. For tech support, visit //www.dell.com/support or call 1-800- 945-3355	989-3439	-	1	-
Keep your Hard Drive For Enterprise 7 Years	841-5986	-	1	-
On-Site Installation Declined	900-9997	-	1	-
32GB RDIMM, 3200MT/s, Dual Rank 16Gb BASE x8	370-AGDS	-	12	-
7.68TB SSD vSAS Read Intensive 12Gbps 512e 2.5in Hot-Plug ,AG Drive SED, 1DWPD,	345-BCTI	-	12	-
Windows Server(R) 2019 Datacenter Edition,Add License,2CORE,NO MEDIA/KEY	634-BSGD	-	4	-
Windows Server(R) 2019 Datacenter Edition,Add License,16CORE,NO MEDIA/KEY	634-BSGF	-	1	-
Windows Server 2019 Datacenter,16CORE,Digitally Fulfilled Recovery Image, Multi Language	528-CFHY	-	1	-
Windows Server 2019 Datacenter,16CORE,Media Kit, Multi Language	634-BSGG	-	1	-
QLogic FastLinQ 41164 Quad Port 10GbE BASE-T PCIe Adapter, Full Height	540-BCHG	-	1	-
Power Cord - C13, 3M, 125V, 15A (North America, Guam, North Marianas, Philippines, Samoa, Vietnam)	450-AALV	-	2	-

			Quantity	Subtotal
PowerEdge R640 - [AMER_R640_12232]	\$7,118.63	1		\$7,118.63

Estimated delivery if purchased today:

Mar. 16, 2022

Contract # C000000181093

Customer Agreement # MHEC-07012015

Description	SKU	Unit Price	Quantity	Subtotal
PowerEdge R640 Server	210-AKWU	-	1	-
PowerEdge R640 MLK Motherboard	329-BEIJ	-	1	-
Trusted Platform Module 2.0 V3	461-AAIM	-	1	-
2.5 Chassis with up to 8 Hard Drives and 3PCIe slots PERC/HBA11	321-BHBQ	-	1	-
PowerEdge R640 Shipping	340-BKNE	-	1	-
PowerEdge R640 x8 Drive Shipping Material	340-COPS	-	1	-
PowerEdge R640 CCC and BIS Marking, No CE Marking	389-DSVJ	-	1	-
Intel Xeon Silver 4208 2.1G, 8C/16T, 9.6GT/s, 11M Cache, Turbo, HT (85W) DDR4-2400	338-BSWX	-	1	-

Intel Xeon Silver 4208 2.1G, 8C/16T, 9.6GT/s, 11M Cache, Turbo, HT (85W) DDR4-2400	338-BSWX	-	1	-
Additional Processor Selected	379-BDCO	-	1	-
DIMM Blanks for System with 2 Processors	370-ABWE	-	1	-
Standard 1U Heatsink	412-AAIQ	-	1	-
Standard 1U Heatsink	412-AAIQ	-	1	-
3200MT/s RDIMMs	370-AEVR	-	1	-
Performance Optimized	370-AAIP	-	1	-
RAID 5	780-BCDP	-	1	-
PERC H750 Adapter, Low Profile	405-ABCC	-	1	-
BOSS controller card + with 2 M.2 Sticks 480GB (RAID 1),LP	403-BCHH	-	1	-
Windows Server 2019 Standard,16CORE,FI,No Med, No CAL, Multi Language	634-BSFE	-	1	-
Windows Server 2019 Standard,16CORE,Digitally Fulfilled Recovery Image, Multi Language	528-CFIB	-	1	-
iDRAC9, Express	385-BBKS	-	1	-
OpenManage Enterprise Advanced	528-BIYY	-	1	-
iDRAC Group Manager, Disabled	379-BCQY	-	1	-
iDRAC,Legacy Password	379-BCSG	-	1	-
Riser Config 2, 3x16 LP	330-BBGN	-	1	-
Broadcom 57416 Dual Port 10GbE BASE-T & 5720 Dual Port 1GbE BASE-T, rNDC	540-BBUK	-	1	-
No Internal Optical Drive for x4 and x8 HDD Chassis	429-ABBF	-	1	-
8 Standard Fans for R640	384-BBQJ	-	1	-
Dual, Hot-plug, Redundant Power Supply (1+1), 750W	450-AJSC	-	1	-
No Bezel	350-BBBW	-	1	-
Dell EMC Luggage Tag	350-BBJS	-	1	-
No Quick Sync	350-BBKB	-	1	-
Performance BIOS Settings	384-BBBL	-	1	-
UEFI BIOS Boot Mode with GPT Partition	800-BBDM	-	1	-
ReadyRails Sliding Rails With Cable Management Arm	770-BBBL	-	1	-
OpenManage DVD Kit,Poweredge R640	631-ABKN	-	1	-
US Order	332-1286	-	1	-
Dell Hardware Limited Warranty Plus On-Site Service	813-9255	-	1	-
ProSupport: Next Business Day On-Site Service After Problem Diagnosis, 7 Years	813-9264	-	1	-
ProSupport: 7x24 HW/SW Technical Support and Assistance, 7 Years	813-9280	-	1	-
Thank you choosing Dell ProSupport. For tech support, visit /www.dell.com/support or call 1-800- 945-3355	989-3439	-	1	-
Keep Your Component For Enterprise 7 Years	841-6000	-	1	-
On-Site Installation Declined	900-9997	-	1	-
8GB RDIMM, 3200MT/s, Single Rank	370-AEVO	-	4	-
800GB SSD SAS ISE Mix Use 12Gbps 512e 2.5in Hot-plug AG Drive, 3 DWPD,	400-AZQO	-	3	-

Power Cord - C13, 3M, 125V, 15A (North America, Guam, North
Marianas, Philippines, Samoa, Vietnam)

450-AALV

-

2

-

Subtotal:	\$102,310.97
Shipping:	\$0.00
Environmental Fee:	\$0.00
Estimated Tax:	\$0.00

Total:	\$102,310.97
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Important Notes

Terms of Sale

This Quote will, if Customer issues a purchase order for the quoted items that is accepted by Supplier, constitute a contract between the entity issuing this Quote ("Supplier") and the entity to whom this Quote was issued ("Customer"). Unless otherwise stated herein, pricing is valid for thirty days from the date of this Quote. All product, pricing and other information is based on the latest information available and is subject to change. Supplier reserves the right to cancel this Quote and Customer purchase orders arising from pricing errors. Taxes and/or freight charges listed on this Quote are only estimates. The final amounts shall be stated on the relevant invoice. Additional freight charges will be applied if Customer requests expedited shipping. Please indicate any tax exemption status on your purchase order and send your tax exemption certificate to Tax_Department@dell.com or ARSalesTax@emc.com, as applicable.

Governing Terms: This Quote is subject to: (a) a separate written agreement between Customer or Customer's affiliate and Supplier or a Supplier's affiliate to the extent that it expressly applies to the products and/or services in this Quote or, to the extent there is no such agreement, to the applicable set of Dell's Terms of Sale (available at www.dell.com/terms or www.dell.com/oemterms), or for cloud/as-a-Service offerings, the applicable cloud terms of service (identified on the Offer Specific Terms referenced below); and (b) the terms referenced herein (collectively, the "Governing Terms"). Different Governing Terms may apply to different products and services on this Quote. The Governing Terms apply to the exclusion of all terms and conditions incorporated in or referred to in any documentation submitted by Customer to Supplier.

Supplier Software Licenses and Services Descriptions: Customer's use of any Supplier software is subject to the license terms accompanying the software, or in the absence of accompanying terms, the applicable terms posted on www.Dell.com/eula. Descriptions and terms for Supplier-branded standard services are stated at www.dell.com/servicecontracts/global or for certain infrastructure products at www.dellemc.com/en-us/customer-services/product-warranty-and-service-descriptions.htm.

Offer-Specific, Third Party and Program Specific Terms: Customer's use of third-party software is subject to the license terms that accompany the software. Certain Supplier-branded and third-party products and services listed on this Quote are subject to additional, specific terms stated on www.dell.com/offeringspecifictterms ("Offer Specific Terms").

In case of Resale only: Should Customer procure any products or services for resale, whether on standalone basis or as part of a solution, Customer shall include the applicable software license terms, services terms, and/or offer-specific terms in a written agreement with the end-user and provide written evidence of doing so upon receipt of request from Supplier.

In case of Financing only: If Customer intends to enter into a financing arrangement ("Financing Agreement") for the products and/or services on this Quote with Dell Financial Services LLC or other funding source pre-approved by Supplier ("FS"), Customer may issue its purchase order to Supplier or to FS. If issued to FS, Supplier will fulfill and invoice FS upon confirmation that: (a) FS intends to enter into a Financing Agreement with Customer for this order; and (b) FS agrees to procure these items from Supplier. Notwithstanding the Financing Agreement, Customer's use (and Customer's resale of and the end-user's use) of these items in the order is subject to the applicable governing agreement between Customer and Supplier, except that title shall transfer from Supplier to FS instead of to Customer. If FS notifies Supplier after shipment that Customer is no longer pursuing a Financing Agreement for these items, or if Customer fails to enter into such Financing Agreement within 120 days after shipment by Supplier, Customer shall promptly pay the Supplier invoice amounts directly to Supplier.

Customer represents that this transaction does not involve: (a) use of U.S. Government funds; (b) use by or resale to the U.S. Government; or (c) maintenance and support of the product(s) listed in this document within classified spaces. Customer further represents that this transaction does not require Supplier's compliance with any statute, regulation or information technology standard applicable to a U.S. Government procurement.

For certain products shipped to end users in California, a State Environmental Fee will be applied to Customer's invoice. Supplier encourages customers to dispose of electronic equipment properly.

Electronically linked terms and descriptions are available in hard copy upon request.

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 14, 2022**

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4. REQUEST FOR AUTHORIZATION TO WAIVE THE SEALED BID PROCESS AND TO REPLACE DELL NETWORK SERVERS AND DATA BACK UP EQUIPMENT: Division of Police, re: to replace network servers and back up equipment that are out of warranty or at end of life, from budgeted funds.

Thomas Goralski, Police Chief, presented the request to Council. Scott Morgan asked what the life expectancy is for the new servers and how long did the previous servers last. Chief Goralski replied that the three servers they currently have are well over ten years old, while the warranties are typically between three, five and seven years. The new servers have a warranty of seven years.

President Jolly noted that around 2008, he would start everyday walking from the courthouse to the police station with a tape drive to put in a safe at the police department and count the bond money. That was the back up at the time.

Scott Morgan offered an approving resolution for the Consent Agenda.

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

5.

Housing
February 28, 2022

MEETING DATE

Study Meeting of
March 14, 2022

PREPARED BY

Brandie Isaacson, Director of Housing,

AGENDA ITEM

REQUEST TO APPROVE SPECIALIZED SERVICES TRANSPORTATION OPERATING ASSISTANCE PROGRAM THIRD PARTY CONTRACT FOR THE PERIOD OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2022 BETWEEN THE CITY OF LIVONIA AND SMART: Livonia Housing Commission, re: with grant funds to be used for the Livonia Community Transit Program to provide lift-equipped transportation to the senior and disabled residents of the City.

BACKGROUND

The Livonia Community Transit (LCT) Program would like approval to enter into a third-party contract with Suburban Mobility Authority for Regional Transportation (SMART) to receive operating assistance funding in the amount of \$29,921.00 which will be used to provide lift-equipped transportation to the senior and disabled residents of Livonia.

RECOMMENDATION

We ask the Council to approve the attached contract with SMART and authorize these funds to be used for the Livonia Community Transit program which provides lift-equipped transportation services to Livonia's seniors and disabled residents.

FISCAL CONSIDERATION

288-000-582-000

ATTACHMENTS

1. LIVONIA Specialized Services FY 22 CONTRACT
2. LIVONIA Specialized Services EEO Compliance Report 2022

APPROVED BY

A handwritten signature in black ink, appearing to read "Brandie Isaacson".

Brandie Isaacson, Director of Housing

Date: February 28, 2022



Michael Slater, Finance Director

Date: February 28, 2022



Maureen Miller Brosnan, Mayor

Date: March 04, 2022

SPECIALIZED SERVICES OPERATING ASSISTANCE PROGRAM THIRD-PARTY CONTRACT

THIS AGREEMENT (“Agreement” or “Contract”) is made and entered between the Suburban Mobility Authority for Regional Transportation (hereinafter referred to as “**AUTHORITY**”), whose address is 535 Griswold Suite 600, Detroit, Michigan 48226, and City of Livonia (hereinafter referred to as “**SUBRECIPIENT**”), whose address is 33000 Civic Center Dr, Livonia, MI 48154.

SECTION 1. - DEFINITIONS

PROGRAM	Means the Michigan Specialized Services Operating Assistance Program designed primarily for seniors and persons with disabilities as defined under Section 10e(4)(c)(i) of Act 51, of the Public Acts of 1951, as amended; MCL 247.660e(4)(c)(i).
DEPARTMENT	Means the Michigan Department of Transportation.
BUREAU	Means the Bureau of Urban and Public Transportation of the Michigan Department of Transportation.
AUTHORITY	Means the Suburban Mobility Authority for Regional Transportation (SMART).
PROJECT	Means the providing of SPECIALIZED SERVICES.
SPECIALIZED SERVICES	Means public transportation services primarily designed for persons with disabilities or who are sixty-five (65) years of age or older.
STATE	Means the State of Michigan.
SUBRECIPIENT	Means City of Livonia, which will provide the transit services with funds received under this Contract.
APPLICATION	Means the AUTHORITY’s application, submitted in cooperation with the SUBRECIPIENT, for funding from this PROGRAM for the period from October 1, 2021 to September 30, 2022.

SECTION 2. - PURPOSE

The purpose of this Contract is to pass through operating assistance funding received from the DEPARTMENT PROGRAM, to the SUBRECIPIENT. The transit services provided shall be as described in the APPLICATION submitted by the SUBRECIPIENT through the AUTHORITY and approved for funding by the DEPARTMENT.

SECTION 3. - FUNDING

The AUTHORITY is only obligated to provide funds under this Contract to the extent that funds for the PROGRAM are made available to it and approved by the DEPARTMENT as outlined in the Contract Authorization provided to us by the DEPARTMENT.

The SUBRECIPIENT is eligible for contract costs in the amount of **\$29,921**.

The maximum amount of the AUTHORITY funds to be given the SUBRECIPIENT shall not be increased without a prior written amendment to this Contract. DEPARTMENT funds made available to the AUTHORITY, through legislative appropriation, are based on projected revenue estimates. In the event that revenue actually received is insufficient to support the appropriation, it may necessitate a reduction in the maximum amount of said funds available to the SUBRECIPIENT. In such event, the AUTHORITY reserves the right, without notice, to reduce the maximum obligation of funds for the SUBRECIPIENT by the amount of any reduction by the DEPARTMENT to the AUTHORITY.

SECTION 4. - BUDGET ADJUSTMENTS

Budget adjustments must be requested in writing by the SUBRECIPIENT. Upon receipt of the request, the AUTHORITY shall have thirty-five (35) business days to provide written approval or disapproval of the budget adjustment. If no action is taken within thirty-five (35) working days, the budget adjustment shall be deemed approved. Expenditure of funds in excess of any line-item will not be considered an eligible PROJECT cost. The addition of any new line-item, or any line-item changes which represent a deviation from the PROJECT as described in the APPLICATION, shall require a prior written amendment to this Contract.

SECTION 5. - PROJECT COSTS AND REVENUES

The SUBRECIPIENT shall complete and submit to the AUTHORITY the information required by the DEPARTMENT, on the quarterly reporting form (available online at SMARTbus.org), within ten (10) days after the end of each state of Michigan fiscal year quarter. Failure to provide the quarterly report within thirty (30) days after the end of each state of Michigan fiscal year quarter, may result in a loss of a portion of or all funding. The AUTHORITY reserves the right to withhold payment of PROJECT funds if the SUBRECIPIENT fails to file reports as required in this paragraph.

If the SUBRECIPIENT also receives funding under 1951 P.A. 51, Section 10e(4)(a); MCL 247.660e(4)(a), as amended as its cost allocation plans must be submitted to the BUREAU for

approval. Any PROJECT costs in excess of revenues reported on the quarterly reporting form will **not** be eligible under any other state and federal program administered by the AUTHORITY or the DEPARTMENT.

Section 6. - BILLING, PAYMENTS AND QUARTERLY REPORTS

Notwithstanding the provisions set-forth in Section 3 of this Contract, the AUTHORITY shall provide to the SUBRECIPIENT the STATE funds designated for the eligible project costs incurred in performance of this Contract within ten (10) business days of the receipt of said funds from the DEPARTMENT.

The AUTHORITY may appropriately reduce payments if written reports submitted by the SUBRECIPIENT as required under this section indicate that the level of service described in the APPLICATION has been reduced.

Actual reimbursement shall be based on a rate per mile, or one-way passenger trips of SPECIALIZED SERVICES up to the maximum amount provided for herein.

The actual reimbursement method selected by the SUBRECIPIENT is the amount allowed – currently \$8.14 per passenger until September 30, 2022, after which the amount allowed is \$4.07, but subject to change.

Should the per-mile rate method be selected by SUBRECIPIENT, actual reimbursement may be subject to change, per DEPARTMENT and/or BUREAU reimbursement rate modifications.

SECTION 7. - TERMINATION OR SUSPENSION

For any violation of this Contract or legislative change, the AUTHORITY may, by thirty (30) days written notice, suspend any and all of the rights and obligations under this Contract until such time as the event or condition resulting in such suspension has ceased or been corrected, or the AUTHORITY may, by thirty (30) days written notice to the SUBRECIPIENT, terminate any and all of the rights and obligations under this Contract.

SECTION 8. - ACCOUNTING RECORDS, AUDITS, AND DOCUMENTATION

(a) Establishment and Maintenance of Accounting Records

The SUBRECIPIENT shall maintain books, records, documents, and other accounting records in accordance with generally accepted governmental accounting principles. Said records shall be sufficient to properly reflect all costs of whatever nature claimed to have been incurred or anticipated to be incurred in the performance of the identified PROJECT. To facilitate the administration of the PROJECT, separate records shall be established and maintained. The SUBRECIPIENT shall assure that the records to support the miles traveled and the passengers carried as reported pursuant to Section 6 of this Contract are established and maintained.

(b) Audit

The SUBRECIPIENT shall permit the AUTHORITY and/or the DEPARTMENT or the authorized representatives of the AUTHORITY to audit all data and records relating to the performance of this contract. The SUBRECIPIENT shall retain and allow access to, and require its contractors to retain and allow access to all data and records pertaining to the PROJECT for a period of not less than six (6) years after the final payment by the AUTHORITY pursuant to the Contract.

The period of access, examination, and retention of data and records which relate to litigation or the settlement, of claims arising out of the performance of this Contract, or costs of this Contract as to which exception has been taken by the AUTHORITY or the DEPARTMENT or the authorized representative of the AUTHORITY or the DEPARTMENT, shall continue until such litigation, claims, or exceptions have been disposed of.

(c) Costs Supported by Documentation

PROJECT costs shall be supported by properly executed canceled checks, invoices or vouchers evidencing the nature and propriety of the charges.

(d) Accuracy of Financial Documentation

If a third-party contract is required for rendering of the services herein, then the SUBRECIPIENT is responsible for the accuracy of the financial and non-financial data and reports submitted for reimbursement.

(e) Revenue Expense Guidelines

If the SUBRECIPIENT also receives funding under 1951 P.A. 51, Section 10e(4)(a); MCL 247.660e(4)(a), as amended, determination of PROJECT costs shall be in conformity with the criteria set forth in the DEPARTMENT'S Office of Passenger Transportation's "Local Public Transit Revenue and Expense Manual." All other providers of service shall use the "Specialized Services Manual" (effective October 1, 2015, and any subsequent revisions, amendments and replacements).

SECTION 9. - THIRD-PARTY CONTRACT PROCEDURE

The SUBRECIPIENT shall **not** enter into contracts with third parties for provision of services herein without prior written approval from the AUTHORITY; notice of potential third-party contracts shall be submitted to the AUTHORITY for approval in writing. Approval or denial of said third-party contract will be submitted, in writing, to SUBRECIPIENT by the AUTHORITY. The AUTHORITY shall approve any third-party contracts at its sole discretion.

Approval does not constitute an assumption of liability, a waiver or an estoppel to enforce any of the requirements of this Contract, nor shall any such approval by the AUTHORITY be construed

as a warranty of the third-party's qualifications, professional standards, ability to perform the work being subcontracted, or financial integrity.

SECTION 10 - ACCESS

SUBRECIPIENT agrees to provide, and will require its contractors to provide, access by the AUTHORITY and/or the DEPARTMENT to all technical data, reports, documents and work in progress pertaining to the PROJECT. Copies of technical data and reports shall be provided by the SUBRECIPIENT or its contractors to the AUTHORITY upon request.

SECTION 11. - INDEMNIFICATION

Notwithstanding any other provision in this Agreement, SUBRECIPIENT shall indemnify, defend and save harmless AUTHORITY, its officers, agents, employees, and members of its Board of Directors from any and all claims, losses and damages, including costs and attorney fees, occurring or resulting from any act or omission the SUBRECIPIENT or its officers, agents, employees, subcontractors, successors or assigns arising out of and/or pursuant to this Agreement without regard to the negligence of the SUBRECIPIENT.

This agreement is not intended to alter or increase SMART or CONTRACTOR'S liability for tort claims, to other third-parties. Nor is this indemnity provision intended to be a third-party beneficiary contract and therefore it confers no rights or third-party status on anyone other than the parties hereto.

SECTION 12. - ENTIRE AGREEMENT

This Contract, along with any exhibits, addendums, schedules, and amendments hereto, merges and concludes the entire agreement of SUBRECIPIENT and the AUTHORITY. Any previous communications, whether oral or written, are superseded through by this document. The SUBRECIPIENT and AUTHORITY acknowledge, by executing this document that said parties have not relied on any representation, assertion, guarantee, warranty, ancillary contract or other assurance, except those set out in this AGREEMENT. SUBRECIPIENT hereby waives all rights and remedies, at law or in equity, which may arise as the result of said party's reliance on such representation, assertion, guarantee, warranty, ancillary contract or other assurance, provided that no clause herein shall be construed as a restriction or limitation of said party's right to remedies associated with the gross negligence, willful misconduct or fraud of any person or party taking place prior to, or contemporaneously with, the execution of this Agreement.

SECTION 13. - PROHIBITED DISCRIMINATION

The SUBRECIPIENT shall not discriminate against any passenger because of race, color, sex, age, handicap, religion, ancestry, marital status, national origin, place of birth or sexual orientation in accordance with the State of Michigan provisions for "Prohibition of Discrimination in State Contracts", dated August of 1985, which is hereby incorporated by reference.

The SUBRECIPIENT shall not discriminate based upon race, color, creed, national origin, sex, age, disability, height, weight, familial status, marital status, or sexual orientation, in accordance

with Civil Rights Act of 1964, being P.L. 88-352, 78 Stat. 241, as amended, being Title 42 U.S.C. Sections 1971, 1975a-1975d, and 2000a-2000h-6, Section 303 of the Age Discrimination Act of 1975, Section 202 of the Americans with Disabilities Act of 1990, 49 U.S.C. Section 5332, the Michigan Elliot-Larsen Civil Rights Act, MCLA 37.2101 et seq., and SMART policy.

The SUBRECIPIENT shall comply with FTA Circular C 9070.1G, as may be amended or updated, with respect to all provisions on Civil Rights and discrimination including, but not limited to, Chapter VIII, §9.

The SUBRECIPIENT shall require similar covenants on the part of any contractor or subcontractor employed in the performance of the PROJECT for which this Contract is made.

SECTION 14. - MBE/WBE

In accordance with 1980 P.A. 278, MCL 423.321 at seq; MCL 445.901 et seq, the SUBRECIPIENT, in the performance of this Agreement, shall not enter into a Contract with a subcontractor, manufacturer, or supplier listed in the register maintained by the STATE, Department of Labor, of employers who have been found in contempt of court by a federal court of appeals, on not less than three (3) occasions involving different violations during the preceding seven (7) years, for failure to correct an unfair labor practice, as prohibited by Section 8 of Chapter 372 of the National Labor Relations Act, 29 U.S.C. 158. The AUTHORITY may void this Contract if the name of the SUBRECIPIENT, or the name of a subcontractor, manufacturer, or supplier utilized by the SUBRECIPIENT in the performance of this Contract subsequently appears in the register during the performance period of this Contract.

SECTION 15. - MISCELLANEOUS PROVISIONS

(a) If any provision of this contract is held invalid, the remainder of this Contract shall not be affected, if any such remainder continues to conform to the provisions and requirements of applicable law.

(b) The SUBRECIPIENT shall commence, carry on, and complete the PROJECT in accordance with all applicable laws. Nothing in this Contract shall require the SUBRECIPIENT to observe, comply, or do any other thing in contravention of any STATE, Local or Federal law.

(c) The SUBRECIPIENT warrants that it has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of SPECIALIZED SERVICES required to be performed under this Contract. The SUBRECIPIENT further warrants that in the performance of this Contract, no person having any such interest shall be employed.

(d) None of the funds, materials, property, or services obtained by the AUTHORITY or the SUBRECIPIENT under this Contract shall be used for any partisan political activity, or to further the election or defeat of any political activity or candidate for public office.

(e) The SUBRECIPIENT shall not assign any interest in this Contract without the prior written approval of the AUTHORITY, however, that compensation due to the SUBRECIPIENT under

this Contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment shall be furnished promptly to the AUTHORITY in writing. Any such assignment does not relieve the SUBRECIPIENT of its obligations under this Contract.

(f) If the SUBRECIPIENT enters into any contracts with other governmental agencies for the purposes of providing SPECIALIZED SERVICES outside of its jurisdictional boundaries, as defined and provided by law, it shall immediately provide the BUREAU with a copy of any contracts and true copies of any resolutions passed by its governing board which relate to the providing of service under such contracts.

SECTION 16. - TERM OF CONTRACT

Upon execution, this Contract shall cover the period commencing October 1, 2021 and extending through September 30, 2022.

The SUBRECIPIENT agrees to notify the AUTHORITY of any event which may have significant potential impact on PROJECT progress, direction, control or cost.

SECTION 17. - EXECUTION

This Contract shall become binding on the parties hereto upon the execution thereof by the duly authorized official(s) for the SUBRECIPIENT and the AUTHORITY; and upon the adoption of a resolution approving said Contract and authorizing the signatures thereto of the respective official(s) of the SUBRECIPIENT, a certified copy of which resolution shall be attached to this Contract.

The Parties acknowledge and agree that this Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. The Parties agree that the electronic signatures appearing on this Agreement are the same as handwritten signatures for the purposes of validity, enforceability and admissibility. Without limitation, "electronic signature" shall include faxed versions of an original signature or electronically scanned and transmitted versions (e.g., via pdf) of an original signature.

THE PARTIES HEREBY ACKNOWLEDGE that they have read and understand this Agreement and that the signatories below have affixed their signatures and affirmed that they are authorized to execute this Agreement, for the purpose of binding their respective Parties.

**SUBURBAN MOBILITY AUTHORITY
FOR REGIONAL TRANSPORTATION**

Signature

Printed Name

Title

Date

CITY OF LIVONIA

Signature

Printed Name

Title

Date

CITY OF LIVONIA

Signature

Printed Name

Title

Date

CITY OF LIVONIA

Signature

Printed Name

Title

Date

Suburban Mobility Authority For Regional Transportation

EEO COMPLIANCE REPORT A

COMMUNITY PARTNERSHIP FORM

Agency/Community Information		
Program Type: Community Partnership Program (CPP) ☒ Specialized Service ☐ New Freedom ☐ JARC ☐ 5310 ☐		
Name of Agency/Community: CITY OF LIVONIA – LIVONIA COMMUNITY TRANSIT		
Address: 33000 CIVIC CENTER DR.		
City: LIVONIA	State: MI	Zip: 48154
Agency/Community Data		
1) Has your agency/community completed in excess of \$1,000,000 in DOT federally-funded contracts from SMART in the past year?		Yes ☐ No ☒
2) Does your agency/community employ over fifty (50) transit related employees?		Yes ☐ No ☒
If the answers to the previous two questions were both "Yes", Please forward your agency's/community's Affirmative Action plan to the address below:		
Buhl Building 535 Griswold Street, Suite 600 Detroit, MI 48226 Attn: EEO Coordinator		
Have all subcontractors been informed of their responsibility to file an EEO Compliance Report A form? Yes ☐ No ☐ N/A ☒		
Testing Program Requirements		
Does your agency/community have a DOT Drug and Alcohol testing program for Safety-sensitive employees? (Vehicle operators, dispatchers, mechanics and armed security)		Yes ☒ No ☐
Who is your testing program manager? DOUG MOORE		Contact Number: (734) 466-2617
Please Proceed to Employment Data Section on Back		

Suburban Mobility Authority For Regional Transportation

EEO COMPLIANCE REPORT A

COMMUNITY PARTNERSHIP FORM

Employment Data																			
Report all Transit related permanent, temporary, or part-time employees including apprentices and on-the-job trainees. Enter the appropriate figures in the boxes below relating to an employee's race and gender.																			
Job Classification	Total				Race														
					Non Minority		Minority												
	White		African American		Hispanic		Asian		Pacific Islander		American Indian		Multi Race						
	Employees	Male	Female	Minority	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	
Officials/Manager	1		1	1				1											
Professionals	1		1			1													
Technicians																			
Sales Workers																			
Office and Clerical Staff	3		3			3													
Craftsmen (Skilled)																			
Operators (Semi-Skilled)	19	16	3	0															
Laborers (Unskilled)																			
Service Workers																			
Journey Workers																			
Apprentices																			
Total	23																		
Certification																			

EEO COMPLIANCE REPORT A

COMMUNITY PARTNERSHIP FORM

How was this information obtained? Visual Survey: Yes ☒ No ☐ Employment Records: Yes ☐ No ☐		
Name of Authorizing Official (Print): FELICIA CROSS		Title: PROG. SUPV
Signature: <i>Felicia Cross</i>		Date: 1-19-2022
Contact Person for report: SAME AS ABOVE		Title:
Telephone: (734) 466-2537	Ext:	Email: fcross@livonia.gov

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 14, 2022**

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5. REQUEST TO APPROVE SPECIALIZED SERVICES TRANSPORTATION OPERATING ASSISTANCE PROGRAM THIRD PARTY CONTRACT FOR THE PERIOD OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2022 BETWEEN THE CITY OF LIVONIA AND SMART: Livonia Housing Commission, re: with grant funds to be used for the Livonia Community Transit Program to provide lift-equipped transportation to the senior and disabled residents of the City.

Brandie Isaacson, Director of Housing, presented the request to Council.

Vice President, Laura Toy indicated that this is more of a housekeeping item and commended Brandie Isaacson on doing a good job. She offered an approving resolution for the Consent Agenda.

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

6.

Housing
February 28, 2022

MEETING DATE

Study Meeting of
March 14, 2022

PREPARED BY

Madison Bjertness, CDBG Specialist,

AGENDA ITEM

REQUEST FOR INFORMAL APPROVAL OF THE PROPOSED PROGRAM AND TENTATIVE BUDGET FOR THE 2022-2023 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM: Livonia Housing Commission, re: so that a second public hearing can be held on this matter, after which time a final program and budget will be forwarded to Council for formal adoption.

BACKGROUND

The Community Development Block Grant Program Annual Action Plan (AAP) is completed annually. The Department of Housing and Urban Development (HUD) typically does not release funding allocations until late March or early April; however, to comply with the citizen participation, public hearing, and comment period requirements, the Housing Department presents the proposed program and budget with an estimated allocation. This is an informal approval request as the final allocation from HUD has not been received. Once the Housing Department is notified of this final allocation, completes the citizen participation process, public hearings, and comment period, the final CDBG Annual Action Plan and Budget will be presented to the Council for final approval.

The 2022-2023 AAP Program and Budget is similar to the 2021-2022 AAP Program and Budget, with some minor revisions based on funding availability. Informal approval is requested.

RECOMMENDATION

It is respectfully requested that City Council offer preliminary approval of the attached Community Development Block Grant (CDBG) 2022-2023 Annual Action Plan.

FISCAL CONSIDERATION

CDBG Fund FY 2022-2023

ATTACHMENTS

1. 2022-23 Budget Narrative (DRAFT) ALLOCATION Attachment A
2. 2022-23 Budget (DRAFT) ALLOCATION Attachment B

APPROVED BY



Date: March 02, 2022

Brandie Isaacson, Director of Housing



Date: March 03, 2022

Michael Slater, Finance Director



Date: March 04, 2022

Maureen Miller Brosnan, Mayor

ATTACHMENT A: CDBG Proposed 2022-23 Budget Narrative

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

The CDBG program was created by Title I of the Housing and Community Development Act of 1974, as amended. The primary objective of the program is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for persons of low- and moderate-low income. Since the City of Livonia has a population of at least 50,000 persons, it is considered an "Entitlement Community". Therefore, Livonia is entitled to receive CDBG funds each year as determined by a formula set forth in the Act. The City of Livonia has participated in the CDBG Program continuously since 1982 and prior to that in 1974 and 1975. The CDBG fiscal year begins July 1 and ends June 30. The 2022-2023 allocation is estimated to be \$341,684.

Following is an explanation of the activities that are typically funded by the CDBG program in Livonia and administered by the Community Development Office of the Housing Commission:

I. REHABILITATION

Major Home Rehabilitation Loan Program: Provides deferred loans for low- and moderate-low-income owner occupants of single-family homes for the purpose of correcting code violations, weatherization, accessibility improvements and other permanent general improvements. Applications are accepted on a first come, first-serve basis and the loan amount cannot exceed \$15,000. The loan limits may be waived to make emergency improvements or to address lead-based paint hazards. A lien, in the amount of each loan, is placed on each home undergoing improvement. Loans are offered at 0% or 3% interest, based on household income. The loan becomes due when there is a transfer of title and/or property. When liens are discharged, the proceeds come back to the city in the form of program income and are placed back into the CDBG account to be further utilized in the program. \$60,184 plus \$60,000 of potential unprogrammed funds is the proposed budget for this activity with the expectation of providing rehabilitation services to 3-5 homes during a program year.

Emergency Rehabilitation Program: Provides rehabilitation loans and services to low- and moderate-low-income households for the repair of sudden or unexpected damages to a home that immediately threaten a household's health and safety. Emergency repairs are given priority over all other applicants for rehabilitation loans. The type and term of loans made available for emergency repairs are the same as those for the Major Home Rehabilitation loans. \$10,000 is the proposed budget for this activity with the expectation of providing rehabilitation services to 2-3 homes during a program year.

Minor Home Repair Program: Provides grants for minor repairs, including barrier free improvements, insulation, hot water tank replacement, and minor electrical and plumbing repairs, to low- and moderate-low-income owner occupants of single-family homes. Repairs are limited to \$5,000 per house, per 7-year period. The objective of this program is to prevent or correct sub-standard conditions, or to remove safety hazards. Priority is given to clients with incomes at or below 50% of MFI (median family income for Metro Detroit area). The homeowner applying for assistance must have lived in the home for one year before applying with Minor Home Repair. A client co-pay for administrative services is required using the following guidelines: 30% or less MFI - donation given if able; 31-50% MFI - \$20 co-pay; 51-80% - \$50 co-pay. The Community Development loan and grant committee will have the ability to consider extenuating circumstances and adjust the co-pay as necessary. This program works closely with the Major Home Rehabilitation Loan Program for cross-referrals. \$30,000 plus \$30,000 of potential unprogrammed funds

is the proposed budget for this activity with the expectation of providing rehabilitation services to 8-12 homes during a program year.

Rehab Inspection: Each home participating in the Major Home Rehabilitation Loan Program will be required to undergo a lead inspection/risk assessment. City Building Inspectors also perform an electrical, heating, plumbing and building inspection for each property. \$2,500 is the proposed budget for this activity.

II. ACQUISITION AND REHABILITATION OF TAX REVERTED PROPERTIES

This activity permits the City of Livonia to acquire tax foreclosed properties from Wayne County. Upon notification by the County through the Treasurer's Office the City/Housing Commission has the right of first refusal to purchase single family homes and vacant parcels of land. Acquisition of the homes will enable the Commission to analyze the properties for acquisition and disposition in the following categories:

- Acquisition of home/property for rehabilitation and resale to low income family;
- Acquisition of home/property for rehabilitation and retention for affordable housing rental;
- Acquisition of home/property for demolition and sale of lot for housing development;
- Acquisition of home/property for demolition and construction of a new home by the LHC for eventual sale or affordable housing rental;
- Acquisition of vacant parcels of land that are non-compliant for development but may be sold or donated to adjacent neighbors;

The primary goal of this activity is to acquire substandard property/lots in primary target areas and return the properties to the City of Livonia tax rolls. A total of \$131,000 is the proposed budget for this activity with the expectation of acquiring, rehabilitating, and/or demolishing 1-2 homes during a program year.

III. CDBG SCATTERED-SITE RENTAL HOMES

The City has twelve (12) single-family homes purchased with CDBG funds. The Housing Commission oversees these single-family units which are to be utilized as rental housing for low- and moderate-low-income families as well as other special projects. In order to administer and perform management and maintenance such as plumbing, heating, mechanical and structural improvements to the scattered site homes. \$40,000 plus additional \$50,000 of potential unprogrammed funds is the proposed budget for these activities.

IV. NEIGHBORHOOD REVITALIZATION INITIATIVE

This activity includes lighting, parks, landscaping, and infrastructure improvements, commercial and residential blight reduction and feasibility and planning studies. \$70,000 of potential unprogrammed funds is the proposed budget for this activity.

V. REHABILITATION OF PUBLIC FACILITIES

This activity includes improvements and maintenance to public services facilities. \$100,000 of potential unprogrammed funds is the proposed budget for this activity. The intended activities for this program year may include expansion of existing low-income senior development Newburgh Village, and capital improvements to senior developments Newburgh Village, Silver Village and McNamara Towers.

VI. PUBLIC SERVICES

The various activities eligible under this category are directed to a particular need involving services to low- and moderate-low-income persons and families. The CDBG regulations limit the amount of funds

that can be allocated to this activity. Specifically, funding for public services may not exceed 15% of the total CDBG yearly allocation plus Program Income received during the prior year program. Typical Program Income includes (1) Discharged liens from the Major Home Rehabilitation Loan Program, (2) Rent receipts from City-owned homes purchased with CDBG funds, and (3) Minor Home Repair program co-pays. The proposed 2022-2023 budget year public service cap is \$112,902.60. The public service activities consistently funded during the life of the CDBG program are listed below:

Senior Van Transportation: This program, administered by the Housing Department, provides transportation for senior citizens to various locations throughout the community. Senior citizens are considered a “Protected Class” and are, therefore, eligible to receive CDBG funded services regardless of income. Three buses operate daily routes within Livonia transporting seniors to nutrition programs, senior centers, banks, grocery shopping, and mall shopping. A fourth vehicle is used daily for medical appointments and to transport the disabled within Livonia. \$52,000 is the proposed budget for this activity with the expectation of providing services to approximately 600 citizens.

Mental Health Counseling: This program provides access to substance abuse and mental health services for income qualified Livonia residents. Income qualified households may receive \$400 per year or \$80 per counseling session. Each provider that enters into a contract with the City of Livonia may request reimbursement, at the aforementioned levels, for services provided to income eligible residents (provided funding is available). A client co-pay per-visit uses the following guidelines: 30% or less MFI (median family income) -0 co-pay; 31-50% MFI -\$5 co-pay; 51-80% MFI -\$10 co-pay. \$4,000 is the proposed budget for this activity with the expectation of providing approximately 50 counseling sessions to approximately 10 households.

First Step, Western Wayne County Project on Domestic Violence and Sexual Assault: First Step is a non-profit organization that provides assistance to victims of domestic violence and sexual assault. The services provided by First Step, include; temporary residence, 24 hour crisis line, counseling, information, referral and advocacy in the areas of legal, financial and permanent housing assistance, child care and transportation as well as educational programs. CDBG funds can only be used to provide services to City residents who meet the low- and moderate-low-income criteria. \$25,000 is the proposed budget for this activity with the expectation of providing services to approximately 156 citizens.

Wayne Metropolitan Community Action Agency: Wayne Metro is a non-profit organization that provides services to low- and moderate-low-income individuals and families. The Agency will participate in and conduct an expanded program of assistance to the City of Livonia that provides Emergency Utility Assistance services to low- and moderate- income Livonia residents in need of gas, electric, and/or heating fuel utility assistance based on demonstration of need in the form of a “Shut-off” notice received within the last 30 days. Eligible families may receive one time assistance of a maximum of \$500 per family for utility payments. \$5,000 is the proposed budget for this activity with the expectation of providing services to approximately 8-10 citizens.

VII. PLANNING AND ADMINISTRATION

Overall program planning and administration is provided by the Housing Commission and financial administration is provided by the Finance Department. Various other planning projects fall under the category of Planning and Administration such as the Fair Housing Initiative. The Fair Housing Center of Metropolitan Detroit is contracted to provide services such as educational programs, fair housing training for City staff, landlords and realtors, fair housing counseling and complaint reception to citizens and/or potential citizens of Livonia. To receive CDBG funds on an annual basis, the City has to submit an

application on or before May 15 after conducting two (2) public hearings and submitting the program to the City Council for its approval. Each year, during January, the CDBG Committee prepares a suggested CDBG budget for the next program year based on requests made by various City departments and non-profit organizations. The budget is then discussed with the Mayor, revised if necessary, and presented at a public hearing for public comment. The budget is then submitted to the City Council for tentative approval. A second public hearing is held and if deemed necessary, revisions are made, with a final version of the budget submitted to City Council for approval. Required Environmental Assessments regarding the various planned activities are prepared, public notification is published and the necessary application materials are then sent to the Department of Housing and Urban Development no later than May 15. At the conclusion of the program year, a "Consolidated Annual Performance and Evaluation Report" is prepared and sent to HUD. The total proposed budget for Planning & Administration, Accounting Services and Fair Housing Initiatives is \$83,000.

ECONOMIC DEVELOPMENT: This program will be administered by the Department of Planning and Economic Development. This money will be used for the Livonia Pure Potential Workforce Development Program (LPPWDP). Livonia companies that hire an apprentice registered through the LPPWDP and pay for their educational requirements will be eligible to apply for a grant for up to \$5,000 to reimburse these costs. Companies can use this as a tool to help recruit potential employees and offset the costs associated with taking on an apprentice. The total budget for this activity is \$25,000.

NATIONAL OBJECTIVES: Each CDBG program expenditure must be qualified according to one of three National Objectives: (1) benefit low- and moderate-low-income persons; (2) prevent or eliminate slums and blight; and, (3) meet an urgent community need. At least 70% of the expenditures must benefit low- and moderate-low-income persons.

CONSOLIDATED PLAN: To become an entitlement jurisdiction the City must submit a Consolidated Plan to HUD once every five years. The Consolidated Plan is a comprehensive document which functions as a planning tool for cities and other governmental units to meet community development goals and to serve as a consolidated way of applying for federal funds under several formula grant programs offered by the Department of Housing and Urban Development (HUD). The Consolidated Plan consists of a Housing Market Analysis, Housing and Homelessness Needs Assessment, the development of Strategies, Priority Needs and Objectives, an Annual Action Plan and, finally, a section that contains required certifications.

The Consolidated Plan has four basic functions: (1) to serve as a planning document utilizing a system of consultation with public and private agencies and groups, (2) to serve as an application for federal funds, (3) to serve as a strategy for achieving program objectives, and (4) to produce an Annual Action Plan to carry out the various planned activities and assess performance. The latest Consolidated Plan, which is prepared by the Housing Commission, covers the period of 2021-2026.

ACTIVITIES	CURRENT YR 2021-2022 (Includes Unprogrammed Funds)	PROPOSED Entitlement FUNDING 2022-23 Program Year	+	Potential Unprogrammed Funds¹	=	TOTAL FUNDING 2022-2023 PROGRAM YEAR
I. Rehabilitation						
A. Major Home Rehab	\$ 115,184.00	\$ 60,184.00		\$ 60,000.00		\$ 120,184.00
B. Emergency Rehab	\$ 10,000.00	\$ 10,000.00				\$ 10,000.00
C. Minor Home Repair	\$ 45,000.00	\$ 30,000.00		\$ 30,000.00		\$ 60,000.00
D. Rehab Inspection	\$ 2,500.00	\$ 2,500.00				\$ 2,500.00
SUBTOTAL	\$ 172,684.00	\$ 102,684.00		\$ 90,000.00		\$ 192,684.00
II. Acquisition of Tax-Reverted Properties						
A. Acquisition, Rehabilitation & Razing of Single Family Homes	\$ 130,285.00	\$ 30,000.00		\$ 101,000.00		\$ 131,000.00
SUBTOTAL	\$ 130,285.00	\$ 30,000.00		\$ 101,000.00		\$ 131,000.00
III. CDBG Scattered-Site Rental Homes						
A. Maintenance of (12) Scattered- Site SF Homes i.e. mechanical, heating, plumbing, structural improvements (#832)	\$ 51,000.00	\$ 25,000.00		\$ 25,000.00		\$ 50,000.00
B. Management of (12) Rental Homes (#833)	\$ 40,000.00	\$ 15,000.00		\$ 25,000.00		\$ 40,000.00
SUBTOTAL	\$ 91,000.00	\$ 40,000.00		\$ 50,000.00		\$ 90,000.00
IV. Neighborhood Revitalization						
A. Lighting, Parks, Landscaping, and Infrastructure Improvements, Commercial / Residential Blight Reduction, and Feasibility / Planning Studies	\$ 70,000.00			\$ 70,000.00		\$ 70,000.00
SUBTOTAL	\$ 70,000.00	\$ -		\$ 70,000.00		\$ 70,000.00
V. Public Facilities						
A. Improvements & Maintenance of Public Services Facilities	\$ 100,000.00			\$ 100,000.00		\$ 100,000.00
SUBTOTAL	\$ 100,000.00	\$ -		\$ 100,000.00		\$ 100,000.00
VI. Public Services ²						
A. Senior Van Transportation	\$ 52,000.00	\$ 52,000.00				\$ 52,000.00
B. Mental Health Counseling	\$ 4,000.00	\$ 4,000.00				\$ 4,000.00
C. First Step	\$ 25,000.00	\$ 25,000.00				\$ 25,000.00
D. Emergency Asst. Program	\$ 5,000.00	\$ 5,000.00				\$ 5,000.00
SUBTOTAL	\$ 86,000.00	\$ 86,000.00		\$ -		\$ 86,000.00
VII. Planning & Administration³						
A. Planning & Admin.	\$ 65,000.00	\$ 65,000.00				\$ 65,000.00
B. Accounting Services	\$ 18,000.00	\$ 18,000.00				\$ 18,000.00
C. Fair Housing Initiative	\$ -	\$ -				\$ -
SUBTOTAL	\$ 83,000.00	\$ 83,000.00		\$ -		\$ 83,000.00
GRAND TOTAL	\$ 732,969.00	\$ 341,684.00		\$ 411,000.00		\$ 752,684.00

¹ Potential Unprogrammed Funds includes Rent, Return of Loans, MHR admin fees and Unliquidated Entitlement from previous program year

² Public Service Expenditures are capped to 15% of the sum of grant plus prior year program income. Since Prior Year Program Income is not yet known, the calculation for the proposed budget is made with PI received as of 01/25/2021. The Cap will be adjusted once the final PI amount is known.

$15\% \times (\text{CDBG Grant } \$341,684 + \text{2022 PY Program Inc Estimated as of 1/25/22 } \$411,000) = \$112,902.60$ Public Service Cap

³ Planning and Admin costs are capped to 20% of the sum of grant plus current year program income, thus the cap must be adjusted throughout the program year according to the amount of program income received.

$(\$150,536.80)$ Planning & Admin Cap

Anticipated HOME Grant Funds : 2017-2021 funding surplus = \$537,737.00

ACTIVITIES	CURRENT YR 2020-2021 (Includes Unprogrammed Funds)	PROPOSED Entitlement FUNDING 2021-22 Program Year	+	Potential Unprogrammed Funds¹	=	TOTAL FUNDING 2021-2022 PROGRAM YEAR
I. Rehabilitation						
A. Major Home Rehab	\$ 75,000.00	\$ 60,184.00		\$ 55,000.00		\$ 115,184.00
B. Emergency Rehab	\$ 15,000.00	\$ 10,000.00				\$ 10,000.00
C. Minor Home Repair	\$ 40,000.00	\$ 30,000.00		\$ 15,000.00		\$ 45,000.00
D. Rehab Inspection	\$ 2,500.00	\$ 2,500.00				\$ 2,500.00
SUBTOTAL	\$ 132,500.00	\$ 102,684.00		\$ 70,000.00		\$ 172,684.00
II. Acquisition of Tax-Reverted Properties						
A. Acquisition, Rehabilitation & Razing of Single Family Homes	\$ 50,000.00	\$ 30,000.00		\$ 100,285.00		\$ 130,285.00
SUBTOTAL	\$ 50,000.00	\$ 30,000.00		\$ 100,285.00		\$ 130,285.00
III. CDBG Scattered-Site Rental Homes						
A. Maintenance of (12) Scattered- Site SF Homes i.e. mechanical, heating, plumbing, structural improvements (#832)	\$ 40,000.00	\$ 25,000.00		\$ 26,000.00		\$ 51,000.00
B. Management of (12) Rental Homes (#833)	\$ 38,500.00	\$ 15,000.00		\$ 25,000.00		\$ 40,000.00
SUBTOTAL	\$ 78,500.00	\$ 40,000.00		\$ 51,000.00		\$ 91,000.00
IV. Neighborhood Revitalization						
A. Lighting, Parks, Landscaping, and Infrastructure Improvements, Commercial / Residential Blight Reduction, and Feasibility / Planning Studies	\$ 50,000.00			\$ 70,000.00		\$ 70,000.00
SUBTOTAL	\$ 50,000.00	\$ -		\$ 70,000.00		\$ 70,000.00
V. Public Facilities						
A. Improvements & Maintenance of Public Services Facilities	\$ 20,000.00			\$ 100,000.00		\$ 100,000.00
SUBTOTAL	\$ 20,000.00			\$ 100,000.00		\$ 100,000.00
VI. Public Services ²						
A. Senior Van Transportation	\$ 52,000.00	\$ 52,000.00				\$ 52,000.00
B. Mental Health Counseling	\$ 4,000.00	\$ 4,000.00				\$ 4,000.00
C. First Step	\$ 25,000.00	\$ 25,000.00				\$ 25,000.00
D. Emergency Asst. Program	\$ 5,000.00	\$ 5,000.00				\$ 5,000.00
SUBTOTAL	\$ 86,000.00	\$ 86,000.00		\$ -		\$ 86,000.00
VII. Planning & Administration³						
A. Planning & Admin.	\$ 65,000.00	\$ 65,000.00				\$ 65,000.00
B. Accounting Services	\$ 18,000.00	\$ 18,000.00				\$ 18,000.00
C. Fair Housing Initiative	\$ -	\$ -				\$ -
SUBTOTAL	\$ 83,000.00	\$ 83,000.00				\$ 83,000.00
GRAND TOTAL	\$ 500,000.00	\$ 341,684.00		\$ 391,285.00		\$ 732,969.00

ACTIVITIES	CURRENT YR 2020-21 (Includes Unprogrammed Funds)	PROPOSED Entitlement FUNDING 2021-22 Program Year	+	Potential Unprogrammed Funds ¹	=	TOTAL FUNDING 2021-2022 PROGRAM YEAR
I. Rehabilitation						
A. Major Home Rehab	\$ 104,684.00	\$ 55,222.00		\$ 55,000.00		\$ 110,222.00
B. Emergency Rehab	\$ 15,000.00	\$ 10,000.00				\$ 10,000.00
C. Minor Home Repair	\$ 45,000.00	\$ 30,000.00		\$ 15,000.00		\$ 45,000.00
D. Rehab Inspection	\$ 2,500.00	\$ 2,500.00				\$ 2,500.00
SUBTOTAL	\$ 167,184.00	\$ 97,722.00		\$ 70,000.00		\$ 167,722.00
II. Acquisition of Tax-Reverted Properties						
A. Acquisition, Rehabilitation & Razing of Single Family Homes	\$ 130,285.00	\$ 30,000.00		\$ 100,285.00		\$ 130,285.00
SUBTOTAL	\$ 130,285.00	\$ 30,000.00		\$ 100,285.00		\$ 130,285.00
III. CDBG Scattered-Site Rental Homes						
A. Maintenance of (13) Scattered-Site SF Homes i.e. mechanical, heating, plumbing, structural improvements (#832)	\$ 51,000.00	\$ 25,000.00		\$ 26,000.00		\$ 51,000.00
B. Management of (13) Rental Homes (#833)	\$ 40,262.00	\$ 15,000.00		\$ 25,000.00		\$ 40,000.00
SUBTOTAL	\$ 91,262.00	\$ 40,000.00		\$ 51,000.00		\$ 91,000.00
IV. Neighborhood Revitalization						
A. Lighting, Parks, Landscaping, and Infrastructure Improvements, Commercial / Residential Blight Reduction, and Feasibility / Planning Studies	\$ 65,000.00			\$ 70,000.00		\$ 70,000.00
SUBTOTAL	\$ 65,000.00	\$ -		\$ 70,000.00		\$ 70,000.00
V. Public Facilities						
A. Improvements & Maintenance of Public Services Facilities	\$ 25,000.00			\$ 100,000.00		\$ 100,000.00
SUBTOTAL	\$ 25,000.00			\$ 100,000.00		\$ 100,000.00
VI. Public Services ²						
A. Senior Van Transportation	\$ 52,000.00	\$ 52,000.00				\$ 52,000.00
B. Mental Health Counseling	\$ 4,000.00	\$ 4,000.00				\$ 4,000.00
C. First Step	\$ 25,000.00	\$ 25,000.00				\$ 25,000.00
D. Emergency Asst. Program	\$ 5,000.00	\$ 5,000.00				\$ 5,000.00
SUBTOTAL	\$ 86,000.00	\$ 86,000.00		\$ -		\$ 86,000.00
VII. Planning & Administration³						
A. Planning & Admin.	\$ 65,000.00	\$ 65,000.00				\$ 65,000.00
B. Accounting Services	\$ 18,000.00	\$ 18,000.00				\$ 18,000.00
C. Fair Housing Initiative	\$ -	\$ -				\$ -
SUBTOTAL	\$ 83,000.00	\$ 83,000.00				\$ 83,000.00
GRAND TOTAL	\$ 647,731.00	\$ 336,722.00		\$ 391,285.00		\$ 728,007.00

¹ Potential Unprogrammed Funds includes Rent, Return of Loans, MHR admin fees and Unliquidated Entitlement from previous program year

² Public Service Expenditures are capped to 15% of the sum of grant plus prior year program income. Since Prior Year Program Income is not yet known, the calculation for the proposed budget is made with PI received as of 01/15/2020. The Cap will be adjusted once the final PI amount is known.

15% x (CDBG Grant \$336,722 + 2019 PY Program Inc Estimated as of 6/30/21 \$379,082.93) = \$107,370.74 Public Service Cap

³ Planning and Admin costs are capped to 20% of the sum of grant plus current year program income, thus the cap must be adjusted throughout the program year according to the amount of program income received.

Anticipated HOME Grant Funds : 2017-2021 funding surplus = \$537,737.00

ACTIVITIES	CURRENT YEAR 2018- 19 (Includes Unprogrammed Funds)	PROPOSED Entitlement FUNDING 2019-20 Program Year	+	Potential Unprogrammed Funds¹	=	TOTAL FUNDING 2019-2020 PROGRAM YEAR
I. Rehabilitation						
A. Major Home Rehab	\$ 102,368.00	\$ 48,368.00		\$ 52,785.00		\$ 101,153.00
B. Emergency Rehab	\$ 20,000.00	\$ 15,000.00				\$ 15,000.00
C. Minor Home Repair	\$ 30,000.00	\$ 30,000.00		\$ 10,000.00		\$ 40,000.00
D. Rehab Inspection	\$ 2,500.00	\$ 2,500.00				\$ 2,500.00
SUBTOTAL	\$ 154,868.00	\$ 95,868.00		\$ 62,785.00		\$ 158,653.00
II. Acquisition of Tax-Reverted Properties	\$ -					
A. Acquisition, Rehabilitation & Razing of Single Family Homes	\$ 30,000.00	\$ 30,000.00				\$ 30,000.00
SUBTOTAL	\$ 30,000.00	\$ 30,000.00		\$ -		\$ 30,000.00
III. CDBG Scattered-Site Rental Homes	\$ -					
A. Maintenance of (14) Scattered-Site SF Homes i.e. mechanical, heating, plumbing, structural improvements (#832)	\$ 81,000.00	\$ 30,000.00		\$ 25,000.00		\$ 55,000.00
B. Management of (14) Rental Homes (#833)	\$ 55,000.00	\$ 15,262.00		\$ 24,738.00		\$ 40,000.00
SUBTOTAL	\$ 136,000.00	\$ 45,262.00		\$ 49,738.00		\$ 95,000.00
IV. Neighborhood Revitalization	\$ -					
A. Lighting, Parks, Landscaping, and Infrastructure Improvements, Commercial / Residential Blight Reduction, and Feasibility / Planning Studies	\$ 62,000.00			\$ 60,000.00		\$ 60,000.00
SUBTOTAL	\$ 62,000.00	\$ -		\$ 60,000.00		\$ 60,000.00
V. Public Facilities	\$ -					
A. Improvements & Maintenance of Public Services Facilities	\$ 80,000.00			\$ 100,000.00		\$ 100,000.00
SUBTOTAL	\$ 80,000.00			\$ 100,000.00		\$ 100,000.00
VI. Public Services ²	\$ -					
A. Senior Van Transportation	\$ 46,000.00	\$ 48,000.00				\$ 48,000.00
B. Mental Health Counseling	\$ 2,000.00	\$ 3,000.00				\$ 3,000.00
C. First Step	\$ 23,000.00	\$ 24,000.00				\$ 24,000.00
D. Emergency Asst. Program	\$ 5,000.00	\$ 3,000.00				\$ 3,000.00
SUBTOTAL	\$ 76,000.00	\$ 78,000.00		\$ -		\$ 78,000.00
VII. Planning & Administration³	\$ -					
A. Planning & Admin.	\$ 45,000.00	\$ 65,000.00				\$ 65,000.00
B. Accounting Services	\$ 15,000.00	\$ 18,000.00				\$ 18,000.00
C. Fair Housing Initiative	\$ -	\$ -				\$ -
SUBTOTAL	\$ 60,000.00	\$ 83,000.00		\$ -		\$ 83,000.00
GRAND TOTAL	\$ 598,868.00	\$ 332,130.00		\$ 272,523.00		\$ 604,653.00

¹ Potential Unprogrammed Funds includes Rent, Return of Loans, MHR admin fees and Unliquidated Entitlement from previous program year

² Public Service Expenditures are capped to 15% of the sum of grant plus prior year program income. Since Prior Year Program Income is not yet known, the calculation for the proposed budget is made with PI received as of 01/15/2019. The Cap will be adjusted once the final PI a.mount is known.
15% x (CDBG Grant \$332,130 + 2018 PY Program Inc Estimated as of 1/14/2019 \$272,523) = \$89,237 Public Service Cap

³ Planning and Admin costs are capped to 20% of the sum of grant plus current year program income, thus the cap must be adjusted throughout the program year according to the amount of program income received.

Anticipated HOME Grant Funds : 2013-2018 funding surplus = \$603,077

Proposed
PS CAP= \$ 89,237.00
Proposed
PA CAP= \$ 120,930.60

ACTIVITIES	CURRENT YEAR 2017- 18 (Includes Unprogrammed Funds)	PROPOSED Entitlement FUNDING 2018-19 Program Year	+	Potential Unprogrammed Funds¹	=	TOTAL FUNDING 2018- 2019 PROGRAM YEAR
I. Rehabilitation						
A. Major Home Rehab	\$ 60,000.00	\$ 49,848.00		\$ 30,000.00		\$ 79,848.00
B. Emergency Rehab	\$ 20,000.00	\$ 20,000.00				\$ 20,000.00
C. Minor Home Repair	\$ 50,255.00	\$ 30,000.00				\$ 30,000.00
D. Rehab Inspection	\$ 2,500.00	\$ 2,500.00				\$ 2,500.00
SUBTOTAL	\$ 132,755.00	\$ 102,348.00		\$ 30,000.00		\$ 132,348.00
II. Acquisition of Tax-Reverted Properties						
A. Acquisition, Rehabilitation & Razing of Single Family Homes	\$ 30,000.00	\$ 30,000.00				\$ 30,000.00
SUBTOTAL	\$ 30,000.00	\$ 30,000.00		\$ -		\$ 30,000.00
III. CDBG Scattered-Site Rental Homes						
A. Maintenance of (14) Scattered- Site SF Homes i.e. mechanical, heating, plumbing, structural improvements (#832)	\$ 78,593.00	\$ 36,000.00		\$ 45,000.00		\$ 81,000.00
B. Management of (14) Rental Homes (#833)	\$ 55,000.00	\$ 15,000.00		\$ 40,000.00		\$ 55,000.00
SUBTOTAL	\$ 133,593.00	\$ 51,000.00		\$ 85,000.00		\$ 136,000.00
IV. Neighborhood Revitalization						
A. Lighting, Parks, Landscaping, and Infrastructure Improvements, Commercial / Residential Blight Reduction, and Feasibility / Planning Studies	\$ 64,000.00			\$ 62,000.00		\$ 62,000.00
SUBTOTAL	\$ 64,000.00	\$ -		\$ 62,000.00		\$ 62,000.00
V. Public Facilities						
A. Improvements & Maintenance of Public Services Facilities	\$ 93,000.00			\$ 80,000.00		\$ 80,000.00
SUBTOTAL	\$ 93,000.00	\$ -		\$ 80,000.00		\$ 80,000.00
VI. Public Services ²						
A. Senior Van Transportation	\$ 46,000.00	\$ 46,000.00				\$ 46,000.00
B. Mental Health Counseling	\$ 4,000.00	\$ 2,000.00				\$ 2,000.00
C. First Step	\$ 20,000.00	\$ 23,000.00				\$ 23,000.00
D. Emergency Asst. Program	\$ 5,000.00	\$ 5,000.00				\$ 5,000.00
SUBTOTAL	\$ 75,000.00	\$ 76,000.00		\$ -		\$ 76,000.00
VII. Planning & Administration³						
A. Planning & Admin.	\$ 45,000.00	\$ 45,000.00				\$ 45,000.00
B. Accounting Services	\$ 15,000.00	\$ 15,000.00				\$ 15,000.00
C. Fair Housing Initiative	\$ -	\$ -				\$ -
SUBTOTAL	\$ 60,000.00	\$ 60,000.00		\$ -		\$ 60,000.00
GRAND TOTAL	\$ 588,348.00	\$ 319,348.00		\$ 257,000.00		\$ 576,348.00

¹ Potential Unprogrammed Funds includes Rent, Return of Loans, MHR admin fees and Unliquidated Entitlement from previous program year

² Public Service Expenditures are capped to 15% of the sum of grant plus prior year program income. Since Prior Year Program Income is not yet known, the calculation for the proposed budget is made with PI received as of 01/15/2018. The Cap will be adjusted once the final PI amount is known.
15% x (CDBG Grant \$319,348 + 2017 PY Program Inc Estimated as of 1/15/2018 \$257,000) = \$86,452 Public Service Cap

³ Planning and Admin costs are capped to 20% of the sum of grant plus current year program income, thus the cap must be adjusted throughout the program year according to the amount of program income received.

Anticipated HOME Grant Funds : \$93,778 (2013) +\$104,261 (2014) +\$94,070 (2015) + \$97,420 (2016) = \$389,529

Proposed
PS CAP= \$ 86,452.20
Proposed
PA CAP= \$ 115,269.60

unprogrammed is based on the supposition of \$114,000 in PI and \$155,000 of unliquidated 2016 grant funds

ATTACHMENT B
CDBG PROPOSED BUDGET FOR 2017-2018 PROGRAM YEAR
(JULY 01, 2017 - JUNE 30, 2018)

ACTIVITIES	CURRENT YEAR 2016-17 (Includes Unprogrammed Funds)	PROPOSED Entitlement FUNDING 2017- 18 Program Year	+	Potential Unprogrammed Funds¹	=	TOTAL FUNDING 2017- 2018 PROGRAM YEAR
I. Rehabilitation						
A. Major Home Rehab	\$ 66,405.00	\$ 40,000.00		\$ 20,000.00		\$ 60,000.00
B. Emergency Rehab	\$ 20,000.00	\$ 20,000.00				\$ 20,000.00
C. Minor Home Repair	\$ 37,188.00	\$ 38,255.00		\$ 12,000.00		\$ 50,255.00
D. Rehab Inspection	\$ 2,500.00	\$ 2,500.00				\$ 2,500.00
SUBTOTAL	\$ 126,093.00	\$ 100,755.00		\$ 32,000.00		\$ 132,755.00
II. Acquisition of Tax-Reverted Properties						
A. Acquisition, Rehabilitation & Razing of Single Family Homes	\$ 50,000.00	\$ 30,000.00				\$ 30,000.00
SUBTOTAL	\$ 50,000.00	\$ 30,000.00		\$ -		\$ 30,000.00
III. CDBG Scattered-Site Rental Homes						
A. Maintenance of (15) Scattered-Site SF Homes i.e. mechanical, heating, plumbing, structural improvements (#832)	\$ 45,000.00	\$ 35,593.00		\$ 43,000.00		\$ 78,593.00
B. Management of (15) Rental Homes (#833)	\$ 55,000.00	\$ 18,000.00		\$ 37,000.00		\$ 55,000.00
SUBTOTAL	\$ 100,000.00	\$ 53,593.00		\$ 80,000.00		\$ 133,593.00
IV. Neighborhood Revitalization						
A. Lighting, Parks, Landscaping, and Infrastructure Improvements, Commercial / Residential Blight Reduction, and Feasibility / Planning Studies	\$ 35,000.00			\$ 64,000.00		\$ 64,000.00
SUBTOTAL	\$ 35,000.00	\$ -		\$ 64,000.00		\$ 64,000.00
V. Public Facilities						
A. Improvements & Maintenance of Public Services Facilities	\$ 215,000.00			\$ 93,000.00		\$ 93,000.00
SUBTOTAL	\$ 215,000.00	\$ -		\$ 93,000.00		\$ 93,000.00
VI. Public Services ²						
A. Senior Van Transportation	\$ 48,000.00	\$ 46,000.00				\$ 46,000.00
B. Mental Health Counseling	\$ 5,000.00	\$ 4,000.00				\$ 4,000.00
C. First Step	\$ 20,000.00	\$ 20,000.00				\$ 20,000.00
D. Emergency Asst. Program	\$ 7,000.00	\$ 5,000.00				\$ 5,000.00
SUBTOTAL	\$ 80,000.00	\$ 75,000.00		\$ -		\$ 75,000.00
VII. Planning & Administration³						
A. Planning & Admin.	\$ 35,000.00	\$ 45,000.00				\$ 45,000.00
B. Accounting Services	\$ 25,000.00	\$ 15,000.00				\$ 15,000.00
C. Fair Housing Initiative	\$ -	\$ -				\$ -
SUBTOTAL	\$ 60,000.00	\$ 60,000.00		\$ -		\$ 60,000.00
GRAND TOTAL	\$ 666,093.00	\$ 319,348.00		\$ 269,000.00		\$ 588,348.00

¹ Potential Unprogrammed Funds includes Rent, Return of Loans, MHR admin fees and Unliquidated Entitlement from previous program year

² Public Service Expenditures are capped to 15% of the sum of grant plus prior year program income. Since Prior Year Program Income is not yet known, the calculation for the proposed budget is made with PI received as of 06/15/17. The Cap will be adjusted once the final PI amount is known.
15% x (CDBG Grant \$319,348 + 2016 PY Program Inc as of 6/15/17 \$188,905) = \$76,238 Public Service Cap

³ Planning and Admin costs are capped to 20% of the sum of grant plus current year program income, thus the cap must be adjusted throughout the program year according to the amount of program income received.

Anticipated HOME Grant Funds : \$93,778 (2013) +\$104,261 (2014) +\$94,070 (2015) + \$97420 (2016) = \$389,529

ATTACHMENT B
CDBG PROPOSED BUDGET FOR 2016-2017 PROGRAM YEAR
(JULY 01, 2016 - JUNE 30, 2017)

BUDGETED ACTIVITIES	CURRENT YEAR 2015-16	ENCUMBERED FUNDS 2015-16 (as of 02/10/16)	PROPOSED FUNDING 2016-17	UNPROGRAMMED FUNDS ¹	TOTAL FUNDING 2016-2017 PROGRAM YEAR
I. Rehabilitation					
A. Major Home Rehab	\$ 41,194.40	\$ 34,124.00	\$ 46,405.00	\$ 20,000.00	\$ 66,405.00
B. Emergency Rehab	\$ 26,194.00	\$ 9,880.00	\$ 20,000.00		\$ 20,000.00
C. Minor Home Repair	\$ 45,163.00	\$ 19,538.86	\$ 27,188.00	\$ 10,000.00	\$ 37,188.00
D. Rehab Inspection	\$ 2,000.00	\$ 1,932.00	\$ 2,500.00		\$ 2,500.00
SUBTOTAL	\$ 114,551.40	\$ 65,474.86	\$ 96,093.00	\$ 30,000.00	\$ 126,093.00
II. Acquisition of Tax-Reverted Properties					
A. Acquisition, Rehabilitation & Razing of Single Family Homes	\$ 19,958.00	\$ 74,859.00	\$ 30,000.00	\$ 20,000.00	\$ 50,000.00
SUBTOTAL	\$ 19,958.00	\$ 74,859.00	\$ 30,000.00	\$ 20,000.00	\$ 50,000.00
III. CDBG Scattered-Site Rental Homes					
A. Maintenance of (15) Scattered-Site SF Homes i.e. mechanical, heating, plumbing, structural improvements (#832)	\$ 30,000.00	\$ 23,612.00	\$ 30,000.00	\$ 15,000.00	\$ 45,000.00
B. Management of (15) Rental Homes (#833)	\$ 2,000.00	\$ 29,865.00	\$ 20,000.00	\$ 35,000.00	\$ 55,000.00
SUBTOTAL	\$ 32,000.00	\$ 53,477.00	\$ 50,000.00	\$ 50,000.00	\$ 100,000.00
IV. Neighborhood Revitalization					
A. Lighting, Parks, Landscaping, and Infrastructure Improvements, Commercial / Residential Blight Reduction, and Feasibility / Planning Studies	\$ 45,000.00	\$ -		\$ 35,000.00	\$ 35,000.00
SUBTOTAL	\$ 45,000.00	\$ -	\$ -	\$ 35,000.00	\$ 35,000.00
V. Public Facilities					
A. Improvements & Maintenance of Public Services Facilities	\$ 321,000.00	\$ -		\$ 215,000.00	\$ 215,000.00
SUBTOTAL	\$ 321,000.00	\$ -	\$ -	\$ 215,000.00	\$ 215,000.00
VI. Public Services ²					
A. Senior Van Transportation	\$ 48,000.00	\$ 37,103.00	\$ 48,000.00		\$ 48,000.00
B. Mental Health Counseling	\$ 7,500.00	\$ 400.00	\$ 5,000.00		\$ 5,000.00
C. First Step	\$ 30,000.00		\$ 20,000.00		\$ 20,000.00
D. Emergency Asst. Program	\$ 7,500.00	\$ 1,245.68	\$ 7,000.00		\$ 7,000.00
SUBTOTAL	\$ 93,000.00	\$ 38,748.68	\$ 80,000.00	\$ -	\$ 80,000.00
VII. Planning & Administration					
A. Planning & Admin.	\$ 33,395.60	\$ 36,281.00	\$ 35,000.00		\$ 35,000.00
B. Accounting Services	\$ 25,000.00	\$ 3,965.40	\$ 25,000.00		\$ 25,000.00
C. Fair Housing Initiative	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -
SUBTOTAL	\$ 64,395.60	\$ 40,246.40	\$ 60,000.00	\$ -	\$ 60,000.00
GRAND TOTAL	\$ 689,905.00	\$ 272,805.94	\$ 316,093.00	\$ 350,000.00	\$ 666,093.00

¹ Anticipated Income, Uncommitted Entitlement

² Must not exceed 15% of total of CDBG yearly allocation + Program Income received during the prior program year.

Maximum amount of 2016-2017 CDBG yearly allocation available for Public Service Projects is \$83,099

Public Service Cap Calculation:

(CDBG Grant \$316,093 + Prior Yr Program Inc \$237,901) x 15% = Public Service Cap \$83,099

(Program Income Includes = Rent, Return of Loans, MHR Co-pay)

Anticipated HOME Grant Funds : \$60,183 (2012) + \$103,326 (2013) + \$104,261 (2014) + \$94,070 (2015) = \$376,747

ATTACHMENT B CDBG BUDGET FOR 2015-2016 PROGRAM YEAR (JULY 01, 2015 - JUNE 30, 2016)					
BUDGETED ACTIVITIES	CURRENT YEAR 2014-15	ENCUMBERED FUNDS 2014-15 (as of 1/9/15)	PROPOSED FUNDING 2015-16	UNPROGRAMMED FUNDS ¹	TOTAL FUNDING 2015-2016 PROGRAM YEAR
I. Rehabilitation					
A. Major Home Rehab	\$ 116,194.40	\$ 63,154.00	\$ 41,194.40		\$ 41,194.40
B. Emergency Rehab	\$ 26,194.00	\$ 8,996.00	\$ 26,194.00		\$ 26,194.00
C. Minor Home Repair	\$ 49,514.00	\$ 23,497.00	\$ 45,163.00		\$ 45,163.00
D. Rehab Inspection	\$ 2,000.00	\$ 72.00	\$ 2,000.00		\$ 2,000.00
SUBTOTAL	\$ 193,902.40	\$ 95,719.00	\$ 114,551.40	\$ -	\$ 114,551.40
II. Acquisition of Tax-Reverted Properties					
A. Acquisition, Rehabilitation & Razing of Single Family Homes	\$ 19,958.00	\$ -	\$ 19,958.00	\$ -	\$ 19,958.00
SUBTOTAL	\$ 19,958.00	\$ -	\$ 19,958.00	\$ -	\$ 19,958.00
III. CDBG Scattered-Site Rental Homes					
A. Maintenance of (15) Scattered-Site SF Homes i.e. mechanical, heating, plumbing, structural improvements (#832)	\$ 30,000.00	\$ 6,868.00	\$ 30,000.00	\$ -	\$ 30,000.00
B. Management of (15) Rental Homes (#833)	\$ 2,000.00	\$ 42,945.00	\$ 2,000.00	\$ -	\$ 2,000.00
SUBTOTAL	\$ 32,000.00	\$ 49,813.00	\$ 32,000.00	\$ -	\$ 32,000.00
IV. Neighborhood Revitalization					
A. Lighting, Parks, Landscaping, and Infrastructure Improvements, Commercial / Residential Blight Reduction, and Feasibility / Planning Studies	\$ -	\$ -		\$ 45,000.00	\$ 45,000.00
SUBTOTAL	\$ -	\$ -	\$ -	\$ 45,000.00	\$ 45,000.00
V. Public Facilities					
A. Improvements & Maintenance of Public Services Facilities	\$ -	\$ -		\$ 321,000.00	\$ 321,000.00
SUBTOTAL	\$ -	\$ -	\$ -	\$ 321,000.00	\$ 321,000.00
VI. Public Services ²					
A. Senior Van Transportation	\$ 48,000.00	\$ 30,668.39	\$ 48,000.00	\$ -	\$ 48,000.00
B. Mental Health Counseling	\$ 5,000.00	\$ -	\$ 7,500.00	\$ -	\$ 7,500.00
C. First Step	\$ 5,000.00	\$ -	\$ 30,000.00	\$ -	\$ 30,000.00
D. Emergency Asst. Program	\$ 5,000.00	\$ 1,825.23	\$ 7,500.00	\$ -	\$ 7,500.00
SUBTOTAL	\$ 63,000.00	\$ 32,493.62	\$ 93,000.00	\$ -	\$ 93,000.00
VII. Planning & Administration					
A. Planning & Admin.	\$ 33,395.60	\$ 38,499.00	\$ 33,395.60	\$ -	\$ 33,395.60
B. Accounting Services	\$ 25,000.00	\$ -	\$ 25,000.00	\$ -	\$ 25,000.00
C. Fair Housing Initiative	\$ 6,000.00	\$ -	\$ 6,000.00	\$ -	\$ 6,000.00
SUBTOTAL	\$ 64,395.60	\$ 38,499.00	\$ 64,395.60	\$ -	\$ 64,395.60
GRAND TOTAL	\$ 373,256.00	\$ 216,524.62	\$ 323,905.00	\$ 366,000.00	\$ 689,905.00

¹ Anticipated Income, Uncommitted Entitlement

² Must not exceed 15% of total of CDBG yearly allocation + Program Income received during the prior program year.

Maximum amount of 2015-2016 CDBG yearly allocation available for Public Service Projects is \$96,819

Public Service Cap Calculation:

CDBG Grant \$323,905 + Prior Yr Program Inc \$321,557 x 15% = Public Service Cap \$96,8192

(Program Income Includes = Rent, Return of Loans, MHR Co-pay)

Anticipated HOME Grant Funds : \$75,090 (2012) + \$103,326 (2013) +\$104,261 (2014) = \$282,677

ATTACHMENT B CDBG BUDGET FOR 2014-2015 PROGRAM YEAR (JULY 01, 2014 - JUNE 30, 2015)					
BUDGETED ACTIVITIES	CURRENT YEAR 2013-14	ENCUMBERED FUNDS 2013-14	PROPOSED FUNDING 2014-15	UNPROGRAMMED FUNDS ¹	TOTAL FUNDING 2014-2015 PROGRAM YEAR
I. Rehabilitation					
A. Major Home Rehab	\$ 106,194.40	\$ 75,420.00	\$ 66,194.40	\$ 50,000.00	\$ 116,194.40
B. Emergency Rehab	\$ 31,194.00	\$ 12,278.00	\$ 31,194.00		\$ 31,194.00
C. Minor Home Repair	\$ 46,194.00	\$ 29,719.00	\$ 49,514.00		\$ 49,514.00
D. Rehab Inspection	\$ 2,000.00	\$ 1,480.00	\$ 2,000.00		\$ 2,000.00
TOTAL	\$ 185,582.40	\$ 118,897.00	\$ 148,902.40	\$ 50,000.00	\$ 198,902.40
II. Acquisition of Tax Reverted Properties					
A. Acquisition, Rehabilitation & Razing of Single Family Homes	\$ 19,958.00	\$ 6,354.95	\$ 19,958.00	\$ -	\$ 19,958.00
TOTAL	\$ 19,958.00	\$ 6,354.95	\$ 19,958.00	\$ -	\$ 19,958.00
III. CDBG Scattered-Site Rental Homes					
A. Management of (17) Rental Homes	\$ 2,000.00	\$ 16,557.51	\$ 2,000.00	\$ -	\$ 2,000.00
B. Rehab of (17) Scattered-Site SF Homes i.e. mechanical, heating, plumbing, structural improvements	\$ 30,000.00	\$ 4,090.66	\$ 30,000.00	\$ -	\$ 30,000.00
TOTAL	\$ 32,000.00	\$ 20,648.17	\$ 32,000.00	\$ -	\$ 32,000.00
IV. Public Services ²					
A. Senior Van Transportation	\$ 48,000.00	\$ 20,659.28	\$ 48,000.00	\$ -	\$ 48,000.00
B. Mental Health Counseling	\$ 5,000.00	\$ 1,100.00	\$ 5,000.00	\$ -	\$ 5,000.00
C. First Step	\$ 5,000.00	\$ -	\$ 5,000.00	\$ -	\$ 5,000.00
D. Emergency Asst. Program	\$ 5,000.00	\$ 250.00	\$ 5,000.00	\$ -	\$ 5,000.00
TOTAL	\$ 63,000.00	\$ 22,009.28	\$ 63,000.00	\$ -	\$ 63,000.00
V. Planning & Administration					
A. Planning & Admin.	\$ 33,395.60	\$ 34,990.55	\$ 33,395.60	\$ -	\$ 33,395.60
B. Accounting	\$ 25,000.00	\$ 12,136.75	\$ 25,000.00	\$ -	\$ 25,000.00
C. Fair Housing Initiative	\$ 6,000.00	\$ -	\$ 6,000.00	\$ -	\$ 6,000.00
TOTAL	\$ 64,395.60	\$ 47,127.30	\$ 64,395.60	\$ -	\$ 64,395.60
GRAND TOTAL	\$ 364,936.00	\$ 215,036.70	\$ 328,256.00	\$ 50,000.00	\$ 378,256.00

¹ Anticipated Income

² Must not exceed 15% of total of CDBG yearly allocation + Program Income received during the prior program year.

Maximum amount of 2014-2015 CDBG yearly allocation available for Public Service Projects is \$85,724

Public Service Cap Calculation:

CDBG Grant \$328,256 + Prior Yr Program Inc \$243,236 x 15% = Public Service Cap \$85,723.80

(Program Income Includes = Rent, Return of Loans, MHR Co-pay)

Anticipated HOME Grant Funds : \$120,084 (2011) + \$75,090 (2012) + \$103,325.82 (2013) = \$298,499.82

ATTACHMENT B
CDBG BUDGET FOR 2013-2014 PROGRAM YEAR
(JULY 01, 2013 - JUNE 30, 2014)

<i>BUDGETED ACTIVITIES</i>	<i>CURRENT YEAR 2012-13</i>	<i>ENCUMBERED FUNDS 2012-13</i>	<i>PROPOSED FUNDING 2013-14</i>	<i>UNPROGRAMMED FUNDS ¹</i>	<i>TOTAL FUNDING 2013-2014 PROGRAM YEAR</i>
I. Rehabilitation					
A. Major Home Rehab	\$ 94,687.00	\$ 104,775.96	\$ 66,194.40	\$ 40,000.00	\$ 106,194.40
B. Emergency Rehab	\$ 20,000.00	\$ 10,192.50	\$ 31,194.00		\$ 31,194.00
C. Minor Home Repair	\$ 35,000.00	\$ 31,174.18	\$ 46,194.00		\$ 46,194.00
D. Rehab Inspection	\$ 2,000.00	\$ 2,480.00	\$ 2,000.00		\$ 2,000.00
TOTAL	\$ 151,687.00	\$ 148,622.64	\$ 145,582.40	\$ 40,000.00	\$ 185,582.40
II. Acquisition of Tax Reverted Properties					
A. Acquisition, Rehabilitation & Razing of Single Family Homes	\$ 19,958.00	\$ 37,200.39	\$ 19,958.00	\$ -	\$ 19,958.00
TOTAL	\$ 19,958.00	\$ 37,200.39	\$ 19,958.00	\$ -	\$ 19,958.00
III. CDBG Scattered-Site Rental Homes					
A. Management of (18) Rental Homes	\$ 2,000.00	\$ 12,538.77	\$ 2,000.00	\$ -	\$ 2,000.00
B. Rehab of (18) Scattered-Site SF Homes i.e. mechanical, heating, plumbing, structural improvements	\$ 30,000.00	\$ 1,171.34	\$ 30,000.00	\$ -	\$ 30,000.00
TOTAL	\$ 32,000.00	\$ 13,710.11	\$ 32,000.00	\$ -	\$ 32,000.00
IV. Public Services ²					
A. Senior Van Transportation	\$ 48,000.00	\$ 29,186.89	\$ 48,000.00	\$ -	\$ 48,000.00
B. Mental Health Counseling	\$ 5,000.00	\$ 1,780.00	\$ 5,000.00	\$ -	\$ 5,000.00
C. First Step	\$ 5,000.00	\$ -	\$ 5,000.00	\$ -	\$ 5,000.00
D. Emergency Asst. Program	\$ 5,000.00	\$ 372.73	\$ 5,000.00	\$ -	\$ 5,000.00
TOTAL	\$ 63,000.00	\$ 31,339.62	\$ 63,000.00	\$ -	\$ 63,000.00
V. Planning & Administration					
A. Planning & Admin.	\$ 25,000.00	\$ 30,793.97	\$ 33,395.60	\$ -	\$ 33,395.60
B. Accounting	\$ 25,000.00	\$ 8,452.53	\$ 25,000.00	\$ -	\$ 25,000.00
C. Fair Housing Initiative	\$ 6,000.00	\$ -	\$ 6,000.00	\$ -	\$ 6,000.00
TOTAL	\$ 56,000.00	\$ 39,246.50	\$ 64,395.60	\$ -	\$ 64,395.60
GRAND TOTAL	\$ 322,645.00	\$ 270,119.26	\$ 324,936.00	\$ 40,000.00	\$ 364,936.00

¹ Anticipated Income

² Must not exceed 15% of total of CDBG yearly allocation + Program Income received during the prior program year.

Maximum amount of 2013-2014 CDBG yearly allocation available for Public Service Projects is \$73,118

Public Service Cap Calculation:

CDBG Grant \$324,936 + Prior Yr Program Inc \$162,516.23 x 15% = Public Service Cap \$73,118

(Program Income Includes = Rent, Return of Loans, MHR Co-pay)

HOME Grant Funds : 2011- \$139,089, 2010 - \$95,346

ATTACHMENT B CDBG BUDGET FOR 2011-2012 PROGRAM YEAR (JULY 01, 2012 - JUNE 30, 2013)					
BUDGETED ACTIVITIES	CURRENT YEAR 2011-12	ENCUMBERED FUNDS 2011-12	PROPOSED FUNDING 2012-13	UNPROGRAMMED FUNDS ¹	TOTAL FUNDING 2012-2013 PROGRAM YEAR
I. Rehabilitation					
A. Major Home Rehab	\$ 137,252.00	\$ 74,053.60	\$ 55,000.00	\$ 39,687.00	\$ 94,687.00
B. Emergency Rehab		\$ 13,522.00	\$ 20,000.00		\$ 20,000.00
C. Minor Home Repair	\$ 40,000.00	\$ 45,228.04	\$ 35,000.00		\$ 35,000.00
D. Rehab Inspection		\$ 1,645.00	\$ 2,000.00		\$ 2,000.00
TOTAL	\$ 177,252.00	\$ 134,448.64	\$ 112,000.00	\$ 39,687.00	\$ 151,687.00
II. Acquisition of Tax Reverted Properties					
A. Acquisition, Rehabilitation & Razing of Single Family Homes	\$ 40,000.00	\$ 22,697.83	\$ 19,958.00	\$ -	\$ 19,958.00
TOTAL	\$ 40,000.00	\$ 22,697.83	\$ 19,958.00	\$ -	\$ 19,958.00
III. CDBG Scattered-Site Rental Homes					
A. Management of (17) Rental Homes	\$ 5,000.00	\$ 350.00	\$ 2,000.00	\$ -	\$ 2,000.00
B. Rehab of (17) Scattered-Site SF Homes i.e. mechanical, heating, plumbing, structural improvements	\$ 20,000.00	\$ 19,301.72	\$ 30,000.00	\$ -	\$ 30,000.00
TOTAL	\$ 25,000.00	\$ 19,651.72	\$ 32,000.00	\$ -	\$ 32,000.00
IV. Public Services ²					
A. Senior Van Transportation	\$ 50,000.00	\$ 43,878.61	\$ 48,000.00	\$ -	\$ 48,000.00
B. Mental Health Counseling	\$ 5,000.00	\$ 1,055.00	\$ 5,000.00	\$ -	\$ 5,000.00
C. First Step	\$ 5,000.00	\$ -	\$ 5,000.00	\$ -	\$ 5,000.00
D. Emergency Asst. Program	\$ 8,000.00	\$ -	\$ 5,000.00	\$ -	\$ 5,000.00
TOTAL	\$ 68,000.00	\$ 44,933.61	\$ 63,000.00	\$ -	\$ 63,000.00
V. Planning & Administration					
A. Planning & Admin.	\$ 25,000.00	\$ 32,478.48	\$ 25,000.00	\$ -	\$ 25,000.00
B. Accounting	\$ 23,000.00	\$ 6,385.00	\$ 25,000.00	\$ -	\$ 25,000.00
C. Fair Housing Initiative	\$ 6,000.00	\$ -	\$ 6,000.00	\$ -	\$ 6,000.00
TOTAL	\$ 54,000.00	\$ 38,863.48	\$ 56,000.00	\$ -	\$ 56,000.00
GRAND TOTAL	\$ 364,252.00	\$ 260,595.28	\$ 282,958.00	\$ 39,687.00	\$ 322,645.00

¹ Anticipated Income

² Must not exceed 15% of total of CDBG yearly allocation + Program Income received during the prior program year.

Maximum amount of 2012-2013 CDBG yearly allocation available for Public Service Projects is \$63,000

Public Service Cap Calculation:

CDBG Grant \$282,958 + Prior Yr Program Inc \$138,016 x 15% = Public Service Cap \$63,146.10

(Program Income Includes = Rent, Return of Loans, MHR Co-pay)

HOME Grant Funds : 2011- \$133,089, 2010 - \$100,000, 2009 - \$32,536

ATTACHMENT B CDBG BUDGET FOR 2011-2012 PROGRAM YEAR (JULY 01, 2011 - JUNE 30, 2012)					
BUDGETED ACTIVITIES	CURRENT YEAR 2010-11	ENCUMBERED FUNDS 2010-11	PROPOSED FUNDING 2011-12	UNPROGRAMMED FUNDS*	TOTAL FUNDING 2011-2012 PROGRAM YEAR
I. Rehabilitaion					
A. Major Home Repair	\$ 183,461.00	\$ 97,456.67	\$ 102,252.00	\$ 35,000.00	\$ 137,252.00
B. Minor Home Repair	\$ 55,000.00	\$ 42,233.00	\$ 40,000.00		\$ 40,000.00
TOTAL	\$ 238,461.00	\$ 139,689.67	\$ 142,252.00	\$ 35,000.00	\$ 177,252.00
II. Acquisition of Tax Reverted Properties					
A. Acquisition, Rehabilitation & Razing of Single Family Homes	\$ 40,000.00	\$ 53,549.00	\$ 40,000.00	\$ -	\$ 40,000.00
TOTAL	\$ 40,000.00	\$ 53,549.00	\$ 40,000.00	\$ -	\$ 40,000.00
III. CDBG Scattered-Site Rental Homes					
A. Management & Maintenance of (15) Rental Homes	\$ 5,000.00	\$ 1,065.00	\$ 5,000.00		\$ 5,000.00
B. Rehab of (15) Scattered-Site SF Homes: mechanical, heating, plumbing and structural	\$ 20,000.00	\$ 13,691.00	\$ 20,000.00		\$ 20,000.00
TOTAL	\$ 25,000.00	\$ 14,756.00	\$ 25,000.00	\$ -	\$ 25,000.00
IV. Neighborhood Revitalization Initiative					
A. Section 1 & 2 Improvements, Lighting, Park Improvements, Landscaping, Commercial & Residential Blight Reduction, Infrastructure Imporvements, Feasibility & Planning Studies.	\$ 50,000.00	\$ -	\$ -	\$ 50,000.00	\$ 50,000.00
TOTAL	\$ 50,000.00	\$ -	\$ -	\$ 50,000.00	\$ 50,000.00
V. Economic Development					
A. Participation in Fast Forward Main St. Project: Providing support to small, distressed businesses in low/mod areas of the City.	\$ 10,000.00	\$ -		\$ 10,000.00	\$ 10,000.00
TOTAL	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00	\$ 10,000.00
VI. Public Services (1)					
A. Senior Van Transportation	\$ 60,750.00	\$ 31,207.00	\$ 50,000.00	\$ -	\$ 50,000.00
B. Mental Health Counseling	\$ 5,000.00	\$ 2,230.00	\$ 5,000.00	\$ -	\$ 5,000.00
C. First Step	\$ 5,000.00	\$ -	\$ 5,000.00	\$ -	\$ 5,000.00
D. Emergency Asst. Program	\$ 8,000.00	\$ 2,458.00	\$ 8,000.00	\$ -	\$ 8,000.00
TOTAL	\$ 78,750.00	\$ 35,895.00	\$ 68,000.00	\$ -	\$ 68,000.00
VII. Public Facilities					
A. Improvements & Maintenance of Public Service Facilities	\$ 30,000.00			\$ -	\$ -
TOTAL	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -
VIII. Planning & Administration					
A. Planning & Admin.	\$ 25,000.00	\$ 43,486.00	\$ 25,000.00	\$ -	\$ 25,000.00
B. Accounting	\$ 23,000.00	\$ 5,829.16	\$ 23,000.00	\$ -	\$ 23,000.00
C. Fair Housing Initiative	\$ 6,000.00		\$ 6,000.00	\$ -	\$ 6,000.00
TOTAL	\$ 54,000.00	\$ 49,315.16	\$ 54,000.00	\$ -	\$ 54,000.00
GRAND TOTAL	\$ 526,211.00	\$ 293,204.83	\$ 329,252.00	\$ 95,000.00	\$ 424,252.00

* Anticipated Income

(1) Must not exceed 15% of CDBG yearly allocation + 15% of Program Income received during the prior program year.

- Maximum amount of 2011-2012 CDBG yearly allocation available for Public Service Projects '= \$50,500 (15% x \$336,840)
- Estimated amount of Program Income available for program year 2011-12 Public Service Projects '= \$18, 750 (15% x \$125,000 [(\$75,000 Rental Income)+(\$50,000 Anticipated Program Income)].
Amount of Discharged Liens as of 1/18/2011 (\$47,911) plus anticipated income to FYE
- Total grant funds available for Public Services (Estimate as of 02/11/11) '= \$74,550.

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 14, 2022**

4

6. REQUEST FOR INFORMAL APPROVAL OF THE PROPOSED PROGRAM AND TENTATIVE BUDGET FOR THE 2022-2023 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM: Livonia Housing Commission, re: so that a second public hearing can be held on this matter, after which time a final program and budget will be forwarded to Council for formal adoption.

Brandie Isaacson, Director of Housing, presented the request to Council.

Rob Donovic indicated that he recognized this funding is critical to continue the work in the department. He stated his concern that HUD funding will have an increasingly delayed time period, so bridge funding is critical and offered an approving resolution for the Consent Agenda.

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

7.

Parks and Recreation March 3, 2022

MEETING DATE

Study Meeting of
March 14, 2022

PREPARED BY

Ann Cox, Program Supervisor

AGENDA ITEM

REQUEST TO APPROVE ADDENDUM TO THE SUBLEASE AGREEMENT BETWEEN THE CITY OF LIVONIA AND LIVONIA CIVIC ARENAS: Department of Parks and Recreation, re: to suspend lease payments for Eddie Edgar Ice Arena for twelve months, beginning August 1, 2022.

BACKGROUND

The Parks and Recreation Commission respectfully requests your concurrence to approve the attached Sublease Addendum for Eddie Edgar Ice Arena with Livonia Civic Arena (LCA). Council previously passed this resolution last year to provide relief for LCA in Council Resolution #255-21.

2020 was a trying year for many businesses, and our non-profit partners were not spared difficulties during the pandemic. The arenas were closed for over six months in 2020 and were under strict capacity limits, many times during the pandemic lower limits than other entities. Coming out of the pandemic, LCA has incurred significant capital expenses that continue to affect their financial health.

LCA has been an outstanding community partner for almost 25 years. Initially operating Devoniare and for the past 15 years with Eddie Edgars and Devonaire Arenas. The maintenance and operations have been outstanding, and we wish to continue our long-standing positive relationship.

LCA is requesting relief from the lease payments in the 2015 sublease agreement.

RECOMMENDATION

Approve the attached ADDENDUM TO SUBLEASE AGREEMENT EDDIE EDGAR ARENA BETWEEN THE CITY OF LIVONIA AND LIVONIA CIVIC ARENAS.

FISCAL CONSIDERATION

The addendum contains one change as follows:

- Suspended the \$2,000/month lease payment paid to Parks and Recreation for 12 months beginning 8/1/22.

ATTACHMENTS

1. Eddie Edgar Addendum 2022 (002)

APPROVED BY



Date: March 03, 2022

Ted Davis, CPRP, Superintendent of Parks and Recreation



Date: March 03, 2022

Michael Slater, Finance Director



Date: March 04, 2022

Paul Bernier, City Attorney



Date: March 08, 2022

Maureen Miller Brosnan, Mayor

**ADDENDUM TO SUBLEASE AGREEMENT
EDDIE EDGAR ARENA
BETWEEN THE CITY OF LIVONIA
AND LIVONIA CIVIC ARENAS,
A MICHIGAN NONPROFIT CORPORATION**

WHEREAS, Livonia Civic Arenas ("Tenant") is well into its second decade of successfully operating the Eddie Edgar Arena for the City of Livonia ("Landlord"), and Landlord and Tenant extended this relationship by a Sublease signed December 31, 2015 (the "Lease"); and WHEREAS, the Lease calls for \$2,000 monthly payments from Tenant to Landlord; and

WHEREAS, Tenant has requested that Landlord waive these payments for 12 months beginning _____, and Landlord has determined to grant this request;

NOW THEREFORE, Landlord and Tenant agree to amend Section 4.3 of the Lease to read as follows:

4.3 Rental Payments by Tenant.

Tenant, in consideration of this Agreement, hereby covenants and agrees to pay to the Landlord the sum of twenty four thousand dollars (\$24,000) per year, to be paid in monthly installments of \$2,000 commencing on August 1, 2018, and continuing every month for the three (3) year initial balance of the term of the lease. If Tenant exercises its option for renewal, the \$2,000 monthly payment would remain in effect for all five (5) years of the option term , except the twelve month period beginning _____, 2022, during which Landlord hereby waives such \$2,000 monthly payments. Additionally, the Tenant shall pay to the Landlord any amounts by which revenues of the Arena exceed reasonable operating expenses, so long as the Capital Reserve Fund referenced in Section 3.4

hereof shall have a balance of \$500,000.00. Reasonable operating expenses, including payments to employees and directors of Lessee, shall be measured and determined against expenses incurred at similar competing facilities in the Detroit Metropolitan Area. To the extent the balance in such fund shall exceed \$500,000.00, whether due to interest or investment income or otherwise, such excess shall be forthwith paid to Landlord.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

In the Presence of:

LANDLORD: CITY OF LIVONIA, a
Michigan Municipal Corporation

By: _____
Maureen Miller Brosnan, Mayor

and: _____
Susan Nash, City Clerk

STATE OF MICHIGAN)
)ss.
COUNTY OF WAYNE)

On this ____ day of _____, 2022, before me, a Notary Public in and for said County, personally appeared Maureen Miller Brosnan and Susan Nash, to me personally known, who being by me duly sworn did say that they are the Mayor and the City Clerk, respectively, of the City of Livonia, and that the seal affixed to said instrument is the corporate seal of said municipal corporation, and that said instrument was signed and sealed in behalf of said municipal corporation by authority of a resolution of its City Council, and said officers acknowledged said instrument to be the free act and deed of said municipal corporation.

Notary Public, Wayne County, Michigan
My commission expires: _____
Acting in Wayne County

In the Presence of:

TENANT: Livonia Civic Arena, a
Michigan Nonprofit Corporation

By: _____
Glen Long, President

STATE OF MICHIGAN)
)ss.
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by _____, President, and _____, Secretary of Livonia Civic Arena, a Michigan Nonprofit Corporation, on behalf of said corporation.

Notary Public, Wayne County, Michigan
My commission expires: _____

In the Presence of:

ACCEPTED BY: Municipal Building
Authority of Livonia

By: _____

President

and: _____

Treasurer

and: _____

Secretary

Pursuant to Council Resolution
_____ adopted by the Livonia
City Council on _____.

APPROVED AS TO FORM:

Paul A. Bernier, City Attorney
Dated: _____

Instrument drafted by:

Michael E. Fisher,
Chief Assistant City Attorney
City of Livonia
33000 Civic Center Drive
Livonia, MI 48154

P:\Agreements\ice arenas\Eddie Edgar Addendum 2021.doc

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 14, 2022**

5

7. REQUEST TO APPROVE ADDENDUM TO THE SUBLEASE AGREEMENT BETWEEN THE CITY OF LIVONIA AND LIVONIA CIVIC ARENAS: Department of Parks and Recreation, re: to suspend lease payments for Eddie Edgar Ice Arena for twelve months, beginning August 1, 2022.

Ted Davis, Superintendent of Parks and Recreation, presented the request to Council. He noted that Livonia Civic Arena is still struggling from the pandemic, and this is one way the city can help them.

Scott Bahr asked about the reason for the struggle out of the pandemic if it was due to low enrollment in leagues and programs. Ted Davis replied that when they were shut down, they were close enough to shut down within one week. Scott asked what the trajectory looked like for them. Ted responded that it is recovering, but this is one way to assist them along.

Scott Bahr offered an approving resolution for the Consent Agenda. He asked if this is an ongoing thing. Ted Davis stated that he hoped they would be okay next year, but there are too many variables in play with the various needs of the arenas.

Rob Donovic asked if he planned to recoup the lease payments. Ted Davis responded that they would not backfill the lease payments, it is just a wash at this point.

Brandon McCullough asked to clarify the rumor that Devonaire would be sold and turned into a subdivision. Ted Davis responded that it was not factual. Brandon responded that the association numbers are up and hopefully it sticks.

President Jolly stated that he values LCA as a strategic partner and asked if they are involved in their capital planning. He also asked how far in depth they look at the books to grasp the situation. Ted Davis indicated that he speaks with the arena manager frequently. They get their yearly budget, their actuals, their capital yearly expenditures and proposed capital for the upcoming year.

President Jolly asked who does the maintenance at the arenas. Ted Davis responded that interior improvements or capital projects are handled by LCA for the most part and the exterior are handled by the city for the most part.

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

8.

Parks and Recreation March 3, 2022

MEETING DATE

Study Meeting of
March 14, 2022

PREPARED BY

Ann Cox, Program Supervisor,

AGENDA ITEM

REQUEST TO APPROVE PARKS AND RECREATION MASTER PLAN: Department of Parks and Recreation, re: for the 2022-2026 Master Parks and Recreation Plan (PR 3819-22), a prerequisite in applying for State and Federal Funding.

BACKGROUND

The Parks and Recreation Commission at its regular meeting on March 2, 2022, approved the 2022-2026 Parks and Recreation Master Plan and recommended that it be presented to Council for approval.

The Department has been developing the proposed Five Year Master Park Plan for the last year in accordance to the guidelines provided by the Michigan Department of Natural Resources (MDNR). We have solicited public input through several months of surveys in 2021 from the Senior Center, social media, and our email distribution. To meet the specific requirements of the MDNR we put the plan out for an additional 30 day review. A draft plan was available for a 30 day public review from January 17, 2022 to February 18, 2022 with copies available at City Hall (City Clerk), Jack E. Kirksey Recreation Center, Senior Center, Bennett Library, and on our department webpage.

To be eligible to apply for various State grants, we must have an approved, five-year master plan on file with the Grants Management Division of the MDNR. The previous Master Plan approved in 2017 expires this year. The MDNR provides financial assistance through its recreation grants program to communities within the State of Michigan to acquire land or develop recreation facilities.

As you know a significant part of the exceptional quality of life in the City of Livonia is our Parks and Recreation system. Historically the Parks and Recreation Department has been successful in obtaining grants; in fact many of our park sites were acquired and developed through the use of this type of funding.

Attached for your approval is the 2022-2026 Parks and Recreation Master Plan, which serves to address the current and future recreational needs of our Livonia residents as well as provide a guide for future planning and development.

RECOMMENDATION

Approve Parks and Recreation Master Plan 2022-2026 as presented.

FISCAL CONSIDERATION

N/A

ATTACHMENTS

1. PR Master Plan Infographic2-28
2. ResolutionCouncilAdoption2022-3-23

APPROVED BY



Date: March 03, 2022

Ted Davis, CPRP, Superintendent of Parks and Recreation



Date: March 03, 2022

Paul Bernier, City Attorney



Date: March 04, 2022

Maureen Miller Brosnan, Mayor

City of Livonia Parks and Recreation Master Plan at a Glance



Highlights

Who Responded?

2021	2016
2,524	276
RESPONSES	RESPONSES
89%	
RESIDENTS	

How Do You Find Us?

61%	SOCIAL MEDIA	CONNECTIONS	45%
		MAGAZINE	

What's Important?

	MAINTAIN AND DEVELOP EXISTING PARKS	86%
	PROTECT THE NATURAL ENVIRONMENT	76%
	MAINTAIN EXISTING PROGRAMMING AND EVENTS	63%

What Are Our Priorities?

	DEVELOP AND IMPROVE EXISTING FACILITIES	54%
	DEVELOP MORE PASSIVE RECREATIONAL OPPORTUNITIES	48%
	PRESERVE NATURAL AREAS	45%

What Are Our Trail Priorities?

	NATURE TRAILS	67%
	PAVED TRAILS	48%

WE HEARD YOU!

Our Goals for the Next Five Years:

- Build on the success and opportunities within existing facilities to improve quality of life.
- Pursue funding sources and develop partnerships and advocates to manage park needs.
- Increase awareness and use of our facilities and programs.
- Support green initiatives and accessibility to recreation.



OFFICE OF THE CITY CLERK
CITY OF LIVONIA

The undersigned, Susan M. Nash, City Clerk of the City of Livonia, does hereby certify that a Regular Meeting of the Council of the City of Livonia, held on March 23, 2022, at 33000 Civic Center Drive, Livonia, Michigan, at which time and place the following members of the Council were present: Jim Jolly, Laura M. Toy, Scott Bahr, Rob Gjonjaj Donovic, Brandon McCullough, Kathleen McIntyre, Scott Morgan. Absent: None. The following resolution was made and adopted:

CR #____

WHEREAS, the Livonia City Council has undertaken a planning process to determine the recreation and natural resource conservation needs and desires of its residents during a five-year period covering the years 2022-2026, and

WHEREAS, the Livonia City Council began the process of developing a Parks and Recreation Master Plan in accordance with the most recent guidelines developed by the Department of Natural Resources and made available to local communities, and

WHEREAS, residents of the City of Livonia were provided with a well-advertised opportunity during the development of the draft plan to express opinions, ask questions, and discuss all aspects of the Parks and Recreation Master Plan, and

WHEREAS, the public was given a well-advertised opportunity and reasonable accommodations to review the final draft of the Parks and Recreation Master Plan for a period of at least 30 days (Jan. 17, 2022-Feb. 16, 2022), and

WHEREAS, a public meeting was held on March 14, 2022, at City Hall to provide opportunity for all residents to express opinions, ask questions, and discuss all aspects of the City of Livonia Parks and Recreation Master Plan, and

WHEREAS, the Livonia City Council has developed the plan as a guideline for improving recreation and enhancing natural resource conservation for the City of Livonia, and

WHEREAS, after the public meeting, the Livonia City Council met to adopt said City of Livonia Parks and Recreation Master Plan 2022-2026.

NOW, THEREFORE BE IT RESOLVED the Livonia City Council hereby adopts the City of Livonia Parks and Recreation Master Plan 2022-2026.

A roll call vote was taken on the foregoing resolution with the following result

AYES:

NAYS:

The President declared the resolution **adopted**.

IN WITNESS WHEREOF, the undersigned has hereunto affixed her signature on this 23rd day of March, 2022.

Susan M. Nash, City Clerk
City of Livonia, Wayne County, Michigan
SMN/bjm

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 14, 2022**

6

8. REQUEST TO APPROVE PARKS AND RECREATION MASTER PLAN: Department of Parks and Recreation, re: for the 2022-2026 Master Parks and Recreation Plan (PR 3819-22), a prerequisite in applying for State and Federal Funding.

Ted Davis, Superintendent of Parks and Recreation, presented the request to Council. He stated that in 2016, they received 276 survey responses and this time around, they received 2524 survey responses.

Vice President, Laura Toy, complimented Ted Davis and his team on their excellent job with Parks and Recreation. She offered an approving resolution for the Consent Agenda.

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

9.

DPW

March 1, 2022

MEETING DATE

Study Meeting of
March 14, 2022

PREPARED BY

Jill Russell, Secretary III,

AGENDA ITEM

AWARD OF BID: Department of Public Works, re: for professional architectural services for Newburgh Village HVAC improvements, from budgeted funds.

BACKGROUND

The Newburgh Village Apartments, located at 11999 Newburgh Road, were constructed in 1991 for senior living and are comprised of 10 buildings with 12 apartments each (120 apartments total). 40 are two-bedroom and 80 are one-bedroom units. Each apartment has its own dedicated HVAC system located in a small utility room with very limited space. The current HVAC setup utilizes the domestic hot water heaters to also heat coil units to that supply air for the furnace, which is inefficient and problematic. The equipment is obsolete, has exceeded its useful life expectancy, and requires replacement.

The proposed project scope includes replacement the existing fan coil units with new conventional gas fired furnaces and remote condensing units as well as replacing the existing water heaters that will be used exclusively for domestic plumbing needs. The equipment will also require new electrical connections and controls with programmable thermostats. Scope development services were assigned to HRC and the recommended work has an estimated construction cost of \$1,800,000.

In order to proceed with design and bidding of the project a Request for Proposals (RFP) was prepared by the Department and issued to our four as-needed architecture firms. Detroit Architectural Group (DAG), 1644 Ford Avenue, Wyandotte, MI 48192 was the lowest bidder (see attached RFP bid review form and proposal from DAG) at a fee of \$62,705.

RECOMMENDATION

Request to Award Professional Architecture Services to Detroit Architectural Group, Inc. through the QBS process (CR 378-20) for the design/bid phase and construction contract administration phase for the Newburgh Village HVAC improvements in an amount not to exceed \$62,705.00 from budgeted funds

FISCAL CONSIDERATION

Approve use of funds allocated in the Housing Budget (536-677-982-000) fund in the amount of \$62,705.00 for this purpose

ATTACHMENTS

1. Newburgh Village Proposal DAG
2. Newburgh Village RFP Review Table

APPROVED BY



Jacob Rushlow, P.E., Assistant Director of Public Works

Date: March 01, 2022



Don Rohraff, Director of Public Works

Date: March 01, 2022



Michael Slater, Finance Director

Date: March 04, 2022



Maureen Miller Brosnan, Mayor

Date: March 04, 2022

FORM OF PROPOSAL ARCHITECTURAL SERVICES

PROJECT: NEWBURGH VILLAGE HVAC

City of Livonia DPW
Attn: Jacob Rushlow, Assistant Director or Public Works
12973 Farmington Road
Livonia, Michigan 48150

JRUSHLOW@LIVONIA.GOV

Dear Mr. Rushlow:

The undersigned, has familiarized himself with the type of services desired and has carefully examined the scope of work, specifications, and instructions to bidders, and accepts as sufficient for the purpose and agrees to furnish to the City of Livonia the specified items and will accept in full payment therefore the following amounts:

COMPANY NAME: Detroit Architectural Group

PHASE	DESCRIPTION	COMPLETE FOR SUM OF
1	Design/Bid Phase	\$ 33,015.00
2	Contract Administration Phase	\$ 29,690.00
3	TOTAL ITEMS 1-2	\$ 62,705.00

- Projected Completion Date for Phase 1 – Design Bid: Per RFP – See Supplemental Documentation
- Please list any exceptions or additional terms on separate attachment.

These services will be provided in accordance with all terms and conditions specified in the existing contract with the City of Livonia executed in accordance with Council Resolution # 378-20.

Form of Proposal – Architectural Services

In submitting this sealed proposal, it is understood that the City of Livonia reserves the right to reject or accept any or all proposals in whole or in part and waive any irregularities or formalities therein. It is agreed that this proposal may not be withdrawn for ninety (90) days from the opening thereof.

Firm Name: Detroit Architectural Group
Address: 1644 Ford Avenue
City/State/Zip: Wyandotte, MI 48192
Phone: 734-556-3259 FAX: None
Signature: 
Title: Principal
Date: February 22, 2022
(Person executing bid and official capacity)



If Different, Company contact person to whom questions regarding this submission should be directed is:

Name _____

Title _____

Phone No. _____

Email _____

FORMS TO RETURN WITH SUBMISSION:

- Form of Proposal Pages (PF-1 & PF-2)
- Supplemental Documentation, if necessary



1644 Ford Avenue
Wyandotte, MI 48192
734.556.3259

30445 Northwestern Hwy, Ste 360
Farmington Hills, MI 48334
248.583.4990

February 22nd, 2022

Jacob Rushlow

Superintendent of Public Service
Dept. of Public Works
12973 Farmington Road
Livonia, MI 48150

RE: Newburgh Village HVAC
9710 Middlebelt Road
Livonia, MI 48150
DAG Job # 22-023

Supplemental Documentation

Jacob,

Detroit Architectural Group appreciates the opportunity to submit a proposal for services required to complete the Wilson Barn Roof Replacement project. Our team would like to offer the following comments along with our submitted form of proposal.

- **PROXIMITY** – As you are aware, our team utilizes Sellinger & Associates, a Livonia company, for mechanical engineering. This project is primarily a mechanical engineering project and will require consistent attention to the project site from both the Project Manager and the Project Engineer.
- **SCHEDULE** – Our team has revisited the schedule, construction administration requirements and expectations of the city and are positive that we can meet those needs of the City and the construction process.
- **CLARIFICATIONS** -
 - We have included a breakdown of the time and hours that have been allocated to individual tasks and responsibilities that our team will be responsible for. We hope that demonstrates our understanding of the project needs but also the recognition of the time that our design professionals will be committing to the City of Livonia.

As always, should you have any questions, require further information or would like to discuss this further, please do not hesitate to contact us at any time.

Sincerely,

Detroit Architectural Group

A handwritten signature in black ink, reading 'Brandon M. Kritzman'.

Brandon M. Kritzman
Principal

DETROIT ARCHITECTURAL GROUP

FEE Development by Task	Dept.	DAG			SUBCONSULTANTS		DAG STAFF	DAG STAFF SUBTOTAL	SUBCONSULTANTS SUBTOTAL	PROJECT TOTAL
Project Name: Newburgh Village HVAC	Role	PIC/PM	PA	PA	Sellinger M/P	ETS Eng				
Project No: 22-023	Team	BK	JR	MV	Enter fees from subconsultants below in either the 'Subconsultant' row or another appropriate task.					
Client Name: City of Livonia	Select Position	Select Position	Select Position	Select Position						
	Rate	\$125.00	\$125.00	\$80.00						
A - Schematic Design										
Hold kick Off Meeting at Project Site		4			\$ 9,000	\$ 3,250	4	4	\$ 12,250	4
Initial Site Visit		2			\$ -	\$ 1,000	2	2	\$ 1,000	2
Review Bakground Materials		2			\$ -	\$ -	2	2	\$ -	2
Schematic Design		4		32	\$ -	\$ -	36	36	\$ -	36
50% Owner Review Meeting		4			\$ -	\$ -	4	4	\$ -	4
Construction Cost Estimate		8	2		\$ -	\$ -	10	10	\$ -	10
Construction Documents (Plans & Specs)		20	4	12	\$ -	\$ -	36	36	\$ -	36
90% Owner review Meeting		4			\$ -	\$ -	4	4	\$ -	4
Construction Cost Estimate (Update)		4			\$ -	\$ -	4	4	\$ -	4
Finalize Plans and Specs		36	4	12	\$ -	\$ -	52	52	\$ -	52
Submit for Permits		4		2	\$ -	\$ -	6	6	\$ -	6
Attend Pre-Bid Meeting		3			\$ -	\$ -	3	3	\$ -	3
Bidding Assistance (Bid Tab, Evals)		12			\$ -	\$ -	12	12	\$ -	12
Letter of Recommendation		4			\$ -	\$ -	4	4	\$ -	4
					\$ -	\$ -	0	0	\$ -	0
TOTAL HOURS		111	10	58			179	179		179
TOTAL COSTS		\$13,875	\$1,250	\$4,640	\$ 9,000	\$ 4,250	\$19,765	\$19,765	\$13,250	\$33,015
B - Construction Admin										
Attend Kick-Off and Wkly Progress Meetings (30)		60			\$ 14,800	\$ 1,000	60	60	\$ 15,800	60
Construction Administration (Office)				8	\$ -	\$ 1,000	8	8	\$ 1,000	8
Written Progress Report (after EA Mtg)		30			\$ -	\$ -	30	30	\$ -	30
Extra Site Visits (4)		8			\$ -	\$ -	8	8	\$ -	8
					\$ -	\$ -	0	0	\$ -	0
TOTAL HOURS		98	0	8			106	106		106
TOTAL COSTS		\$12,250	\$0	\$640	\$ 14,800	\$ 2,000	\$12,890	\$12,890	\$16,800	\$29,690
TOTAL HOURS		209	10	66			285	285	N/A	285
TOTAL COST		\$26,125	\$1,250	\$5,280	\$23,800	\$6,250	\$32,655	\$32,655	\$30,050	\$62,705

Architectural Services Proposal Review form

Project: Newburgh Village HVAC Improvements

Proposal Date: 2/22/2022

Scope Developed By: HRC

Scoping Estimate: \$1,800,000

Phase	Description	DAG	HRC	DLZ	OHM
1	Design/Bid Phase	\$ 33,015.00	\$ 46,700.00		
2	Construction Phase	\$ 29,690.00	\$ 60,800.00		
3	Total Both Phases	\$ 62,705.00	\$ 107,500.00	\$ -	\$ -

1 Completion Date TBD 7/8/2022*

2 Duration (Design) 3 months 3 months

* assumes award by April 1, 2022 with design beginning shortly thereafter

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 14, 2022**

7

9. AWARD OF BID: Department of Public Works, re: for professional architectural services for Newburgh Village HVAC improvements, from budgeted funds.

Jacob Rushlow, Assistant Director of Public Works presented the request to Council. Rob Donovic asked if the updated systems included updated thermostats. Jacob Rushlow confirmed the updated thermostats are included. Rob asked if the HVAC systems were original from the 1990's. Jacob confirmed they are the original systems. Rob Donovic offered an approving resolution for the Consent Agenda.

Rob Donovic indicated that the Detroit Architectural Group was the lowest and most qualified bidder and are a well-respected company that would do a great job. He stated that there was discussion about losing power at Newburgh Village and hopefully this will minimize issues.

President Jolly noted that the architect for this project was in the audience.

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

10.

DPW
March 1, 2022

MEETING DATE

Study Meeting of
March 14, 2022

PREPARED BY

Jill Russell, Secretary III,

AGENDA ITEM

AWARD OF BID: Department of Public Works, re: for professional architectural services for DPW Roads Barn roof replacement, from budgeted funds.

BACKGROUND

The DPW Roads Barn, located at 12973 Farmington Road in the DPW yard, was constructed in 1960. It is used by the road maintenance section of the DPW to house dump trucks, salt/plow trucks, back-hoes, aerial lift trucks, and other equipment. The original roof is a sheet metal system and was constructed with a series of 12 skylights and a ridge ventilation system. Both the skylights and original ventilation system were covered over at some point when sprayed insulation was added on the underside of the roof. High pressure sodium lights were added, and a duct-sox ventilation system was incorporated. Currently the metal roof has numerous leaks that are constantly being temporarily patched. The lighting equipment is obsolete and the ventilation duct-sox is inadequate. These building components have exceeded their useful life expectancy and require replacement.

The proposed project scope includes replacement of the roof with a new insulated metal roof system, replacement of existing lighting with new LED lights with the addition of natural light and an improved ventilation system. Scope development services were assigned to OHM Advisors and the recommended work has an estimated construction cost of \$570,000.

In order to proceed with the design and bidding of the project a Request for Proposals (RFP) was prepared by the Department and issued to our four as-needed architecture firms. DLZ Michigan, 607 Shelby St., Detroit, MI 48226 was the lowest bidder (see attached RFP bid review form and proposal from DAG) at a fee of \$40,000.

RECOMMENDATION

Request to Award Professional Architecture Services to DLZ Michigan, Inc. through the QBS process (CR 378-20) for the design/bid phase and construction contract administration phase for the DPW Road Barn Roof Replacement in an amount not to exceed \$40,000.00 from budgeted funds

FISCAL CONSIDERATION

Approve use of funds allocated in the Capital Outlay budget (401-000-976-000) in the amount of

\$40,000.00.

ATTACHMENTS

1. DPW Roads Barn RFP Form of Proposal-DLZ
2. DPW Roads Barn Roof - Proposal Review Table

APPROVED BY



Jacob Rushlow, P.E., Assistant Director of Public Works

Date: March 01, 2022



Don Rohraff, Director of Public Works

Date: March 01, 2022



Michael Slater, Finance Director

Date: March 03, 2022



Maureen Miller Brosnan, Mayor

Date: March 04, 2022

FORM OF PROPOSAL ARCHITECTURAL SERVICES

PROJECT: DPW Roads Barn Roof Replacement

City of Livonia DPW
Attn: Jacob Rushlow, Assistant Director or Public Works
12973 Farmington Road
Livonia, Michigan 48150

JRUSHLOW@LIVONIA.GOV

Dear Mr. Rushlow:

The undersigned, has familiarized himself with the type of services desired and has carefully examined the scope of work, specifications, and instructions to bidders, and accepts as sufficient for the purpose and agrees to furnish to the City of Livonia the specified items and will accept in full payment therefore the following amounts:

COMPANY NAME: DLZ Michigan, Inc.

PHASE	DESCRIPTION	COMPLETE FOR SUM OF
1	Design/Bid Phase	\$30,000.00
2	Contract Administration Phase	\$10,000.00
3	TOTAL ITEMS 1-2	\$40,000.00

- Projected Completion Date for Phase 1 – Design Bid **_Design Phase complete 105 days after NTP_**
- Please list any exceptions or additional terms on separate attachment.

These services will be provided in accordance with all terms and conditions specified in the existing contract with the City of Livonia executed in accordance with Council Resolution # 378-20.

Form of Proposal – Architectural Services

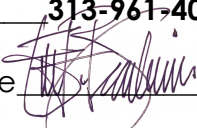
In submitting this sealed proposal, it is understood that the City of Livonia reserves the right to reject or accept any or all proposals in whole or in part and waive any irregularities or formalities therein. It is agreed that this proposal may not be withdrawn for ninety (90) days from the opening thereof.

Firm Name **DLZ Michigan, Inc.**

Address **607 Shelby Street, Suite 650**

City/State/Zip **Detroit, MI 48226**

Phone **313-961-4040** FAX _____

Signature 

Title **Eric Beaulieu, AIA – Principal Architect**

Date **February 21, 2022**

(Person executing bid and official capacity)

If Different, Company contact person to whom questions regarding this submission should be directed is:

Name **Laurie Frey, AIA**

Title **Project Manager**

Phone No. **313-961-4040**

Email **lafrey@dlz.com**

FORMS TO RETURN WITH SUBMISSION:

- Form of Proposal Pages (PF-1 & PF-2)
- Supplemental Documentation, if necessary

Architectural Services Proposal Review form

Project: DPW Roads Barn Roof Replacement

Proposal Date: 2/22/2022

Scope Developed By: OHM

Scoping Estimate: \$570,000

Phase	Description	DAG	DLZ	HRC	OHM
1	Design/Bid Phase	\$ 30,295.00	\$ 30,000.00	\$ 30,700.00	\$ 54,000.00
2	Construction Phase	\$ 14,460.00	\$ 10,000.00	\$ 21,800.00	\$ 24,000.00
3	Total Both Phases	\$ 44,755.00	\$ 40,000.00	\$ 52,500.00	\$ 78,000.00

1 Completion Date* 7/4/2022 7/18/2022 6/30/2022 8/1/2022

2 Duration (design) 3 months 105 days 3 months 4 months

* assumes award for design phase commencing on 4/4/2022

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 14, 2022**

8

10. AWARD OF BID: Department of Public Works, re: for professional architectural services for DPW Roads Barn roof replacement, from budgeted funds.

Jacob Rushlow, Assistant Director of Public Works presented the request to Council.

Brandon McCullough offered an approving resolution for the Consent Agenda, indicating that this was a great approach.

Kathleen McIntyre noted that there was a representative in the audience and thanked her for coming.

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

11.

Engineering
March 1, 2022

MEETING DATE

Study Meeting of March 14, 2022

PREPARED BY

Karen Worley, Secretary IV,

AGENDA ITEM

REQUEST TO WAIVE THE FORMAL BIDDING PROCESS AND APPROVE THE 2022 PAVEMENT JOINT AND CRACK SEALING PROGRAM BY EXTENDING CONTRACT 21-D UNIT PRICES WITH MICHIGAN JOINT SEALING, INC.: Engineering Division, re: for Contract 22-D in the amount of \$250,000 for one year. (CR 107-21)

BACKGROUND

The 2021 Pavement Joint and Crack Sealing Program, Contract 21-D was awarded to Michigan Joint Sealing, Inc. with Council Resolution No. 107-21 on April 12, 2021, this Council Resolution stated that the City Council may authorize a two-year contract extension based on satisfactory performance. As Michigan Joint Sealing, Inc., has met this requirement, the Engineering Division approached them concerning their willingness to extend the Contract 21-D unit prices as our contractor for Contract 22-D. Per their attached letter dated March 1, 2022, they are willing to honor their unit prices from the 2021 Pavement Joint and Crack Sealing Program for this year's program. Please note that they are a local contractor that has completed repairs for the City of Livonia in the past, including 2008 through 2010 and 2014 through 2021.

RECOMMENDATION

We are recommending extending the Contract 21-D unit prices for Contract 22-D to Michigan Joint Sealing, Inc. with a budget of \$250,000 for the completion of the 2022 Pavement Joint and Crack Sealing Program, Contract 22-D. Work is anticipated to begin in mid- August and be completed on or before October 31, 2022.

FISCAL CONSIDERATION

In order to proceed with this project, we recommend that the Council take the following actions:

- Waive the formal bidding process under Section 3.04.140.D.3 of the Livonia Code of Ordinances, as amended, since no advantage to the City would result from competitive bidding.
- Extend Contract 21-D unit prices for the Contract 22-D, 2022 Pavement Joint and Crack Sealing Program in the amount of \$250,000 to Michigan Joint Sealing, Inc., 28830 West Eight Mile Road, Suite 103, Farmington Hills, MI 48336. The award should be on the basis

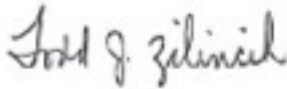
of the bid unit prices from 2021, Contract 21-D, said amount to be adjusted based upon the quantities of work actually completed.

- Authorize an expenditure from budgeted funds of \$250,000 (\$62,500 from Account No. 202-463-818-117 for Major Roads and \$187,500 from Account No. 203-463-818-117 for Local Roads)
- Authorize the City Engineer to approve minor adjustments in the work, as required.

ATTACHMENTS

1. 3-1-22 Letter from Michigan Joint Sealing
2. Bid Tab 21-D
3. CR 107-21

APPROVED BY



Todd Zilincik, P.E., City Engineer

Date: March 02, 2022



Don Rohraff, Director of Public Works

Date: March 02, 2022



Michael Slater, Finance Director

Date: March 03, 2022



Paul Bernier, City Attorney

Date: March 04, 2022



Maureen Miller Brosnan, Mayor

Date: March 04, 2022

MICHIGAN JOINT SEALING, INC.

28830 W. 8 MILE, STE 103
FARMINGTON HILLS, MI 48336
PHONE 248.476.4120
FAX 248.476.7639

March 1, 2022

City of Livonia
33000 Civic Center Drive
Livonia, MI 48154

Attn: Todd Zilincik

Re: 2022 Joint & Crack Sealing Program

Todd,

Michigan Joint Sealing, Inc. will extend our 2021 contract pricing for the 2022 Joint & Crack Sealing Program.

If you need anything further, please contact our office at (248) 476-4120.

Thank you,

A handwritten signature in black ink, appearing to read 'D. Bacci', with a stylized flourish extending to the right.

David Bacci, Operations

**CITY OF LIVONIA
2021 PAVEMENT JOINT AND CRACK SEALING PROGRAM
CONTRACT 21-D
BID TABULATION**

March 10, 2021			Michigan Joint Sealing, Inc. 28830 W. Eight Mile Suite 103 Farmington Hills, MI 48336 Phone: 248.476.4120 Contact: Kimberly Sinischo		Scodeller Construction, Inc. 51722 Grand River Ave. Wixom, MI 48393 Phone: 248.374.1102 Contact: Adam Hartley		Carr's Outdoor Services, Inc. 48910 Ford Road Canton, MI 48187 Phone: 734.459.8880 Contact: Timothy A. Carr				
			Item	Description	Quantity L.F.	Unit Price	Total	Unit Price	Total	Unit Price	Total
	1 Cleaning and Sealing Joints and Cracks (Hot Poured Rubber)	147,300.00	\$0.71	\$104,583.00	\$0.81	\$119,313.00	\$0.88	\$129,624.00			
	2 Cleaning and Sealing Joints and Cracks (Overband)	136,000	\$0.31	\$42,160.00	\$0.41	\$55,760.00	\$0.48	\$65,280.00 *			
	3 Cleaning and Sealing Joints and Cracks (Mastic One)	1,750	\$6.85	\$11,987.50	\$12.30	\$21,525.00	\$2.07	\$3,622.50 *			
	4 Cleaning and Sealing Joints and Cracks (SL1 or equivalent)	500	\$3.00	\$1,500.00	\$4.00	\$2,000.00	\$3.10	\$1,550.00			
	5 Inspector Days @ \$500 each (Based on 8 hour day)	10	10 Days \$500.00	\$5,000.00	20 Days \$500.00	\$10,000.00	20 Days \$500.00	\$10,000.00 *			
Total Proposal				\$165,230.50		\$208,598.00		\$210,076.50 *			

Bids Advertised: Livonia Observer; MITN

Bids Opened - March 9, 2021

*Corrected by Engineering

Additional Bidders:

Hutch Paving, Inc.
3000 E. Ten Mile Road
Warren, MI 48091
586-427-7283
Colton Oedy
35 days inspection
\$259,835.00

#107-21 RESOLVED, that having considered the report and recommendation of the City Engineer, dated March 10, 2021, which bears the signatures of the Director of Finance and the Director of Public Works, and is approved for submission by the Mayor, the Council does hereby accept the unit price bid of Michigan Joint Sealing, Inc., 28830 W. Eight Mile Road, Suite 103, Farmington Hills, MI 48336, for performing all work required in connection with the 2021 Pavement Crack and Joint Sealing Program (Contract 21-D) for the estimated total cost of \$165,230.50; FURTHER, the Council does hereby authorize an expenditure in an amount not to exceed \$105,230.50 from funds budgeted in Account No. 203-463-818-117 (Local Roads) and \$60,000.00 from funds budgeted in Account No. 202-463-818-117 (Major Roads) for this purpose; FURTHER, the Council does hereby authorize a transfer of budgeted funds in an amount not to exceed \$10,000.00 from Account No. 202-463-818-118 (Lane Line Marking) to Account No. 203-463-181-117 (Joint and Crack Sealing) for this purpose; FURTHER, the foregoing amounts are based upon the Engineering Division's estimate of units involved, and are subject to final payments based upon the actual units completed in accordance with the unit prices accepted herein, said estimated costs and unit prices having been in fact the lowest bid received and meets all specifications; FURTHER, the Council does hereby authorize a two-year contract extension for years 2022 and 2023 at the same unit prices upon satisfactory completion of the 2021 award; and the City Engineer is hereby authorized to approve minor adjustments in the work as it becomes necessary but this authorization does not entitle the City Engineer to authorize any increase in the not to exceed amount or to contract with other parties; and the Mayor and City Clerk are hereby authorized for and on behalf of the City of Livonia to execute a contract with the aforesaid company, approved as to form and substance by the Department of Law, and to do all other things necessary or incidental to the full performance of this resolution.

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 14, 2022**

9

11. REQUEST TO WAIVE THE FORMAL BIDDING PROCESS AND APPROVE THE 2022 PAVEMENT JOINT AND CRACK SEALING PROGRAM BY EXTENDING CONTRACT 21-D UNIT PRICES WITH MICHIGAN JOINT SEALING, INC.: Engineering Division, re: for Contract 22-D in the amount of \$250,000 for one year. (CR 107-21).

Todd Zilincik, City Engineer, presented the request to Council.

Vice President, Laura Toy, offered an approving resolution for the Consent Agenda.

DIRECTION:	APPROVING	CONSENT
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LETTER TO THE LIVONIA CITY COUNCIL

12.

Engineering
March 2, 2022

MEETING DATE

Study Meeting of March 14, 2022

PREPARED BY

Karen Worley, Secretary IV,

AGENDA ITEM

VACATING REQUEST: Engineering Division, re: to vacate a public utility easement within Haggerty Square Phase II, located at 19750 Haggerty Road. Parcel ID No. 046 023-99-0005-004.

BACKGROUND

Pursuant to the February 14, 2022 request from Stonefield Engineering & Design, on behalf of the owner, Haggerty Residential, LLC, the Law Department has approved the request as to form and the Engineering Division has reviewed the utilities located on the property in question and found that the request for the vacation of the public utility easement is warranted

RECOMMENDATION

In order to proceed, the Engineering Division respectfully requests that the City Council do all things necessary for the vacation of the following public utility easement (twelve foot wide sanitary sewer easement previously recorded in Liber 56675, page 509, Wayne County Records) A map with the original easement to be vacated is attached:

A twelve-foot (12') wide sanitary sewer easement located in the West ½ of Section 6, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan. Being more particularly described as:

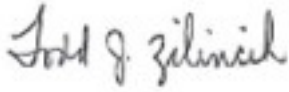
Beginning at a point distant N 89°21'58" E, 60.00 feet from the West ¼ Corner of Section 6, Town 1 South, Range 9 East; thence continuing N 89°21'58" E, 291.02 feet; thence S 00°00'25" W, 66.07 feet; thence N 89°59'18" W, 10.05 feet; thence S 00°00'42" W, 401.00 feet; thence S 89°59'18" E, 6.41 feet; thence S 00°21'49" E, 54.63 feet to the point of beginning of centerline of 12-foot wide sanitary sewer easement; thence N 89°46'48" E, 462.47 feet; thence N 87°50'08" E, 121.87 feet to the Point of Ending.

FISCAL CONSIDERATION

ATTACHMENTS

1. 2-14-22 Vacation Request from Stonefield
2. Exhibit A - Vacation Description and Diagram

APPROVED BY



Date: March 02, 2022

Todd Zilincik, P.E., City Engineer



Date: March 02, 2022

Don Rohraff, Director of Public Works

Date: March 02, 2022



Paul Bernier, City Attorney

Date: March 02, 2022



Maureen Miller Brosnan, Mayor

Date: March 04, 2022



STONEFIELD
engineering & design

February 14, 2022

The Honorable City Council
33000 Civic Center Drive
Livonia, MI 48154

**RE: Sanitary Sewer Easement Vacation
Haggerty Center Redevelopment
Parcel ID: 46-023-99-0005-001 & 46-023-99-0005-002
19860 Haggerty Road
City of Livonia, County of Wayne, Michigan**

Honorable City Council:

Stonefield Engineering & Design, LLC is requesting vacation of a public sanitary sewer easement as described below:

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

BEGINNING AT A POINT DISTANT NORTH 89 DEGREES 21 MINUTES 58 SECONDS EAST 60.0 FEET FROM THE WEST 1/4 CORNER OF SECTION 6 TOWN 1 SOUTH, RANGE 9 EAST; THENCE CONTINUING NORTH 89 DEGREES 21 MINUTES 58 SECONDS EAST 291.02 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 25 SECONDS WEST 66.07 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 18 SECONDS WEST 10.05 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 42 SECONDS WEST 401.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 18 SECONDS EAST 6.41 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 49 SECONDS EAST 54.63 FEET TO THE POINT OF BEGINNING OF CENTERLINE OF 12 FOOT WIDE SANITARY SEWER EASEMENT; THENCE NORTH 89 DEGREES 46 MINUTES 48 SECONDS EAST 462.47 FEET; THENCE NORTH 87 DEGREES 50 MINUTES 08 SECONDS EAST 121.887 FEET TO THE POINT OF ENDING.

The vacation of this easement will allow for a new easement to be put in place that will encompass the newly constructed sanitary sewer. Should you have any questions, please do not hesitate to contact our office.

Best regards,

Eric Williams
ewilliams@stonefieldeng.com
Stonefield Engineering and Design, LLC

V:\M\2017M-17245-Tower Construction-19860 Haggerty Road, Livonia, MI\Correspondence\Outgoing\Municipality\City Council Easement Vacation.docx



**CITY of LIVONIA
OFFICE OF THE CITY CLERK**

33000 CIVIC CENTER DRIVE, LIVONIA, MICHIGAN 48154

TELEPHONE (734) 466-2230

Tower Construction
Received From: *Stonefield Engineering + Design*
Address: *19860 Haggerty Rd*
City: *Livonia* Zip: *48152* Date: *02/24/22*

CERTIFICATES

Dollar Amount

BIRTHS ☐ LF# _____ CC _____ PARCHMENT _____

PAID

DEATHS ☐ LF# _____ CC _____

FEB 24 2022

CITY OF LIVONIA

GENERAL

☐ Maps, Books _____
☐ F.O.I.A. Copies _____
☐ Signs _____
☐ Grading Bond _____
☐ Petition, Waiver *Sanitary Sewer*
☐ Election Fees *Easement Vacation*
☒ Other *for Haggerty Center Redevel.*
19860 Haggerty Rd

CASH ☐ CK# *24567*

Total Amt. >

\$1650.00

BY. 

No. 077766

CITIZEN'S COPY

CASH ONLY IF ALL CheckLockTM SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

TOWER CONSTRUCTION, LLC

2093 Orchard Lake Road
Sylvan Lake, Michigan 48320

CIBC Bank USA
Birmingham, MI 48009
74-1358/724

24567

02/15/2022

PAY TO THE
ORDER OF

City of Livonia

\$

650.00

Six Hundred Fifty Dollars and Zero cents*****

DOLLARS

PROTECTED AGAINST FRAUD



City of Livonia
33000 Civic Center Dr.
Livonia, Michigan 48154



MEMO INV # 17-094 Easement Vacation

James H. Green

MP

024567

072413586

229580 5

TOWER CONSTRUCTION, LLC

City of Livonia - 02/15/2022

24567

Job Number

Invoice Date

Invoice Number

Invoice Amount

Payment Amount

17-094

Feb 15, 2022

17-094 Easement Vacation

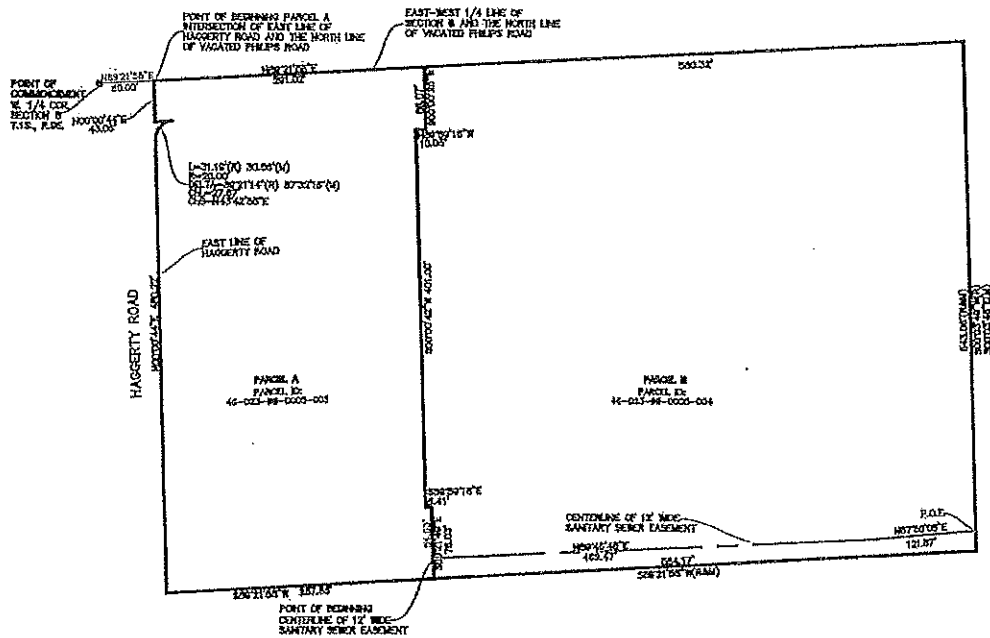
650.00

650.00

Check Amount

650.00

EASEMENT DESCRIPTION:
SHEET 2 OF 2



KEM-TEC

**PROFESSIONAL ENGINEERING,
SURVEYING & ENVIRONMENTAL
SERVICES**

A GROUP OF COMPANIES

Eastpointe (500) 295.7222	Detroit (313) 758.0677	Ann Arbor (734) 994.0888	Grand Blanc (810) 694.0001
X: (506) 772.4048	FAX: (506) 772.4048	FAX: (734) 994.0667	FAX: (810) 694.9955

www.kemtecagroupofcompanies.com

PREPARED FOR: STONEFIELD ENGINEERING & DESIGN

FIELD SURVEY: N/A

DATE: OCTOBER 20, 2020

DRAWN BY: RCE

SHEET: 1 OF 2

SCALE: 1" = 80'

JOB NO.: 19-00036

EXHIBIT A

PROPERTY DESCRIPTION:

PARCEL B:

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

BEGINNING AT A POINT DISTANT NORTH 89 DEGREES 21 MINUTES 58 SECONDS EAST 351.02 FEET FROM THE WEST 1/4 CORNER OF SECTION 6, TOWN 1 SOUTH, RANGE 9 EAST; THENCE CONTINUING NORTH 89 DEGREES 21 MINUTES 58 SECONDS EAST 580.32 FEET; THENCE SOUTH 00 DEGREES 03 SECONDS 46 MINUTES EAST (RECORDED AS SOUTH 00 DEGREES 03 MINUTES 49 SECONDS WEST) 543.06 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 58 SECONDS WEST 584.17 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 49 SECONDS WEST 76.03 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 18 SECONDS WEST 6.41 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 42 SECONDS EAST 401.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 18 SECONDS EAST 10.05 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 25 SECONDS EAST 66.07 FEET TO THE POINT OF BEGINNING.

EASEMENT DESCRIPTION:

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

BEGINNING AT A POINT DISTANT NORTH 89 DEGREES 21 MINUTES 58 SECONDS EAST 60.00 FEET FROM THE WEST 1/4 CORNER OF SECTION 6, TOWN 1 SOUTH, RANGE 9 EAST; THENCE CONTINUING NORTH 89 DEGREES 21 MINUTES 58 SECONDS EAST 291.02 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 25 SECONDS WEST 66.07 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 18 SECONDS WEST 10.05 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 42 SECONDS WEST 401.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 18 SECONDS EAST 6.41 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 49 SECONDS EAST 54.63 FEET TO THE POINT OF BEGINNING OF CENTERLINE OF 12 FOOT WIDE SANITARY SEWER EASEMENT; THENCE NORTH 89 DEGREES 46 MINUTES 48 SECONDS EAST 462.47 FEET; THENCE NORTH 87 DEGREES 50 MINUTES 08 SECONDS EAST 121.87 FEET TO THE POINT OF ENDING.



PROFESSIONAL ENGINEERING,
SURVEYING & ENVIRONMENTAL
SERVICES

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Eastpointe Detroit Ann Arbor Grand Blanc
(800) 295.7222 (313) 758.0677 (734) 994.0888 (688) 694.0001
FAX: (566) 772.4048 FAX: (566) 772.4048 FAX: (734) 994.0667 FAX: (310) 694.9955
www.kemtecagroupofcompanies.com

PREPARED FOR: STONEFIELD ENGINEERING & DESIGN

FIELD SURVEY: N/A

DATE: OCTOBER 20, 2020

DRAWN BY: RCE

SHEET: 2 OF 2

SCALE: N/A

JOB NO.: 19-00036

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 14, 2022**

10

12. VACATING REQUEST: Engineering Division, re: to vacate a public utility easement within Haggerty Square Phase II, located at 19750 Haggerty Road. Parcel ID No. 046 023-99-0005-004.

Todd Zilincik, City Engineer, presented the request to Council, stating that the manhole was slightly on the border within the easement. This could cause an issue if maintenance was needed for the public sewer. Vacating was requested to reestablish the correct easement.

Brandon McCullough offered an approving resolution for the Consent Agenda.

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

13.

Engineering
March 2, 2022

MEETING DATE

Study Meeting of March 14, 2022

PREPARED BY

Karen Worley, Secretary IV,

AGENDA ITEM

REQUEST TO APPROVE THE ESTABLISHMENT OF IMPROVEMENT BONDS: Engineering Division, re: to assure the installation of public improvements at Hines Place Site Condominium, located on the west side of Jughandle Road, between Plymouth Road and Edward N. Hines Drive, in the Southeast 1/4 of Section 30. (CR 300-21)

BACKGROUND

Upon review of the plans for the subject development the Engineering Division has determined that the following bonds should be established pursuant to Section 18.66 of Ordinance No. 543. The bonds in question are required at this time to assure the installation of public improvements.

General Improvement Bond	\$195,892.00 (\$19,589.00 minimum cash)
Sidewalk Bond	\$32,637.00 (\$7,500.00 minimum cash)
Grading & Soil Erosion Control Bond	\$2,400.00 (all cash)
Entrance Markers/Landscaping	\$5,000.00 (all cash)
Monuments and Markers Bond	\$1,000.00 (all cash)
As-Built Drawings Bond	\$10,000.00 (all cash)

RECOMMENDATION

An estimate of the cost of the public improvements for the purpose of establishing the improvement bond requirement, along with the required cash payments, is shown on the attached schedule in accordance with Section 18.66 of Ordinance No. 543. In accordance with Section 16.24.31 (modification of requirements of the Livonia Code of

Ordinances), it will be noted that a cash payment is being recommended herein representing a contribution in aid for possible future street lighting within the subject development. The contribution amount has been based on the number of future street lights (as determined by this office) and cost factors as estimated by the Detroit Edison Company in accordance with a ruling of the Michigan Public Service Commission in December 1990.

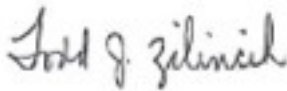
To facilitate the maintenance of our records, the Engineering Division will require that "as built" plans of all public improvements installed in connection with the development be submitted to this office via electronic PDF and Auto Cad copies. Further, appropriate utility easements and deeds will be required for future maintenance by the City.

FISCAL CONSIDERATION

ATTACHMENTS

1. 2-28-22 Hines Place Condominiums Schedule of Bonds & Fee Requirements
2. CR 300-21

APPROVED BY



Date: March 02, 2022

Todd Zilincik, P.E., City Engineer



Date: March 02, 2022

Don Rohraff, Director of Public Works



Date: March 04, 2022

Maureen Miller Brosnan, Mayor

To: Honorable Members of the City Council
Re: Hines Place Site Condominiums
S.E. ¼ of Section 30, City of Livonia
Establishment of Improvement Bonds

March 2, 2022
Page 3

SCHEDULE OF BONDS & FEE REQUIREMENTS

I. Bond Requirements

A. General Improvement Bond

Water Mains	\$83,110.00
Sanitary Sewers	\$78,454.00
Storm Sewers, including Footing Drain	
Storm Sewers	\$0.00
Paving (Private Street)	\$0.00
Miscellaneous Construction Costs	<u>\$25,000.00</u>
Estimated Construction Cost	\$186,564.00
Construction Contingencies	<u>\$9,328.00</u>
(Approximately 5%)	

Total \$195,892.00
(\$19,589.00 min. cash bond)

B. Sidewalk Bond

Sidewalks	\$29,670.00
Construction Contingencies	<u>\$2,967.00</u>
(Approx. 10%)	

Total \$32,637.00
(\$7,500 min. cash bond)

C. Grading & Soil Erosion Control Bond

 (Ord. #1187) ^\$2,400.00 (cash)
 (SESC Permit #21-21)

D. Entrance Markers/Landscaping \$5,000.00 (cash)

E. Monuments & Markers \$1,000.00 (cash)
 (Ord. #951)

F. As-Built Drawings Bond \$10,000.00 (cash)

TOTAL CASH BONDS \$45,489.00

 ^ Less Grading & Soil Erosion Control Bond -\$2,400.00
 Paid 10-13-21, SS 21-21, Receipt #7468

TOTAL CASH BONDS \$43,089.00
CURRENTLY DUE \$43,089.00

To: Honorable Members of the City Council
Re: Hines Place Site Condominiums
S.E. ¼ of Section 30, City of Livonia
Establishment of Improvement Bonds

March 2, 2022
Page 4

II. Fees (Cash Payments to the City)

A. Trees (19 lots @ \$300 per tree)		\$5,700.00
B. Street Name Signs (Hines Place Drive, Pvt)		\$250.00
C. Traffic Control Signs (Stop Sign, No Outlet)		\$750.00
Note: Private Road - Red Diamond Triangle required behind Guardrail at Dead End		
D. Street Light Contribution in Aid (First Year Cost)		\$9,000.00*
E. Engineering Services Gen. Improv. & Sidewalk		
1. Plan Review & Admin. (2%)	\$12,204.00	
2. Field Inspection (5%)	<u>\$8,828.00</u>	
(includes Sidewalk, Drive Approaches, Storm Connection Fee and Water Connection Fee)		\$21,032.00
F. Engineering Services (Grading & Soil Erosion Control) (SESC Permit #21-21)		
1. Plan Review	\$225.00	
2. Permit & Inspection	<u>\$800.00</u>	
		†\$1,025.00
TOTAL CASH PAYMENTS (NON-REFUNDABLE)		<u>\$37,757.00</u>
† Less Grading & Soil Erosion Control Plan Review and Permit & Inspection, Paid 10-13-21 SS 21-21, Receipt #7468		<u>\$1,025.00</u>
TOTAL CURRENTLY DUE		<u>\$36,732.00</u>

*To be adjusted and/or refunded based on streetlight public hearings and the type of lighting units to be determined by the City Council.

Regular Minutes of October 4, 2021

Donovic invoked the Emergency Clause and gave second reading to the foregoing Ordinance and a roll call vote was taken thereon with the following result:

AYES: Donovic, Jolly, Toy, Bahr, White, McCullough and McIntyre

NAYS: None

The President declared the foregoing Ordinance duly adopted, and would become effective on publication.

On a motion by Donovic, supported by Toy, it was:

#300-21 RESOLVED, that having considered a communication from the City Planning Commission, dated September 1, 2021, approved for submission by the Mayor, which transmits its resolution #08-45-2021, adopted on August 31, 2021, with regard to Petition 2021-07-02-13 submitted by Leo Soave, to develop a Planned Residential Development pursuant to Section 5.02 of the Livonia Vision 21 Zoning Ordinance, consisting of a condominium subdivision with nineteen (19) detached single-family homes on the properties at 37711, 37631 and 37601 Plymouth Road, located on the south side of Plymouth Road between Newburgh Road and Jarvis Avenue in the Southeast ¼ of Section 30, the Council does hereby concur in the recommendation made by the City Planning Commission and Petition 2021-07-02-13 is hereby approved and granted, subject to the following conditions:

1. That the Master Deed and bylaws complies with the requirements of the Zoning Ordinance and the Subdivision Control Ordinance, Title 16, Chapter 16.04-16.40 of the Livonia Code of Ordinances;
2. That the Site Plan identified as Sheet Number CS-100. 1, dated August 2, 2021, as revised, prepared by Angle Design & Engineering is hereby approved and shall be adhered to;
3. That the Landscape Planting Plan and Landscape Notes and Details identified as LP-1 and LP-2, respectively, both dated July 27, 2021, prepared by Nagy Devlin Land Design, are hereby approved and shall be adhered to;

Regular Minutes of October 4, 2021

4. That all disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding;
5. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition;
6. That streetlights and sidewalks shall be installed throughout the development to the satisfaction of the Engineering Department;
7. In the event of a conflict between the provisions set forth in the Master Deed and bylaws and the requirements set forth in the Livonia Vision 21 Zoning Ordinance, the Zoning Ordinance requirements shall prevail, and the petitioner shall comply with the Zoning Ordinance requirements;
8. That the petitioner shall include language in the Master Deed and bylaws or a separate recordable instrument wherein the condominium association shall reimburse the City of Livonia for any maintenance or repair costs incurred for the storm water detention/retention and outlet facilities;
9. That the petitioner shall comply to the satisfaction of the Department of Public Safety, Livonia Fire and Rescue the stipulations as outlined in the correspondence dated August 4, 2021;
10. The developer and all contractors and subcontractors shall employ best management practices to prevent, reduce and mitigate the problems associated with soil erosion and airborne dirt and dust from migrating off-site, including provisions for erosion control barriers, daily street sweeping, watering, and halting earthwork activities on days when the wind conditions are likely to cause a problem;
11. That only a conforming entrance marker is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals;
12. That all required cash deposits, certified checks, irrevocable bank letters of credit and/or surety bonds shall be deposited with the City prior to the issuance of engineering permits for this site condominium development; and
13. Pursuant to the Zoning Ordinance of the City of Livonia, this approval is valid for a period of one (1) year only from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

Regular Minutes of October 4, 2021

Following discussion by Council, a roll call vote was taken on the foregoing resolution with the following result:

AYES: Donovic, Jolly, Toy, Bahr, White, McCullough and McIntyre

NAYS: None

The President declared the resolution adopted.

Ryan Pastor, Soave Homes, 16213 Ellen Drive, requested a nonveto letter for this Agenda item.

Councilmember Jolly stated he would request one from the Mayor.

During Audience Communication Emily Cizmas, 9999 Deering, commented on flooding issues in her neighborhood.

On a motion by Jolly, seconded by Toy, it was:

#301-21 RESOLVED, that upon the motion by Councilmember Jim Jolly, seconded by Councilmember Laura Toy, at the Regular Meeting held October 4, 2021, the Council does hereby direct the Administration to create an inventory of areas that suffer or are likely to suffer flooding issues within the City.

Following discussion by Council, a roll call vote was taken on the foregoing resolution with the following result:

AYES: Donovic, Jolly, Toy, Bahr, White, McCullough and McIntyre

NAYS: None

The President declared the resolution adopted.

On a motion by Jolly, supported by Donovic, it was:

#302-21 RESOLVED, that upon the motion by Councilmember Jim Jolly, seconded by Councilmember Rob Donovic, at the Regular Meeting held October 4, 2021, the Council does hereby direct the Administration to assess possible financing solutions and costs to correct the areas that suffer or are likely to suffer flooding issues within the City.

Following discussion by Council, a roll call vote was taken on the above resolution with the following result:

AYES: Donovic, Jolly, Toy, Bahr, White, McCullough and McIntyre

NAYS: None

The President declared the resolution adopted.

During Audience Communication Kayleigh Lickliter, 14040 Hillcrest, came to the podium to comment on Petition 2021-07-02-13.

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 14, 2022**

11

13. REQUEST TO APPROVE THE ESTABLISHMENT OF IMPROVEMENT BONDS: Engineering Division, re: to assure the installation of public improvements at Hines Place Site Condominium, located on the west side of Jughandle Road, between Plymouth Road and Edward N. Hines Drive in the Southeast 1/4 of Section 30. (CR 300-21).

Todd Zilincik, City Engineer, presented the request to Council.

Kathleen McIntyre offered an approving resolution for the Consent Agenda.

DIRECTION:	APPROVING	CONSENT
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PUBLIC SAFETY, HEALTH AND ENVIRONMENT COMMITTEE

WEDNESDAY, MARCH 9, 2022

A Public Safety, Health and Environment Committee meeting was held on Wednesday, March 9, 2022, in the 2nd floor City Council Chambers.

Committee Members Present: Kathleen McIntyre, Chair
Rob Gjonaj Donovic, Vice Chair
Scott Morgan

Committee Members Absent: None

Other Councilmember Present: Scott Bahr

**City Officials and
Others Present:** Assistant City Attorney Leo Neville
Planner, Scott Miller

Additional attendees: Terry Sever
Ron Emling
Mike Fields

The meeting convened at 7:01 p.m.

1. CR 18-22 Subject matter of developing the property located at 34437 Rosati Avenue, as specified in Petition 2021-10-02-22, submitted by Century 21 Row, with potential environmental issues and solutions.

The Public Safety and Health Committee was led by the Chair, Kathleen E. McIntyre. The first resident concern of the noise level was addressed. The closest home, measured from the far back corner of the garage, is 110 feet from the wall separating the residential and industrial areas, the petitioner's business would be located 140 feet from the wall, so the minimum distance between the far corner of any home and the business would be 250 feet. The audio back-up warning beeps of commercial vehicles (tow-trucks, deliver trucks, etc.) are designed to be audible up to a distance of 200 feet (and that assumes the absence of sound barriers such a trees, solid fences, etc.).

The second resident concern of spills and ground water contamination was discussed. The petitioner brought a storm sewer filter system that will be places in all municipal sewers located on the property and a 'blue sock' that will be placed around all storm drains to prefilter any runoffs into the drain.

The petitioner said that in addition to being committed to all required environmental rules, it would be in his own economic interest to maintain robust environmental protections.

An approving resolution was offered.

The Committee recommends:

- An approving resolution

Note: This item will come out of committee

This item is to be placed on the **Regular Meeting Agenda of March 23, 2022**

Respectfully submitted,

		
Kathleen E. McIntyre Chair	Rob Gjonaj Donovic Vice Chair	Scott Morgan Member

cc: City Clerk, City Attorney

Attachment - Attendee Report



LETTER TO THE LIVONIA CITY COUNCIL

12.

Council Office
March 10, 2022

MEETING DATE

Regular Meeting of
March 23, 2022

PREPARED BY

Sara Kasprovicz, Council Office Manager,

AGENDA ITEM

PUBLIC SAFETY AND HEALTH COMMITTEE MEETING OF MARCH 9, 2022

Subject matter of developing the property located at 34437 Rosati Avenue, as specified in Petition 2021-10-02-22, submitted by Century 21 Row, with potential environmental issues and solutions. (CR 18-22)

BACKGROUND

WAIVER PETITION: Planning Commission, re: Petition 2021-10-02-22, submitted by Century 21 ROW, requesting to construct and operate a vehicle tow yard (Excellerated Towing & Recovery) at 34437 Rosati Avenue, located on the west side of Stark Road just south of the CSX Railroad in the Southwest ¼ of Section 28.

RECOMMENDATION

To report the discussion of the subject matter of developing the property located at 34437 Rosati Avenue, as specified in Petition 2021-10-02-22, submitted by Century 21 Row, with potential environmental issues and solutions. (CR 18-22)

An approving resolution to this matter was offered.

FISCAL CONSIDERATION

N/A

ATTACHMENTS

1. R011922 Subject matter of developing the property located at 34437 Rosati to PSH CR 18-22
2. S010522 Petition 2021-10-02-22 Minutes
3. LTC S010522
4. 2021-10-02-22_ Excellerated Towing_E-COUNCIL Pkt (1)
5. LTC PSH030922

APPROVED BY

On a motion by McIntyre, seconded by Donovic, and unanimously adopted, it was:

#18-22 RESOLVED, that upon the motion by Councilmember Kathleen McIntyre, seconded by Councilmember Rob Donovic, at the Regular Meeting held January 19, 2022, the Council does hereby refer the subject matter of developing the property located at 34437 Rosati Avenue, as specified in Petition 2021-10-02-22, submitted by Century 21 Row, with potential environmental issues and solutions, to the Public Safety, Health and Environment Committee for its report and recommendation.

<i>RESOLUTION REQUESTED BY COUNCIL (Regular Meeting of January 19,2022)</i> <i>REFER TO THE PUBLIC SAFETY AND HEALTH COMMITTEE</i>

Motion by:	McIntyre
Seconded by:	Donovic
ROLL CALL:	
Ayes:	Bahr, Donovic, Morgan, McCullough, McIntyre, Jolly
Nays:	None
Absent:	Toy

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD JANUARY 5, 2022**

Meeting was called to order at 8:00 p.m. by President Jim Jolly. Present: Scott Bahr, Rob Donovic, Scott Morgan, Brandon McCullough, Kathleen McIntyre, and Jim Jolly. Absent: Laura Toy.

Elected and appointed officials present: Mark Taormina, Director of Planning and Economic Development; Todd Zilincik, City Engineer; Paul Bernier, City Attorney; Susan M. Nash, City Clerk; Brandi Isaacson, Director of Housing; and Mayor Maureen Miller Brosnan.

1. WAIVER PETITION: Planning Commission, re: Petition 2021-10-02-22, submitted by Century 21 ROW, requesting to construct and operate a vehicle tow yard (Excellerated Towing & Recovery) at 34437 Rosati Avenue, located on the west side of Stark Road just south of the CSX Railroad in the Southwest ¼ of Section 28.

Terry Sever, 37152 Six Mile Road, Century 21 Office. He is a realtor and was involved in brining about the sale of this property and was representing both the owner and the prospective buyer. Mr. Sever stated he read through all of the information and the report from the Planning Commission and have no objections to their recommendations. There is only one item that he would like to address, and it might be his fault. In reading the Engineer's report it referred to a project, storm retention, and a few other things and as I asked earlier I assumed that you received in your packets the Minutes from the Planning Commission. If I could, I would like to just address, obviously we all know based on my experience at the local government level, that action taken by the Council is final and basically remains law per se. Back in 2005, I think it was late December, the owner of this property received site plan approval for this project. He assembled a number of parcels. Upon getting that approval and submitting an additional document showing the setbacks and building envelopes like you would normally get from any development, and this has been at the Engineering office for the last 15-16 years. When the owner got the approvals, he went ahead and built two (2) buildings and that was the only development that occurred on these lots, which are individual lots, retention pond, sewers were built, the road was built, all the utilities.

President Jolly indicated there may be a better way to go about this. Mr. Miller, can you give us a presentation with regards to what exactly is at hand here and then it may be a more appropriate time to go into what may need to be addressed here.

Scott Miller, Planning Department, stated Rosati Industrial Park was officially recorded in 2006 consisting of 15 lots. The entire sub is zoned M-1, Light Manufacturing. The subject site is Lot 8 of the subdivision. It is located at the end of the cul-de-sac on Rosati Avenue. The land area of the property is 31,000 square feet or roughly 7/10 of an acre. The front property line measures about 136' in frontage along the cul-de-sac with an average depth of 165'. Lot 8 is surrounded completely by industrial zoned properties. The closest residential district is located about 156' to the south, as you

can see on the zoning map. Part of the requirement of Section 6.58, Vehicle Tow Yards, are restricted to M-1 and M-2 zoning districts, are treated as waiver use approvals, except for the front yard setback lot area are required to be entirely enclosed by a fence.

The site plan shows that the building would be 5,800 square feet and is located near the front of the site. The parking lot area is entirely fenced and the parking area is behind the building and to the north. Parking required is based on one parking spot per each 500 square feet of building area therefore this building would require 12 parking spaces available to employees and customers. The facility would have 5 employees. The site plan shows 31 parking spaces that would be available to employees, customers, tow trucks and recovered vehicles. As specified in the requirements for waiver use approval, the entire lot would be completely enclosed by a six foot high chain-link fence. The access gate to the rear area is at the northeast corner of the building and would be a six foot high wrought iron fence.

The building would be constructed out of combination brick with split face block windows being installed in the front and portions of the side elevation. The rear and north side of the building would contain overhead doors. The building height would be 22'. Floor plan shows a very open floor plan, with a large shop area, an office, vehicle prep room, and restrooms. The site plan does show a dumpster area on the west side of the parking lot. It would be enclosed by a six foot high walls and have a corrugated aluminum solid gates. For site lighting, the elevation plan shows that there would be LED light packs along the top of the building. The site would not have any light poles in the parking lot. The landscaping would consist of four Dagwood trees along the front of the building, would have a row of arbor variety in the front of the building and then grass. For signage, this site would be allowed one sign based on two linear foot of the building frontage or 100 square feet.

President Jolly inquired if the waiver use petition is specifically for this purpose?

Scott Miller answered that is correct.

Mr. Sever approached the podium to answer questions of Council and stated he wanted to add this is an ideal spot for this lot as it sits at the end of a very secluded road off the main street. No residents drive by this property. In talking to different people at the City, he has not spoken with one person and followed through. We went to the Engineering Department when this first came up and at that I was able to obtain a site plan that was approved by the City Council and an additional document that was a working document shown here, which documented all of the setbacks, side yard, front yard and this is the blueprint that we have been working with to build buildings. Mr. Rosati who originally started this project, and I think it was in 2006 or 2007, he built two buildings. I don't know if you have the pictures.

President Jolly stated typically site plans expire if they are not acted upon.

Mr. Sever stated it was acted on, Mr. Rosati built the road, the utilities, etc.

President Jolly stated there would have been a site plan for this particular parcel. Is

the site plan that Mr. Miller presented the site plan you would like to proceed on at this point? How does the information you are presenting affect the site plan?

Mr. Sever stated they indicated it might require a variance and based on the site plan that was approved by Council years ago, and it was acted on, we don't want to have buildings' setbacks at different spaces and now the Ordinance enacted some 15 years later is not reasonable either. What I am asking is that Council consider language that it be referred to the Engineering Department for their review to see that it conforms to the plan that Engineering had. We have already gotten two additional approvals for site plan with the setbacks according to these documents that are at the Engineering Department.

President Jolly stated I think we understand you now.

Councilmember Bahr, through the Chair to Paul Bernier in Law, does the fact that we've recently adopted a new Zoning Ordinance for the City change what is required? Is that the only reason why this Item #2 is in here, saying they may have to go to the ZBA or would that have been the same even if we had not passed the Zoning Ordinance?

Mr. Bernier responded he believed the Petitioner may still have to go to the ZBA if it does not meet the requirements of the setback, stating only the ZBA could give them the variance on that.

Councilmember Bahr stated regardless of what we do here tonight with Item #2, I think you will still have to go to the ZBA for approval. I don't think we can keep that from happening. I understand the logic of what you are saying, I think the Petitioner will have to make that case at ZBA. I am not sure it has any bearing on what we are looking at here tonight.

Mr. Sever stated if they have to they will, but I'm appealing to the Law Department for interpretation stating to his knowledge an Ordinance cannot be retroactive to something that has already been done. You have subdivisions that have been designed and built and then you have different setbacks and designs.

Councilmember Bahr stated he understood the condition the Planning Commission included here states "subject to a determination by the Inspection Department". That's what you're saying here?

Mr. Sever responded yes, that is correct. And indicated they have approved two (2) additional lots and they built a third building last year so they are following these documents now.

Councilmember Bahr stated you most likely have a strong case. He indicated having reviewed the Planning Commission Minutes, and having looked at the plan, I am willing to offer approving on this petition on Consent if there is no objection, there may be more questions for you to answer, but I am putting that out there.

Councilmember McIntyre stated she is confused by the question that Councilmember Bahr asked and was answered. I thought that I read that the only deficiency in the

setback was caused by something not being carried over to the new Zoning Ordinance?

Mr. Sever replied yes, I think so, that is the issue. And my point is that it can't be going into effect after the fact.

Councilmember McIntyre stated it could, but that would be another issue. McIntyre asked Councilmember Bahr if she misunderstood the question he posed to the Petitioner.

Councilmember Bahr replied the conclusion that I came to is he thought the issue he is speaking to is outside of what we are being asked to approve tonight. We have a waiver that is before us to consider and let's presume that we approve this, there is going to be our Inspection Department is going to look to see if he needs to go to the ZBA. Regardless of what we include in here tonight, that is going to happen.

Councilmember McIntyre stated maybe I am just missing this. When I read the notes, the current plan with looking at this under the new Zoning Ordinance, the deficient setback is caused as a result of us not carrying over inadvertently. The correct or the setback requirements existed under the previous Zoning Ordinance for M-1. Is that correct, Mr. Miller?

Mr. Miller replied in the affirmative.

President Jolly indicated he understood where Councilmember McIntyre was coming from. He stated we have different Boards, Council, ZBA, we have different authorities and different things that we are able to approve, and to grant and to review. The Engineering Department will review as is indicated and if they find that it is necessary to go to the ZBA, you will have to do that. Do you understand? I understand what you are telling us. Fortunately or unfortunately, ordinances and laws tend to be fluid in nature sometimes where they do have the chance and the opportunity to be changed. This is a circumstance in which that may have affected the overall site's proposal here.

Mr. Sever stated the reason he is raising this is, he spent 14 years on the City Council for Farmington Hills, was a Mayor, County Commissioner and all that stuff, and I have never seen where a new Ordinance would be retroactive and affect work that the City Council has already approved as law. And on top of that, what appears to be in the communications that are written, the person we've been dealing with, Randy at the counter in the Inspection Department, and has approved additional development buildings, it is not a development project, each lot in and of itself, and it has been approved. But, before giving any of those approvals whoever wrote the letter does not seem to be aware of that, and I wanted to make sure that I don't mind that the Engineering Department should inspect and make sure that it meets the plans that the City has on file. So, I appreciate that I am only trying to get this cleared up so we don't keep having to go to get a different answer, from a different person in a different department.

President Jolly asked Mr. Miller if he understood what the Petitioner was saying?

Mr. Miller responded in the affirmative.

President Jolly asked Mr. Miller to provide additional information to the Council and if need be, it will be pulled off the Consent Agenda. As of now, you have an approving offered on the Consent Agenda.

Mr. Sever stated he will take whatever you decide, we are not going to dispute it. If we do we will go to the ZBA, but like you said, I've been there and I've never seen where it's been retroactive 15 years.

President Jolly stated we will look into it and if we find something different, we will let you know.

Councilmember Donovic, to Mr. Miller, or Mr. Bernier, is there an Ordinance that states how long vehicles can sit in a parking lot for recovery vehicles? Is it 24 hours, can it be there permanently?

Mr. Miller indicated he did not know but the plans stated the petitioner may keep the recovery vehicles up to six months.

Councilmember McCullough through the Chair to the Petitioner, part of the documents that show the 120 days for procedure for removing the cars and having it moved on from the site, correct?

Mr. Sever responded in the affirmative.

Councilmember McCullough asked if that would be the owner's policy, or is that a law that is in place?

Mr. Sever I can have the owner speak to that but I believe what he has indicated is that he doesn't do abandoned vehicles, the majority of his business he picks vehicles up on the side of the street and takes them to wherever they need to go for repair by the insurance company, repair shop, or whatever. He doesn't store the same vehicle for any length of time. He processes them. He does private insurance for stuff like that.

Councilmember McCullough stated the other question that I do have is maybe you can answer and if not, the owner, I notice that part of the backup did say that you have multiple locations, you're leasing at a dealership locally, and I think there were two other places. If this goes up, does any of this go away or is this business growing and thriving? I'm just trying to figure this out.

Mike Fields, 14310 21 ½ Mile Road, Marshall, Michigan, was present on behalf of the petitioner.

The question I have is looking through the packet you guys have multiple sites in the area. If this gets approved, do you have any, are you keeping those, is this an expansion of your business.

Mr. Fields stated no, actually we are looking to consolidate and we want to have one central-based location and that is what we planning to do here in Livonia.

President Jolly stated this item will be placed on the next Regular Agenda, meaning you will have to attend that meeting in case we have any questions so you can provide the answers. President Jolly also stated he hoped to have the information requested by the Petitioner at the next meeting as well.

DIRECTION:

APPROVING

REGULAR



LETTER TO THE LIVONIA CITY COUNCIL

11.

Planning
January 6, 2022

MEETING DATE

January 5, 2022

PREPARED BY

Lori Miller, Deputy City Clerk,

AGENDA ITEM

WAIVER PETITION: Planning Commission, re: Petition 2021-10-02-22, submitted by Century 21 ROW, requesting to construct and operate a vehicle tow yard (Excellerated Towing & Recovery) at 34437 Rosati Avenue, located on the west side of Stark Road just south of the CSX Railroad in the Southwest ¼ of Section 28.

BACKGROUND

RECOMMENDATION

At the 1,179th Public Hearing and Regular Meeting held by the City Planning Commission on November 30, 2021, the following resolution was unanimously adopted:

#11-67-2021 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on November 9, 2021, on Petition 2021-10-02-22 submitted by Century 21 ROW requesting waiver use approval pursuant to Section 6.58 of the Livonia Vision 21 Zoning Ordinance to construct and operate a vehicle tow yard (Excellerated Towing & Recovery) at 34437 Rosati Avenue, located on the west side of Stark Road just south of the CSX Railroad in the Southwest ¼ of Section 28, the Planning Commission does hereby recommend to the City Council that Petition 2021-10-02-22 be approved subject to the following conditions:

1. That the Architectural Site Plan identified as Sheet # DA-2.0 dated October 28, 2021, prepared by Arista Design, Inc., is hereby approved and shall be adhered to.
2. Subject to a determination by the Inspection Department, the petitioner may be required to obtain a variance from the Zoning Board of Appeals for deficient building front yard setback and any conditions related thereto.
3. All parking spaces, except the required handicapped spaces, shall be doubled striped at ten feet (10') wide by twenty feet (20') in length as required.
4. That the maximum number of vehicles parked on the site at any given time, including employees, customers, tow trucks and recovered vehicles, shall not exceed thirty-one (31) vehicles.
5. That the Landscape Plan identified as Sheet # DA-3.0 dated October 28, 2021, prepared by Arista Design, Inc., is hereby approved and shall be adhered to,

6. That all disturbed lawn areas shall be sodded in lieu of hydro seeding,
7. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.
8. That the Exterior Elevations Plan identified as Sheet # DA-4.0 dated October 28, 2021, prepared by Arista Design, Inc., is hereby approved and shall be adhered to.
9. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building.
10. That any pole-mounted light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring into adjacent roadways.
11. That the trash dumpster area and enclosure gates shall be constructed in accordance with the Dumpster Enclosure Details, as shown on the approved site plan.
12. That only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.
13. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and,
14. Pursuant to Section 13.13 of the Livonia Vision 21 Zoning Ordinance, this approval is valid for a period of one year only from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

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

FISCAL CONSIDERATION

ATTACHMENTS

1. 2021-10-02-22_Excelledated Towing_E-COUNCIL Pkt

APPROVED BY



Date: December 13,
2021

Mark Taormina, Planning and Economic Development
Director

A handwritten signature in black ink, reading "Maureen Miller Brosnan". The signature is written in a cursive, flowing style.

Date: December 22,
2021

Maureen Miller Brosnan, Mayor

Petition 2021-10-02-22 submitted by Century 21 ROW
requesting waiver use approval pursuant to Section 6.58 of the
Livonia Vision 21 Zoning Ordinance to construct and operate a
vehicle tow yard (Excellerated Towing & Recovery) at 34437
Rosati Avenue, located on the west side of Stark Road just south
of the CSX Railroad in the Southwest ¼ of Section 28.

CITY OF LIVONIA, MICHIGAN
APPLICATION FOR WAIVER USE APPROVAL

All applications must be presented in triplicate to the City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097. Applications must include property owner's name, address and notarized signature.

Filing fee = \$600.00 plus \$20.00 for each 1,000 sq. ft. of gross floor area of new construction.

Date Filed: 10-28-21 Petition 2021-10-02-22

Site Address: 34437 Rosati Ave. Sidwell 111-03-008-000 Zoning of Property M-1

Requesting Approval To OPERATE A TOWING COMPANY

Applicant: TERRY SEVER Business/Company: CENTURY 21 ROW

Applicant's Address: 37172 City: LIVONIA State: MI Zip Code: 48152

Applicant's Phone # (248) 982-9797 Applicant's Email terrysever@gmail.com

Contact Person: TERRY SEVER Business/Company: _____

Contact's Address: _____ City: _____ State: _____ Zip Code: _____

Contact's Phone # () _____ Contact's Email _____

Please provide the following information:

- 1) **Site Plan** showing:
 - property dimensions, including road right-of-way & building setback lines
 - foot print of building(s), including dimensions & square footage
 - all easements, protective walls, sidewalks & existing trees
 - any significant topographic features (existing or proposed)
 - parking layout, including type of surface material, sizes of spaces & aisles
 - method used in calculating parking requirement
 - location of light standards servicing parking lot & cutout showing type & height
 - location of trash receptacle, including description of screening
 - location of signs
- 2) **Detailed Landscape Plan** including:
 - listing or labeling of all planted materials as to type and size
 - areas to be fully irrigated
 - percentage of landscaping provided (15% of total site required)
- 3) **Building Elevation Plan** depicting:
 - architectural quality
 - wall section & detail plan - exterior building materials must be labeled (i.e. brick, thin brick, E.F.I.S.)
 - all visible rooftop mechanical equipment and how they will be screened
- 4) **General Floor Plan** showing:
 - floor layout
 - entrances & exits
 - restaurants are required to illustrate seating arrangement & capacity
- 5) **One (1) set of reduced plans** (i.e. site, landscape, elevation, floor), a maximum 11" x 17" in size, or digital file in a .pdf format either on CD or emailed to smiller@ci.livonia.mi.us
- 6) **Legal Description** of the property to be considered (Clearly Printed)
- 7) **Three (3) completed application forms & three (3) sets of full-size drawings**

You are invited and encouraged to review your proposal with the Planning Department staff. Only one set of preliminary drawings will be necessary for this analysis.

FEE COMPUTATION		\$600.00
_____ sq. ft. of new construction	x \$20.00 per 1,000 sq. ft.	
(NOTE: Round off to nearest 1,000)		+
Total Amount Due		\$ _____

Owner of Property: SAHAR JARJOSA

Owner's Address: 15338 LEONA City: Redford State: MI Zip Code: 48239

Owner's Phone # (248) 766-1179 Owner's Email _____

Signature of Owner: Sahar Jarjosa Print Name: Sahar Jarjosa

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

on this 26th day of OCTOBER 20 21

Signature of Notary Michael Keith Cheatham My commission expires 9/9/2027

Acting in the County of WAYNE

RECEIVED
OFFICE OF THE CITY CLERK

2021 OCT 28 PM 2:58

RECEIVED
CITY OF LIVONIA
PLANNING COMMISSION
OCT 29 2021

MICHAEL KEITH CHEATHAM
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires September 09, 2027
Acting in the County of _____

TO: Scott Miller

FROM: Terry Sever

This is a responses to you requesting additional information:

- 1) There are 5 employees. Drivers alternate shifts.
- 2) 24 hour operation.
- 3) 2 trucks on site 2 mobile.
- 4) They respond to calls and have two trucks that move around during rush hour.
- 5) The fence is for security and there are very few inbounds. The majority of vehicles are accident related or break downs. Most vehicles are taken directly to a repair shop. All vehicles are processed within 120 days depending on the nature of their processing. Service trucks will be stored inside.
- 6) After processing the vehicle it is released to the owner, insurance company, taken to a repair shop or scrapped upon proper processing. The vehicles are not to be sold for spare parts and must be removed from the site in a timely manner either to an owner or scrap yard. This is not a junk yard for cars.

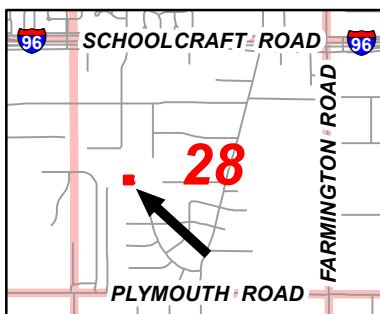
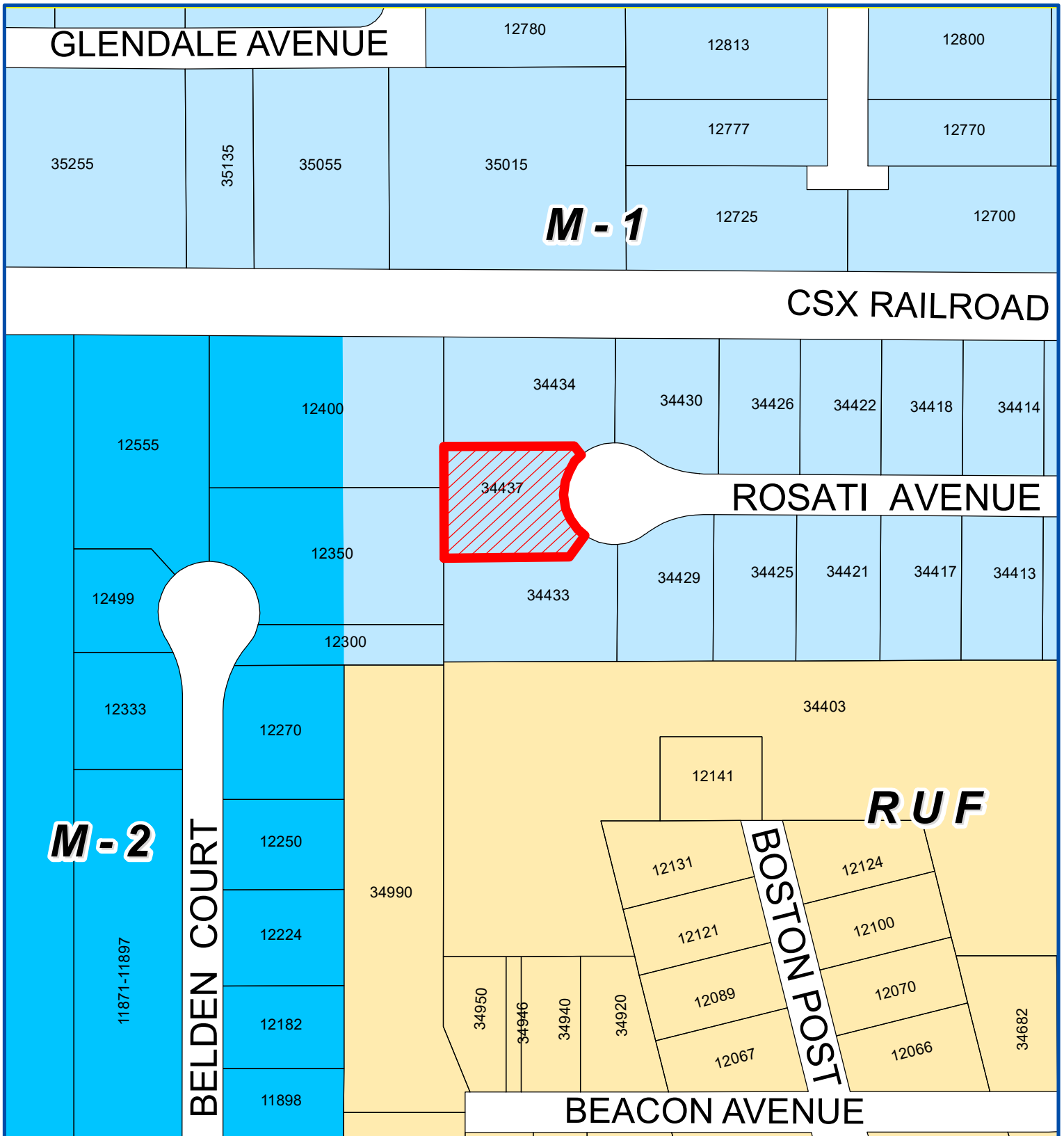
He services Livonia and surrounding communities as well as areas along with I96, I275, I94, I696, I75.

His current yard consist of renting space at 28585 Telegraph, Tamaroff Honda with 25-30 vehicles . He is renting a building at 26120 Grand River, Redford, MI and has an additional location at 21 ½ Mile, Marshall, MI.

This is of course a land use issue. This owner upon completion will have spent close to a Million Dollars, properly screened his business from the public eye and operate in an exclusive area of the Industrial District having located at the end of a cul-de-sac. The surrounding area within the M1 district consist of considerable outside storage operations. See enclosed photos from the City of Livonia GIS website. Just north there is a RV storage business with between 50 to 100 items on a daily basis.

The towing operation has been in business for 14 years and he is working to improve it from what it is today.

Please take a moment and review the City's GIS website that shows the many uses in the area.



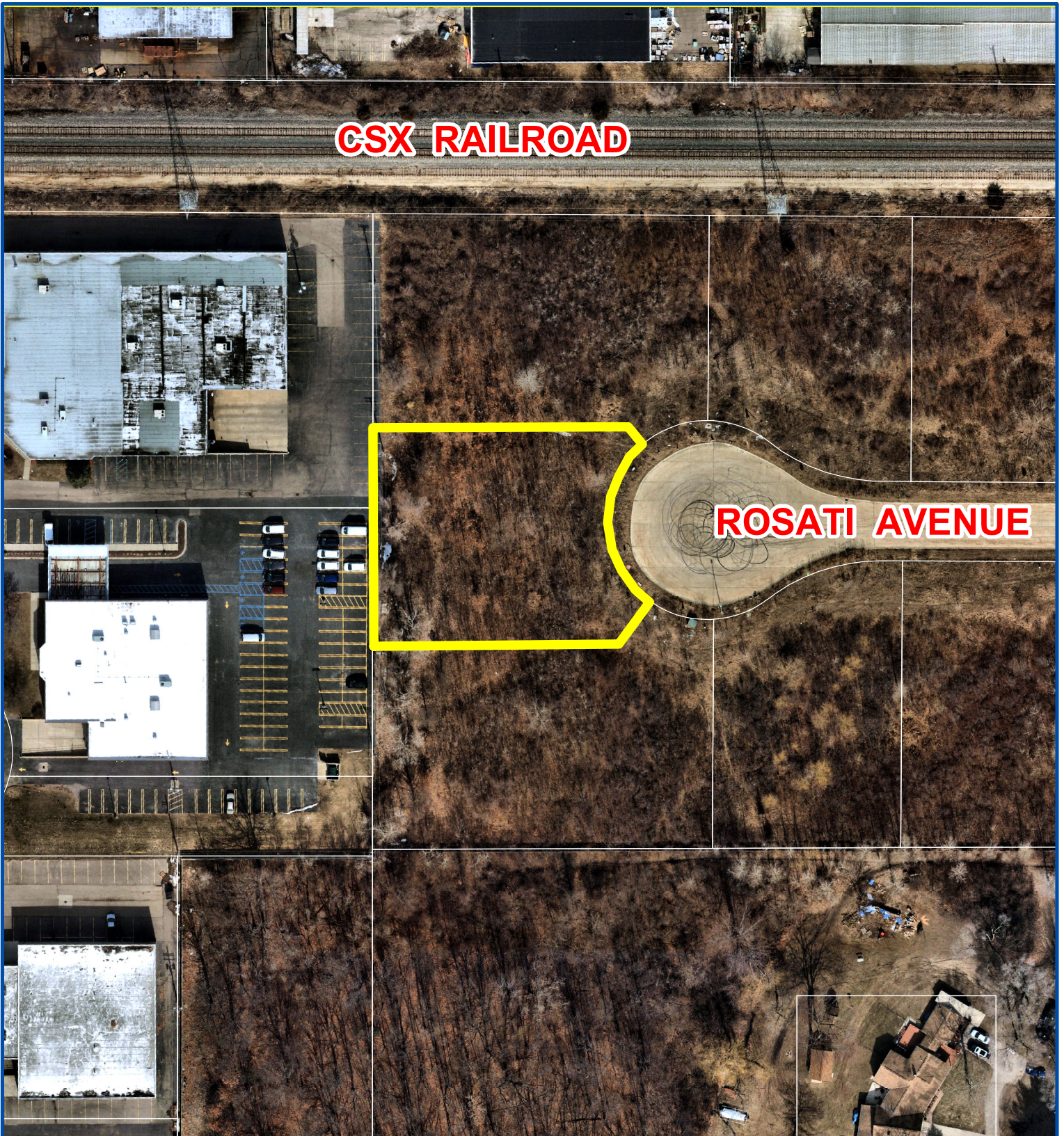
Address & Zoning Map

Petition 2021-10-02-22
 Excellerated Towing & Recovery
 34437 Rosati Avenue
 To Construct & Operate Towing Company



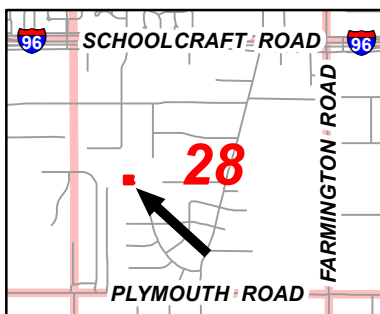
Not to Scale

City of Livonia
 Planning Department



CSX RAILROAD

ROSATI AVENUE



Aerial Map

Petition 2021-10-02-22
Excellerated Towing & Recovery
34437 Rosati Avenue
To Construct & Operate Towing Company



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 2

Petition 2021-10-02-22 submitted by Century 21 ROW requesting waiver use approval pursuant to Section 6.58 of the Livonia Vision 21 Zoning Ordinance to construct and operate a vehicle tow yard (Excellerated Towing & Recovery) at 34437 Rosati Avenue, located on the west side of Stark Road just south of the CSX Railroad in the Southwest $\frac{1}{4}$ of Section 28.

November 16, 2021: Study Meeting:

This petition seeks waiver use approval to construct and operate a vehicle tow yard on property located on Rosati Drive within the Rosati Industrial Park Subdivision. This platted industrial park, zoned M-1 Light Manufacturing, is located on the west side of Stark Road just south of the CSX Railroad. Rosati Park consists of 16 industrial lots including one devoted solely for the purpose of storm water management. The tow yard is proposed on Lot 8 which is at the west end of the cul-de-sac. Lot 8 totals 31,129 square feet in area (0.71 acre) and is surrounded by other industrial-zoned parcels. The closest residential district is located approximately 156 feet to the south of Lot 8.

Per Section 6.58 of the Livonia Vision 21 Zoning Ordinance, vehicle tow yards are allowed as a waiver use subject to the following special requirements:

- i. Except for the front yard setback, the lot area shall be enclosed with a fence of a type approved by the Inspection Department which shall be located and maintained on the boundaries of such lot area, with only such openings therein as may be necessary for ingress and egress; provided, however, that in the case of a corner lot such fence shall be located on the side yard setback line abutting a public or private thoroughfare.
- ii. Landscaping of the front yard and, in the case of a corner lot, also the side yard abutting a public or private thoroughfare, shall be required.
- iii. The outside stacking or stockpiling of materials shall not exceed eight feet (8') in height above ground level.
- iv. Notwithstanding any other provisions of this Ordinance, wherever the outside storage of equipment and/or material occurs on the site of an approved waiver use and is immediately adjacent to or abutting any residentially zoned property, there shall be provided a greenbelt which shall be at least twenty feet (20') in width, which shall consist of at least two (2) rows of appropriate live plant materials, so placed as to provide continuous screening over and above that which is provided by the protective wall, as is required by other provisions of this Ordinance and shall thereafter be permanently maintained; and further provided, that such greenbelt shall attain a minimum height of at least eight feet (8') after one full growing season.

The submitted plans show a 5,800 square-foot building located near the front of the site. For buildings in an M-1 district located on parcels less than one (1) acre in size, the Zoning Ordinance requires a minimum front yard setback of fifty feet (50'). The proposed building would be setback thirty-five feet (35') from the road right-of-way. Unfortunately, a special setback provision that applied only to industrial parks did not carryover from Ordinance No. 543 to the Livonia Vision 21 Zoning Ordinance. Section 16.10(a) previously provided that when an industrial building fronted on an internal road within a park, the front yard shall be at least sixty feet (60') in depth as measured from the centerline of the publicly dedicated street. In this case, measuring sixty feet (60') to the centerline of the right-of-way as opposed to fifty feet (50') to the edge of the right-of-way is a significant difference. The building, as proposed, would have conformed to the old ordinance, but because the language of Section 16.10(a) was inadvertently omitted from the new ordinance, it fails to comply, and therefore will require a variance for deficient front yard setback. (Note: It is staff's intention to introduce this language for future adoption as an amendment to Livonia Vision 21.) The building would have a rear yard setback of eight-four feet (84') and both side yards would be at least twenty feet (20') in depth. The proposed structure would have a maximum height, as measured from the finished grade to the top edge of the roof, of twenty-two feet (22'). As typical with most industrial buildings, the building would have a high interior ceiling height. The floor plan shows that the interior would include a large shop area, an office, a vehicle prep room and a bathroom.

In an email received November 8, 2021, the Petitioner indicates that this facility would have five (5) employees and that drivers would alternate shifts. Additionally, the business would operate 24 hours a day. There would be two (2) trucks on site that would respond to calls, and two (2) mobile trucks that would move around during rush hour. The majority of vehicles that are recovered are either accident related or break downs. Most vehicles are taken directly to a repair shop. All vehicles are processed within 120 days. After processing the vehicle, it is released to the owner, insurance company, taken to a repair shop, or scrapped. Vehicles are not sold for spare parts and are removed from the site in a timely manner to either an owner or scrap yard. The towing operation has been in business for 14 years. They currently rent space from Tamaroff Honda at 28585 Telegraph Road where there is space for 25-30 vehicles. The Petitioner also rents a building at 26120 Grand River in Redford Township and has an additional location at 21-½ Mile Road in Marshall, Michigan.

Required parking is calculated according to a ratio of one (1) space per 500 square feet of building floor area. Based on the square footage of the building, the proposed facility would require twelve (12) parking spaces available for employees and customers. The site plan shows thirty-one (31) parking spaces available for all aspects of the business, including employees, customers, tow trucks and recovered vehicles. As specified in the requirements for waiver use approval, the entire parking lot area, which is located along the north side of the building and behind the building, must be completely enclosed with a six foot (6') high chain link fence. The yard's access gate, located next to the northeast corner of the building, would be comprised of a six foot (6') high black wrought-iron type fencing. All 31 parking spaces, including one (1) barrier-free space,

PUBLIC HEARING

ITEM 2 Petition 2021-10-02-22 – Excellerated Towing & Recovery

Page 3

are shown within behind the fence and gate, so it is uncertain where customers or public visitors would park.

The elevation plans show the exterior materials of the proposed building would consist of a combination brick and split-face block. The front and the front half of the side elevations would be brick. The remaining back half of the side elevations and the rear of the building would be constructed out of split-face block. Windows would be installed along the brick portions to the building. The rear and north elevation would have large metal overhead doors.

A single dumpster enclosure is shown behind the building along the western edge of the parking lot. According to the “Dumpster Enclosure Detail” shown on Sheet # DA-2.0, the enclosure walls would be six feet (6’) in height and would be constructed out of eight inch (8”) split face block. The enclosure swing gates would be solid corrugated aluminum. It is not known how trash pickup would be handled since the dumpster is within the fenced-in area.

For site lighting, the elevation plan shows LED wall packs along the top section of the proposed building. The Petitioner has stated that these would be the only type of security lighting on site, there would be no type of light poles in the parking lot.

As required, the front yard of the site would be landscaped. The proposed landscaping consists of four (4) White Dogwood trees, a row of arborvitae along the front of the building and grass. Sheet # DA-3.0 indicate the type, quantity and size of plant materials, along with planting details and general landscape notes. This site does not lie adjacent to a residential district and therefore does not require a greenbelt or screen wall between adjacent properties.

According to the provisions set forth in Section 11.08 of the sign regulations, this site would be allowed one (1) wall sign at one (1) square foot of area for each two (2) lineal foot of front building width or 100 square feet, whichever is lesser. Because the development is deficient in front yard setback it would not be allowed a ground sign.

November 30, 2021: Public Hearing:

Approving Resolution: That the request to construct and operate a vehicle tow yard (Excellerated Towing & Recovery) at 34437 Rosati Avenue is hereby approved, subject to City Council approval and the following conditions:

1. That the Architectural Site Plan identified as Sheet # DA-2.0 dated October 28, 2021, prepared by Arista Design, Inc., is hereby approved and shall be adhered to.

PUBLIC HEARING

ITEM 2 Petition 2021-10-02-22 – Excellerated Towing & Recovery

Page 4

2. Subject to a determination by the Inspection Department, the petitioner may be required to obtain a variance from the Zoning Board of Appeals for deficient building front yard setback and any conditions related thereto.
3. All parking spaces, except the required handicapped spaces, shall be doubled striped at ten feet (10') wide by twenty feet (20') in length as required.
4. That the maximum number of vehicles parked on the site at any given time, including employees, customers, tow trucks and recovered vehicles, shall not exceed thirty-one (31) vehicles.
5. That the Landscape Plan identified as Sheet # DA-3.0 dated October 28, 2021, prepared by Arista Design, Inc., is hereby approved and shall be adhered to,
6. That all disturbed lawn areas shall be sodded in lieu of hydro seeding,
7. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.
8. That the Exterior Elevations Plan identified as Sheet # DA-4.0 dated October 28, 2021, prepared by Arista Design, Inc., is hereby approved and shall be adhered to.
9. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building.
10. That any pole-mounted light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring into adjacent roadways.
11. That the trash dumpster area and encloser gates shall be constructed in accordance with the Dumpster Enclosure Details, as shown on the approved site plan.
12. That only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.
13. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and,

PUBLIC HEARING

ITEM 2 Petition 2021-10-02-22 – Excellerated Towing & Recovery

Page 5

14. Pursuant to Section 13.13 of the Livonia Vision 21 Zoning Ordinance, this approval is valid for a period of one year only from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

Denying Resolution: That the request to construct and operate a vehicle tow yard (Excellerated Towing & Recovery) at 34437 Rosati Avenue is hereby denied for the following reasons:

1. That the petitioner has failed to comply with all general standards and requirements as set forth in Sections 1.02 and 13.13 of the Livonia Vision 21 Zoning Ordinance.
2. That the intensity of the proposed use and the hours of operation are inconsistent with the surrounding land uses.
3. That the proposal creates significant adverse impacts on the neighboring properties, public services, and community planning efforts, and
4. That the petitioner has failed to comply with all the concerns deemed necessary for the safety and welfare of the City and its residents.

Pertinent Information:

Owner/Developer:
Excellerated Towing & Recovery, LLC
14310 211/2 Mile Road, Marshall, MI 49068

Zoning District: M-1 (Light Manufacturing)

Setback Requirements:

FRONT:	35' Required	35' Provided
SIDE:	20' Required	20' Provided
REAR:	20' Required	20' Provided

Parking Requirements: Section 18.38 - Industrial Establishments
Required: (1) Space per employee, 6 Employees = (6) Spaces required
Provided: (31) Spaces

Max. Height of Structure: Max. Allowable: 50'-0" Proposed: +/- 22'-3"

Site Area: 31,129 s.f.

Proposed Building Area: 5,800 s.f.

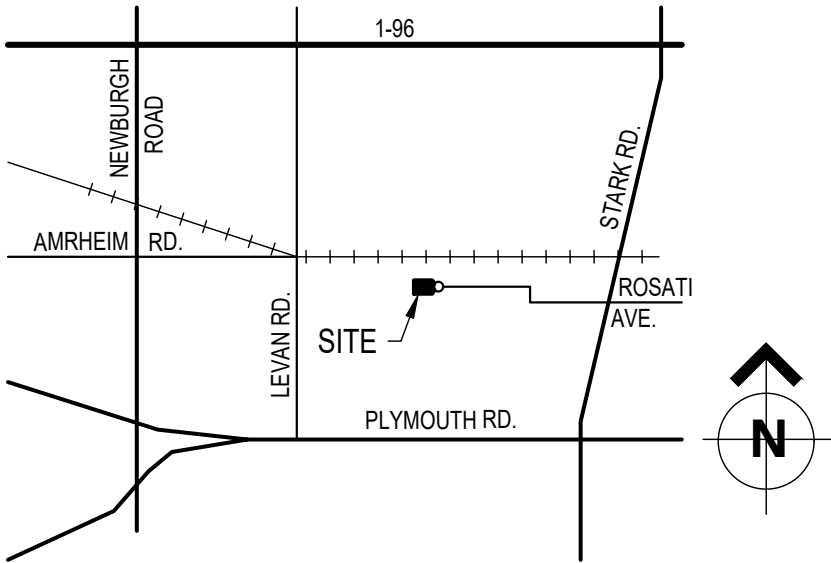


Drawing Index:

- DA-1.0 - Project Title, Project Information
- DA-2.0 - Architectural Site Plans, Dumpster Details
- DA-3.0 - Landscape Plan, Landscape Details
- DA-4.0 - Building Floor Plan, Exterior Elevations
- Survey

EXTERIOR MATERIAL SELECTIONS TO MATCH THAT OF EXISTING BUILDING THAT HAS RECENTLY BEEN COMPLETED AS DEPICTED ON VICINITY MAP BELOW. SEE ALSO MATERIAL PHOTO EXAMPLES PROVIDED.

Location Map: (NOT TO SCALE)



EXCELLERATED TOWING & RECOVERY, LLC
34437 ROSATI AVE., LIVONIA, MICHIGAN

Proposed New Building
34437 Rosati Avenue
Livonia, MI 48150
Lot 8, Rosati Industrial Park
Owner/Developer:
R & E Landscaping and Construction, LLC
34422 Rosati Avenue
Livonia, MI 48150



Arista Design, Inc.
PO Box 531507, Livonia, MI 48153
Tel: 734-812-7450

THESE DRAWINGS, IDEAS AND DESIGNS ARE THE PROPERTY OF ARISTA DESIGN, INC. AND MAY NOT BE REPRODUCED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING EXPRESS WRITTEN PERMISSION FROM ARISTA DESIGN, INC.



Issued:

Drawing Title:
Title Sheet
Project Information

Drawing Scale: As Shown

Date: 10/28/2021

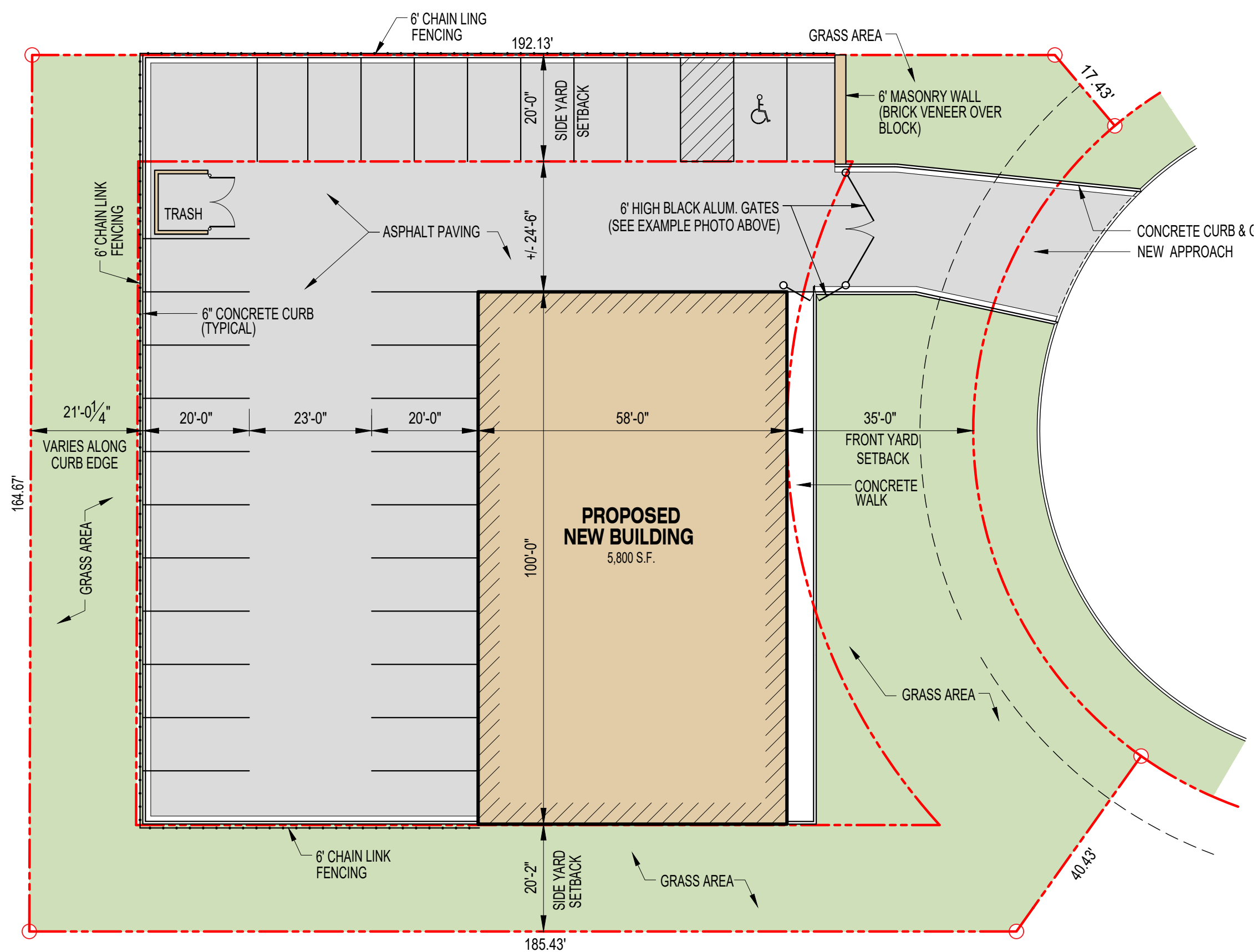
Project Number:

Sheet #:
DA-1.0



PARCEL ID# 111-03-0008-000

LOT 8, OF "ROSATI INDUSTRIAL PARK", A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF SECTION 28, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 122 OF PLATS ON PAGES 63--66 OF WAYNE COUNTY RECORDS, CONTAINING 0.55 ACRES OF LAND MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.



Proposed New Building
34437 Rosati Avenue
Livonia, MI 48150
Lot 8, Rosati Industrial Park
Owner/Developer:
**R & E Landscaping
and Construction, LLC**
34422 Rosati Avenue
Livonia, MI 48150



Issued: _____

Drawing Title:
**Architectural Site Plan
Dumpster Details**

Drawing Scale: As Shown

Date: 10/28/2021

Project Number:

DA-2.0

Landscape Development Notes:

PLANTING

- Installation of all plant material shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock* and with the specifications set forth by the City of Taylor, Michigan.
- The plant materials shall conform to the type stated on the plant list. Sizes shall be the minimum stated on the plant list or larger. All measurements shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock*.
- The plant material shall be nursery grown and inspected by the Owner's representative before planting. The Owner's representative reserves the right to reject any plant material at any time.
- Plants designated "B&B" shall be balled and burlapped with firm balls of earth.
- Dig shrub pits one foot (1') larger than the shrub rootball, tree pits three (3) times the width of the tree rootball and backfill with one (1) part topsoil and one (1) part soil from excavated pit. Plant trees and shrubs at the same grade level at which they were planted at the nursery. If wet, clay soils are evident, plant trees and shrubs slightly higher.
- The Contractor is responsible for planting the materials at the correct grades and spacing. The plants shall be oriented to give the best appearance.
- When the plant has been properly set, the pit shall be backfilled with the topsoil mixture, gradually filling, patting, and settling with water.
- Trees in lawn areas to have a four foot (4') circle of mulch, four inches (4") deep, and three inches (3") away from the trunk. Shrub beds are to be mulched with shredded bark mulch to a minimum depth of four inches (4"). Only natural color shredded hardwood bark mulch will be accepted.
- Remove all twine, wire, and burlap from the top one third (1/3) of tree and shrub root balls and from tree trunks. Remove all non-biodegradable material such as plastic or nylon completely from branches and stems.
- All plant materials shall be pruned and injuries repaired. The amount of pruning shall be limited to the removal of dead or injured limbs and to compensate for the loss of roots from transplanting. Cuts should be flush, leaving no stubs. Cuts over three quarters of an inch (3/4") shall be painted with tree paint. Shrubs along the site perimeter shall be allowed to grow together in a natural form.
- Organic, friable topsoil shall be evenly distributed and fine graded over all areas to receive lawns at uniform depth of four inches (4") after settlement.
- All lawn areas shall be seeded with a Grade A Kentucky Blue Grass blend over the topsoil. Install a soil erosion control blanket for stabilization of the side slopes of the detention basin after seeding.
- All plantings shall be completed within three (3) months, and no later than November 30, from the date of issuance of a certificate of occupancy if such certificate is issued during the April 1 thru September 30 period; if the certificate is issued during the October 1 thru March 31 period, the planting shall be completed no later than the ensuing May 31; plantings shall thereafter be reasonably maintained, including permanence and health of plant materials to provide a screen to abutting properties and including the absence of weeds and refuse.
- Plant trees and shrubs no closer than the following minimum distances from sidewalks, curbs, and parking stalls:
 - Shade/Canopy Trees Three feet (3')
 - Ornamental/Flowering Trees Five feet (5')
 - Evergreen Trees Five feet (5')
 - Evergreen/Flowering Shrubs Four feet (4')
- Backfill directly behind all curbs and along sidewalks and compact to the to of curbs or walk to support vehicle and pedestrian weight without settling.
- All landscape areas, especially parking lot islands and landscape beds next to buildings shall be excavated of all building materials and poor soils to a depth of twelve inches to eighteen inches (12"-18") and backfilled with good, medium-textured planting soil (loam or light yellow clay). Add four inches to six inches (4"-6") of topsoil over the fill material and crown a minimum of six inches (6") above the top of curbs and/or walks after earth settling unless otherwise noted on the landscape plan.
- Conversion of all asphalt and gravel areas to landscape planting beds shall be done in the following manner:
 - Remove all asphalt, gravel, and compacted earth to a depth of six inches to eighteen inches (6"-18") depending on the depth of the sub base and dispose of off site;
 - Call the City for an inspection prior to backfilling;
 - Replace excavated material with good, medium-textured planting soil (loam or light yellow clay) to a minimum of two inches (2") above the top of the curb and sidewalk, add four inches to six inches (4"-6") of topsoil and crown to a minimum of six inches (6") above the adjacent curb and walk after earth settling, unless otherwise noted on the landscape plan.If conversion from asphalt to landscape occurs in or between an existing landscape area(s), replace excavated material from four inches to six inches (4"-6") below adjacent existing grade with good, medium-textured planting soil (loam or light yellow clay) and add four inches to six inches (4"-6") of topsoil to meet existing grades after earth settling.

MATERIAL

- Required landscape material shall satisfy the criteria of the American Association of Nurserymen Standards for Nursery Stock and be:
 - Nursery grown;
 - State Department of Agriculture inspected;
 - No. 1 grade material with a straight, unscarred trunk, and well-developed uniform crown (park grade trees will not be accepted);
 - Staked, wrapped, watered, and mulched according to the details provided; and
 - Guaranteed for one (1) year.
- Topsoil shall be friable, fertile soil of clay loam character containing at least five percent (5%) but not more than twenty percent (20%) by weight of organic matter with a pH range between 6.0 and 7.0. The topsoil shall be free from clay lumps, coarse sand, plant roots, sticks, and other foreign materials.
- The seed mixture shall consist of the following types and proportions: Kentucky Blue Grass blend "Baron/Sheri/Adelphi" @ sixty percent (60%), Chewing Fescue @ twenty-five percent (25%), Creeping Red Fescue @ ten percent (10%), and Perennial Rye Grass @ five percent (5%). Weed content shall not exceed one percent (1%). The mix shall be applied at a rate of 200 pounds per acre.
- Sod shall be two (2) year old "Baron/Sheri/Adelphi" Kentucky Blue Grass blend grown in a sod nursery on loam soil.
- Cobblestone mulch shall consist of one inch to three inch (1" - 3") cobbles six inches (6") deep over geotextile fabric.

GENERAL

- Do not plant deciduous or evergreen trees directly over utility lines or under overhead wires. Maintain a six foot (6') distance from the centerline of utilities and twenty feet (20') from the centerline of overhead wires for planting holes. Call MISS DIG forty-eight (48) hours prior to landscape construction for field location of utility lines.
- The Contractor agrees to guarantee all plant material for a period of one (1) year. At that time, the Owner's representative reserves the right for a final inspection. Plant material with twenty-five percent (25%) die back, as determined by the Owner's representative shall be replaced. This guarantee includes the furnishing of new plants, labor, and materials. These new plants shall also be guaranteed for a period of one (1) year.
- The work shall consist of providing all necessary materials, labor, equipment, tools, and supervision required for the completion as indicated on the drawings.
- All planting beds shall be watered with an automatic underground irrigation system. Lawns and shrub/landscape areas shall be watered by separate zones to minimize overwatering.
- All written dimensions override scale dimensions on the plans.
- Report all changes, substitutions, or deletions to the Owner's representative.
- All bidders must inspect the site and report any discrepancies to the Owner's representative.
- All specifications are subject to change due to existing conditions.
- The Owner's representative reserves the right to approve all plant material.
- All ground mounted mechanical units shall be screened on three (3) sides with living plant material.

MAINTENANCE OF GENERAL LANDSCAPE AREAS

- The Owner of the landscaping shall perpetually maintain such landscaping in good condition so as to present a healthy, neat, and orderly appearance, free from refuse and debris.
- The Owner shall conduct a seasonal landscape maintenance program including regular lawn cutting (at least once per week during the growing season), pruning at appropriate times, watering, and snow removal during winter.
- The Contractor is responsible for watering and maintenance of all seed areas until a minimum of ninety percent (90%) coverage, as determined by the Owner's representative.
- All diseased and/or dead material shall be removed within sixty (60) days following notification and shall be replaced within the next appropriate planting season or within one (1) year, whichever comes first.
- Any debris such as lawn clippings, fallen leaves, fallen limbs, and litter shall be removed from the site on a weekly basis at the appropriate season.
- All planting beds shall be maintained by removing weeds, fertilizing, and replenishing mulch as needed.
- Annual beds shall be kept free of weeds and mulched with sphagnum peat of a neutral pH as needed. Perennial beds shall be kept free of weeds and mulched with fine textured shredded bark as needed. Cut spent flower stalks for perennial plants at regular intervals.

ALL LANDSCAPE AREAS TO BE IRRIGATED.

Site Coverage Calculations:

SITE AREA	= 31,129 S.F.
OFF-STREET PARKING COVER	= 13,066 S.F.
BUILDING AREA COVER	= 5,800 S.F.
SIDEWALKS COVER	= 500 S.F.
LANDSCAPING COVER	= 11,763 S.F.

Planting Schedule:

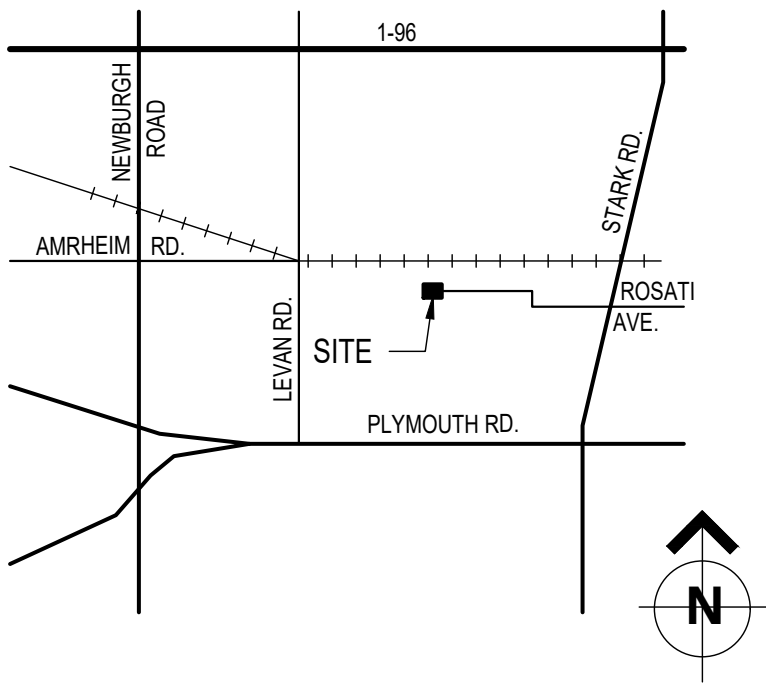
SYMBOL	COMMON NAME	QTY.	BOTANICAL NAME	HEIGHT	SIZE
AR	NORTH POLE ARBORVITAE GREEN FOLLAGE	30	THUJA	4'-0"	1 GAL.
WD	WHITE DOGWOOD	4	CORNUS FLORIDA		3" CAL.

Legal Description:

PARCEL ID# 111-03-0008-000

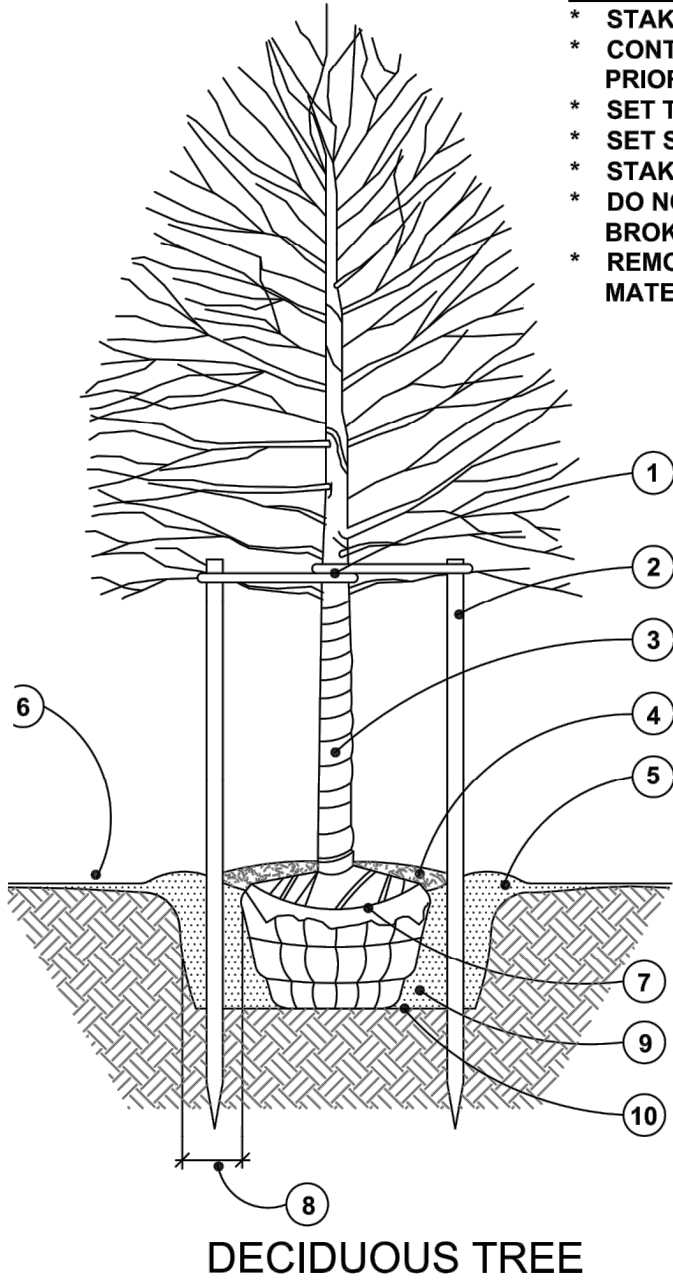
LOT 8, OF "ROSATI INDUSTRIAL PARK", A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4, 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 122 OF PLATS ON PAGES 63-66 OF WAYNE COUNTY RECORDS, CONTAINING 0.55 ACRES OF LAND MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.

Location Map: (NOT TO SCALE)



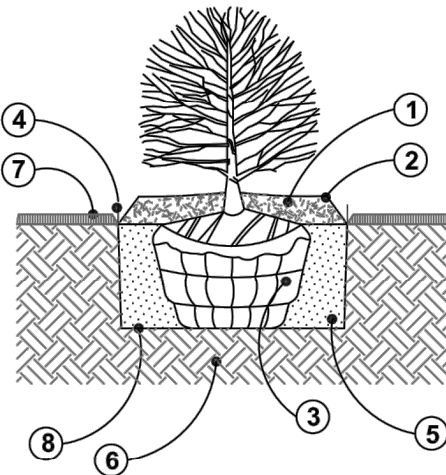
NOTES:

- STAKE TREES UNDER FOUR INCH (4") CALIPER.
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- SET TOP OF BALL THREE INCHES (3") ABOVE FINISH GRADE.
- SET STAKES VERTICAL & EVENLY SPACED.
- STAKES OR GUYS TO BE SECURED ABOVE THE FIRST BRANCH.
- DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
- REMOVE ALL TAGS, STRING, PLASTICS, AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE DAMAGE.



DECIDUOUS TREE

- STAKE TREE JUST BELOW FIRST BRANCH USING TWO INCH TO THREE INCH (2"-3") WIDE BELT-LIKE MATERIAL OF NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL. (NO WIRE OR HOSE TO BE USED TO GUY TREES).
- THREE (3) GUYS EVENLY SPACED PER TREE. REMOVE AFTER ONE (1) WINTER SEASON.
- 2 x 2 HARDWOOD STAKES. POSITION SIX INCHES TO EIGHT INCHES (6"-8") OUTSIDE OF ROOTBALL AND EXTEND EIGHTEEN INCHES (18") BELOW TREE PIT INTO UNDISTURBED SOIL.
- APPLY TREE WRAP AND SECURE WITH A BIODEGRADABLE MATERIAL AT TOP AND BOTTOM. REMOVE AFTER ONE (1) WINTER.
- SHREDDED BARK MULCH OF A NATURAL COLOR AT FOUR INCH (4") MINIMUM DEPTH. LEAVE A THREE INCH (3") CIRCLE OF BARE SOIL AT THE BASE OF THE TREE.
- MOUND TO FORM TREE SAUCER.
- FINISH GRADE SLOPED AWAY FROM TREE.
- CUT AND REMOVE WIRE, BURLAP, AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL.
- WIDTH OF ROOTBALL ON EACH SIDE.
- PLANTING MIX SHALL BE AMMENDED PER SITE CONDITIONS AND PLANT REQUIREMENTS.
- SCARIFY BOTTOM AND SIDES OF PLANTING PIT TO FOUR INCH (4") DEPTH.



SHRUB

GENERAL NOTES FOR ALL PLANTINGS:

- DO NOT CUT CENTRAL LEADER.
- REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER NON-BIODEGRADABLE MATERIALS (EXCEPT LABEL FOR PLANT NAME) FROM PLANT STEMS OR CROWN WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.
- PLANTS SHALL BEAR THE SAME RELATION TO FINISH GRADE AS IT BORE TO THE PREVIOUS GRADE IN THE NURSERY. SET THE BASE OF THE PLANT SLIGHTLY HIGHER THAN EXISTING GRADE IF PLANTING IN CLAY SOILS.
- CENTER THE ROOTBALL IN THE PLANTING HOLE. LEAVE THE BOTTOM OF THE PLANTING HOLE FIRM. USE WATER TO SETTLE THE PLANTING MIX AND REMOVE ANY AIR POCKETS AND FIRMLY SET THE TREE OR SHRUB. GENTLY TAMP IF NEEDED.

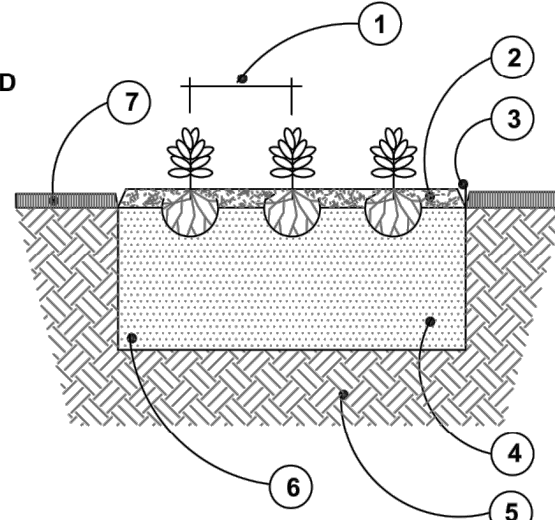
NOTE:

- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.

- SHREDDED BARK MULCH AT FOUR INCH (4") MINIMUM DEPTH. MULCH SHALL BE NATURAL IN COLOR.
- FORM A SAUCER WITH MULCH AND SOIL AROUND SHRUB BED.
- CUT AND REMOVE BURLAP AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL.
- 3/16" x 4" ALUMINUM EDGING (OR APPROVED EQUIVALENT) OR SPADED EDGE.
- EXCAVATE PLANTING HOLE AND BACKFILL WITH PREPARED PLANTING MIX.
- UNDISTURBED SUBGRADE.
- LAWN.
- SCARIFY SUBGRADE.

NOTE:

- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- PERENNIALS TO BE PLANTED UP TO THE EDGE OF THE SAUCER AROUND A TREE OR SHRUB BED.



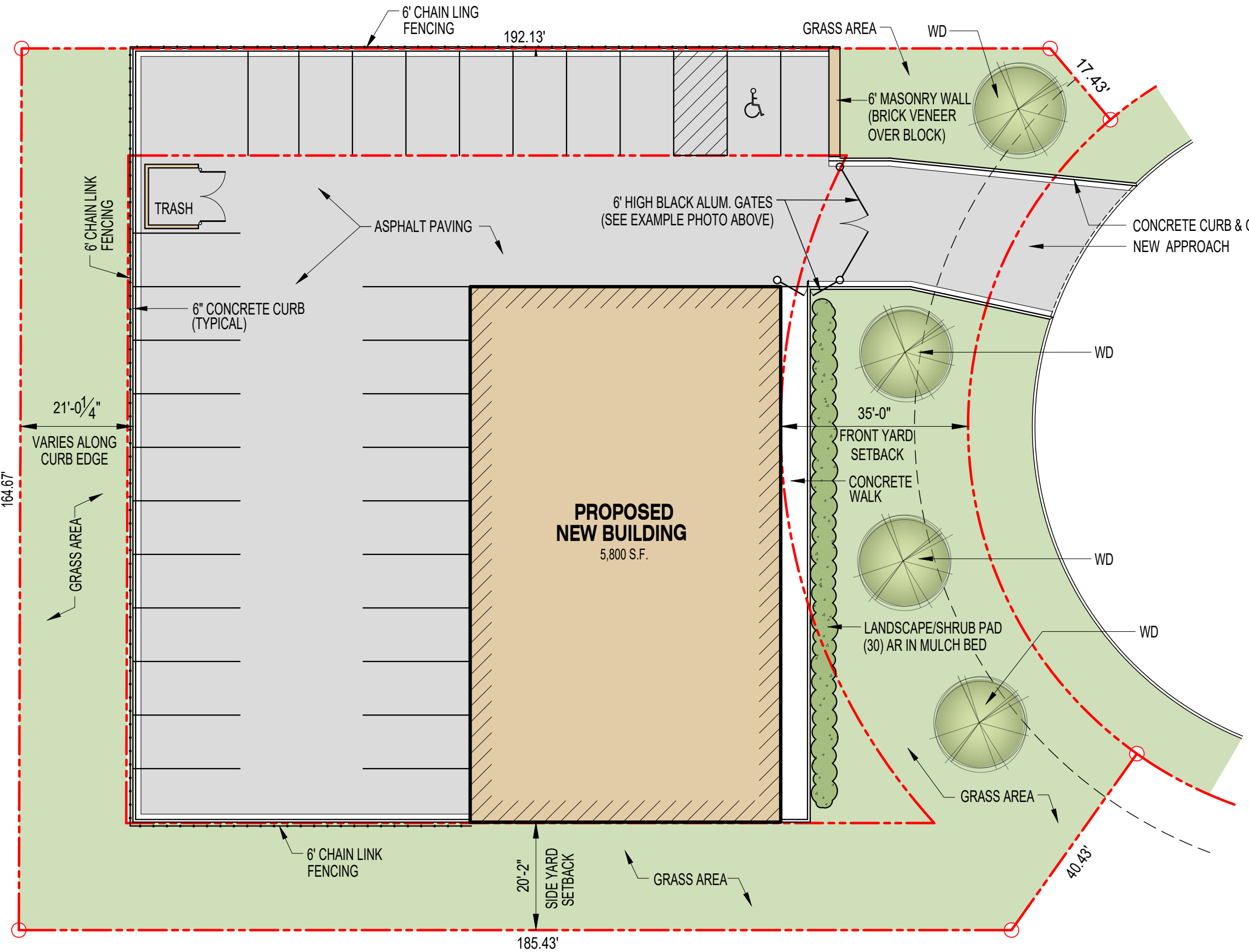
ANNUAL / PERENNIAL / GROUNDCOVER

Planting Details

NOT TO SCALE

ALL LANDSCAPE AREAS TO BE IRRIGATED.

PLANTING LOCATIONS TO BE VERIFIED IN FIELD AND SHALL NOT CONFLICT WITH UNDERGROUND AND ABOVE GROUND UTILITIES. CONTRACTOR TO BE RESPONSIBLE FOR COORDINATING FINAL LOCATIONS WITH THE OWNER PRIOR TO INSTALLATION.



Proposed New Building

34437 Rosati Avenue
Livonia, MI 48150
Lot 8, Rosati Industrial Park
Owner/Developer:
R & E Landscaping and Construction, LLC
34422 Rosati Avenue
Livonia, MI 48150

Arista Design, Inc.
PO Box 531507, Livonia, MI 48153
Tel: 734-812-7450

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Issued:

Drawing Title:
Landscape Plan Details

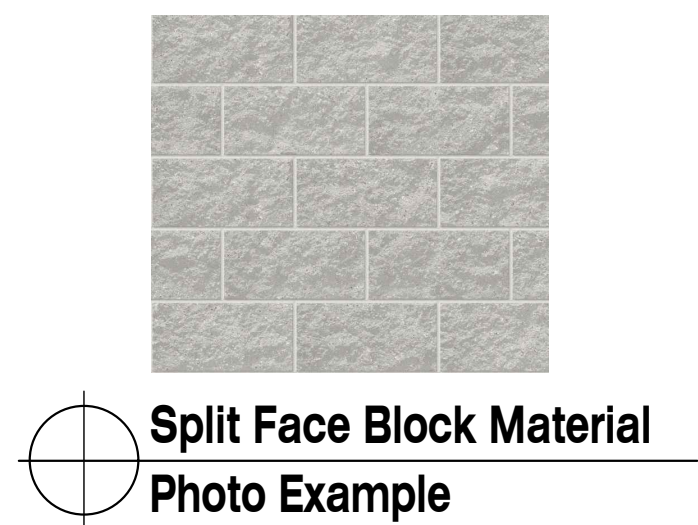
Drawing Scale: As Shown

Date: 10/28/2021

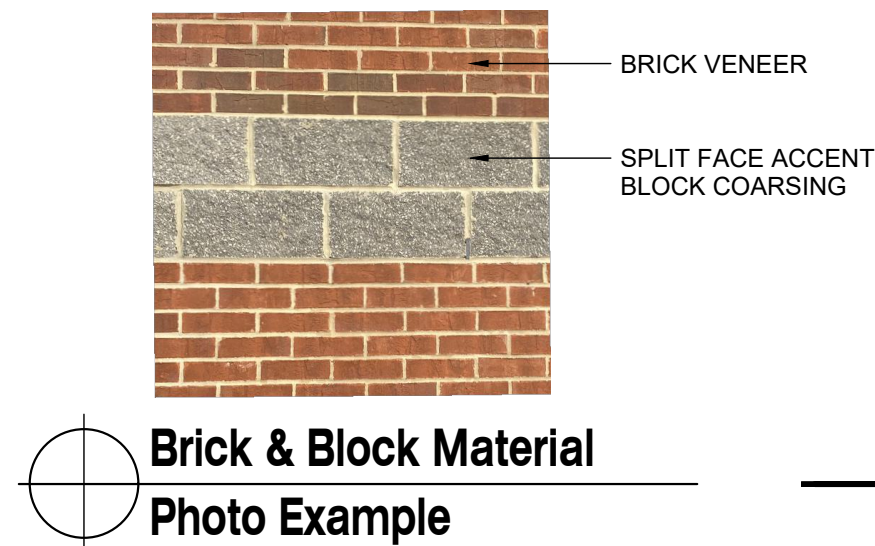
Project Number:

Sheet #:

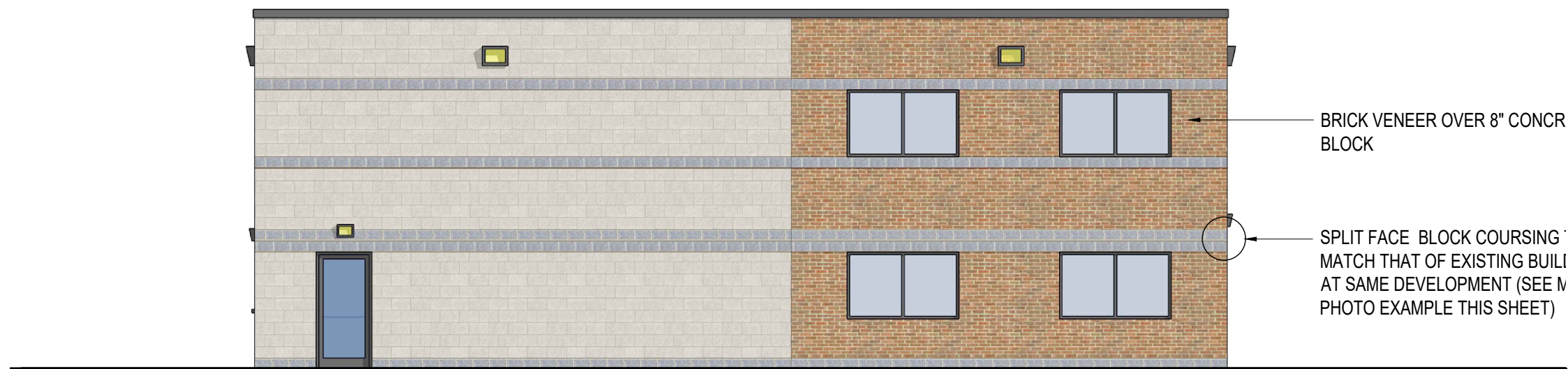
DA-3.0



Split Face Block Material
Photo Example



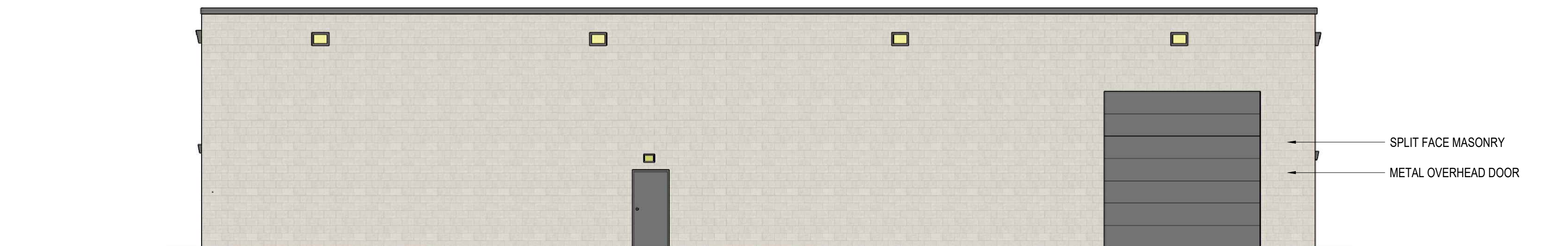
Brick & Block Material
Photo Example



South Elevation
Scale: 1/8" = 1'-0"



North Elevation
Scale: 1/8" = 1'-0"



West Elevation
Scale: 1/8" = 1'-0"



East Elevation
Scale: 1/8" = 1'-0"

THREE WALL PACKS IN ONE
Our C-Lite Traditional-Style LED Wall Pack delivers up to 14,400 lumens. Select between four different wattages on each model and also choose your desired color temp (3000K, 4000K, or 5000K). Each model is shipped with the default setting at the highest wattage and at 4000K. Integrated battery backup option available.

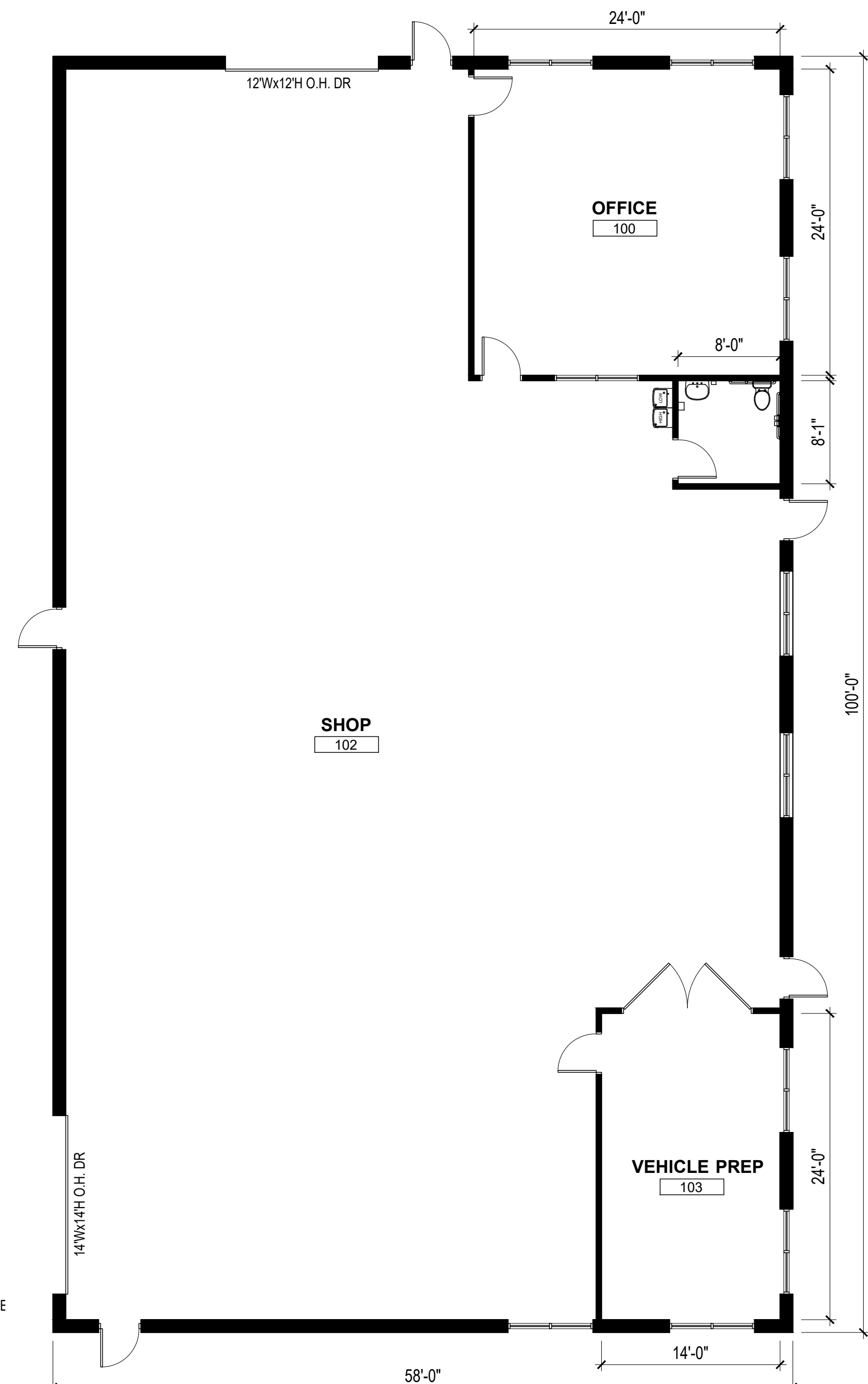


PRODUCT SPECIFICATIONS

OVERVIEW

- Max. Delivered Lumens: Up to 6500 Lumens (\$6L), Up to 10,200 Lumens (\$10L), Up to 14,400 Lumens (\$14L)
- CRI: > 70
- CCT: Selectable 3000K, 4000K or 5000K
- Input Power: Up to 46W (\$6L), Up to 71W (\$10L), Up to 100W (\$14L)
- Estimated L70 Lifetime @ 25°C > 50,000 Hours
- Power Factor: > 0.9
- Total Harmonic Distortion: <20%
- Limited Warranty: 5-Year*
- Replaces: 150W PSMH (\$6L), 250W PSMH (\$10L), 400W MH (\$14L)

Wall Pack Example
NOT TO SCALE



Floor Plan
Scale: 3/32" = 1'-0"

Proposed New Building
34437 Rosati Avenue
Livonia, MI 48150
Lot 8, Rosati Industrial Park
Owner/Developer:
R & E Landscaping and Construction, LLC
34422 Rosati Avenue
Livonia, MI 48150

Arista Design, Inc.
PO Box 531507, Livonia, MI 48153
Tel: 734-812-7450

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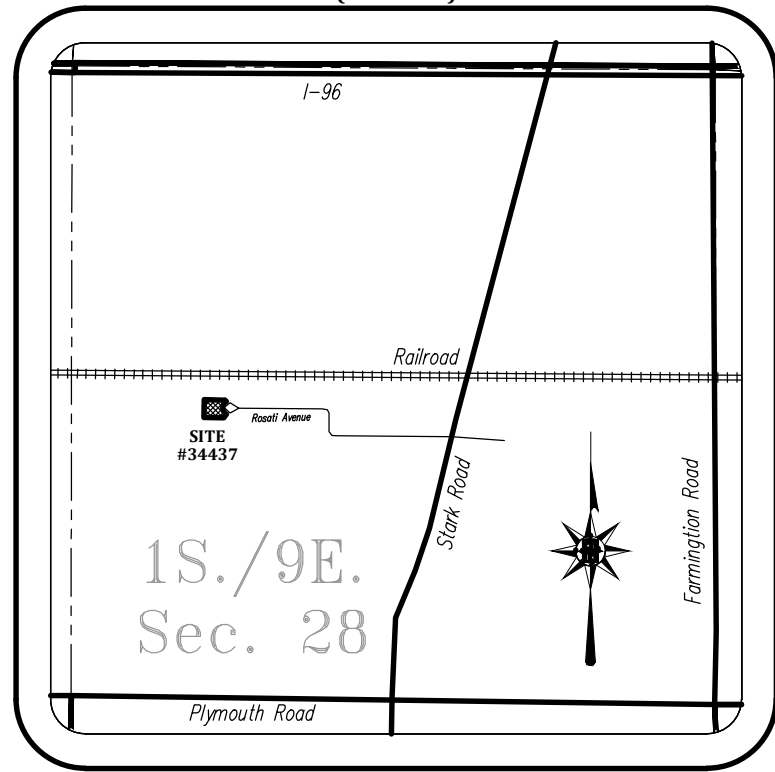


Issued: _____

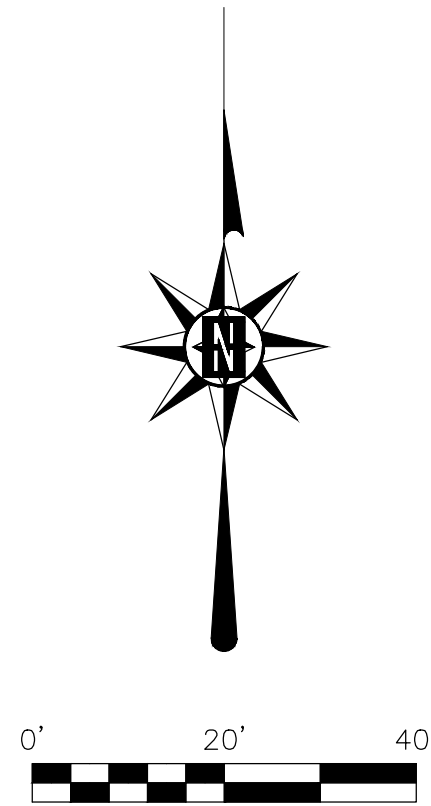
Drawing Title:
**Building Floor Plan
Exterior Elevations**
Drawing Scale: As Shown
Date: 10/28/2021
Project Number: _____

Sheet #:
DA-4.0

SITE LOCATION MAP
(NO SCALE)



BOUNDARY AND TOPOGRAPHIC SURVEY
34437 Rosati Avenue



LEGEND

- FOUND MONUMENTATION
- SET MONUMENTATION
- SECTION CORNER
- RECORD MEAS.
- FIELD MEAS.
- PRORATED DIST.
- CALCULATED DIST.
- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- PARCEL LINE
- PLATTED LINE
- FENCE LINE
- STORM SEWER
- SANITARY SEWER
- WATER LINE/MAIN
- GAS LINE/MAIN
- OVERHANG LINE
- BURIED CABLE
- BURIED ELEC.
- GAS METER
- GAS SHUT OFF
- GAS MARKER/FLAG
- WATER MANHOLE
- HYDRANT
- WATER SHUT OFF
- WATER METER
- WATER WELL
- WATER MARKER/FLAG
- STORM MANHOLE
- STORM BASIN
- STORM BEEHIVE BASIN
- STORM OUTLET
- SAN. MANHOLE
- SAN. CLEANOUT
- SAN. MARKER/FLAG
- COMM. MANHOLE
- COMM. PEDESTAL
- COMM. MARKER
- LIGHT POLE
- UTILITY POLE
- ELECTRIC MANHOLE
- POWER TRANSFORMER
- ELEC. MARKER/FLAG
- ELEC. METER
- GRND. WTR. MON. WELL
- SIGN
- AIR CONDITIONING UNIT
- FOUND CONC. MON.
- FOUND IRON ROD
- FOUND CAPPED IRON
- BACK OF CURB
- TOP OF CURB
- CURB OUTLET
- HIGH POINT
- LOW POINT
- FINISHED GRADE
- FINISHED FLOOR
- MATCH EX. GRADE
- AS-BUILT MEAS.
- POINT OF CURVE
- POINT OF REV. CURVE
- POINT OF COMP. CURVE
- RIGHT OF WAY
- POINT OF BEGIN
- POINT OF COMMENCE
- EX. SPOT ELEVATION
- PROPOSED ELEVATION
- DECIDUOUS TREE
- EVERGREEN TREE

BENCHMARK:

THE NORTH RIM OF A STORM
MANHOLE LOCATED 26.9 FEET WEST
AND 20.4 FEET NORTH OF THE
EAST MOST PROPERTY CORNER.

ELEVATION = 662.55 NAVD88

ZONING REQUIREMENTS

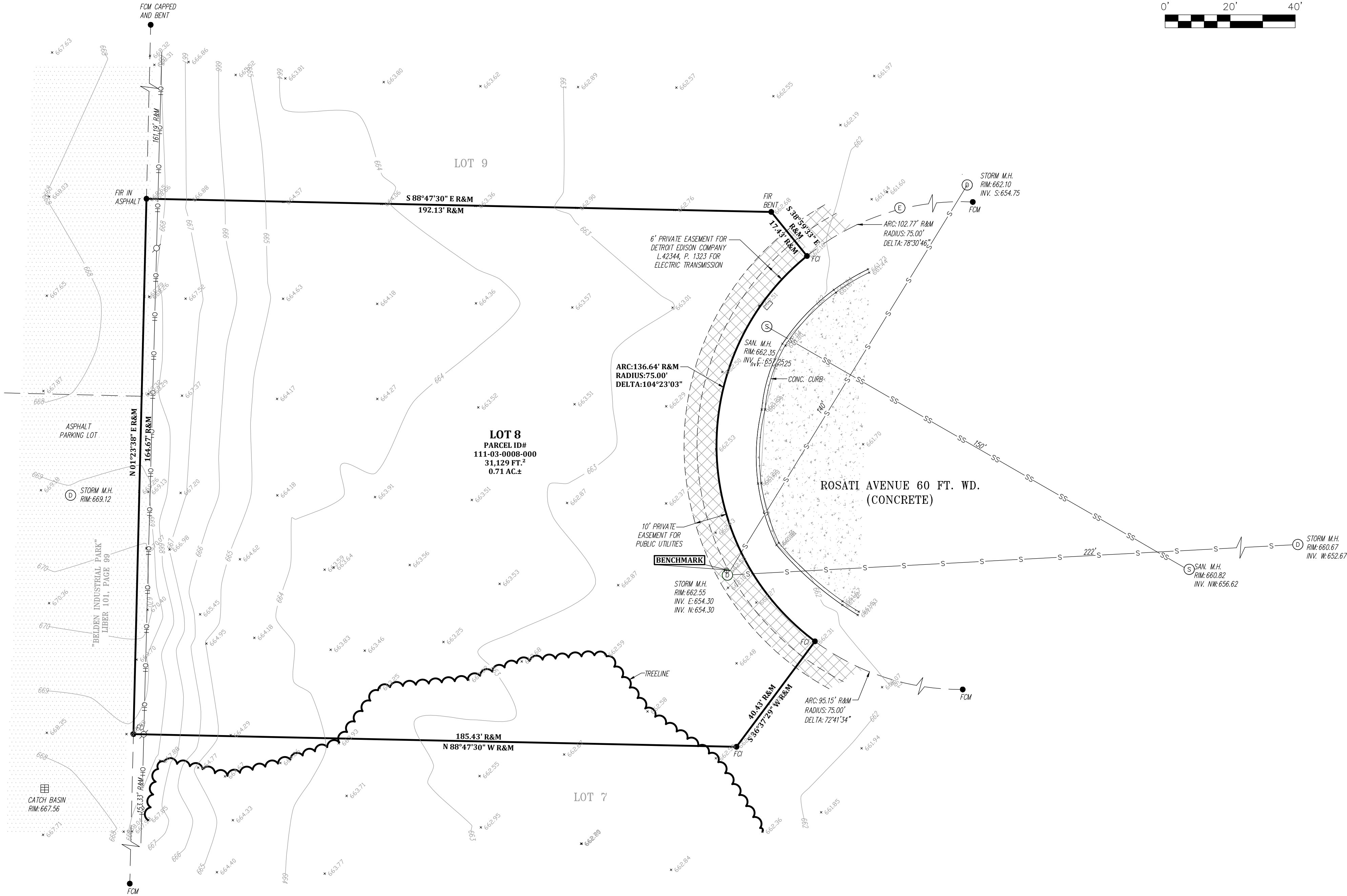
M-1 LIGHT MANUFACTURING

- LOT - MIN. AREA: N/A
- MIN. WIDTH: N/A
- COVERAGE - MAX. BLD.: N/A
- MAX. IMP.: N/A
- SETBACKS - FRONT YARD: 50 FT.
- REAR YARD: 20 FT.
- SIDE YARD: 20 FT.
- SIDE TOTAL: 20 FT.
- HEIGHT - MAX. BLD.: 50 FT.
- EXISTING CONDITIONS
- LOT - AREA: 31,129 FT.²
- WIDTH: 164 FT.
- COVERAGE - BLD.: VACANT
- IMP.: VACANT

LEGAL DESCRIPTION

PARCEL ID# 111-03-0008-000

LOT 8, OF "ROSATI INDUSTRIAL PARK", A SUBDIVISION OF
PART OF THE SOUTHEAST ¼ AND SOUTHWEST ¼ OF SECTION
28, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE
COUNTY, MICHIGAN, AS RECORDED IN LIBER 122 OF PLATS ON
PAGES 63-66 OF WAYNE COUNTY RECORDS, CONTAINING 0.71
ACRES OF LAND MORE OR LESS, SUBJECT TO ANY AND ALL
EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.



Boundary & Topographic Survey

LOT 8, OF "ROSATI INDUSTRIAL PARK", BEING PART OF THE S.E. ¼ AND
S.W. ¼ OF SEC. 28, T.1S., R.9E., CITY OF LIVONIA, WAYNE CO., MICH.



SECTION: S.E. 1/4 Sec. 28 DATE: 05/18/21
TN./RGE.: 1S./9E. PROJ. #: 021-075
CITY/TWP: Livonia DWG. BY: VP/JCP
COUNTY: Wayne 1 INCH = 20 FEET

CLIENT:
Arista Design, Inc. - Bill Moustakas
P.O. Box 531507
Livonia, MI 48153
PAGE # 1 OF 1

I, Michael J. Nowry, a Professional Surveyor in the State of Michigan do hereby
Certify that the parcel of land described and delineated hereon has been surveyed
under my supervision, that the plat hereon is a true representation of the survey as
performed, that the error of closure is no greater than 1 in 5000 and that I have
fully complied with the requirements of Section 3, Public Act 132 of 1970.

Michael J. Nowry Professional Surveyor # 52472



Ferrari







CORRESPONDENCE

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 12, 2021

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2021-10-02-22 – #34437 Rosati Avenue

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed waiver use at this time. The subject parcel is assigned the address of **#34437 Rosati Avenue**.

The existing parcel currently has access to public water main, sanitary sewer and storm sewer within the Rosati Avenue right-of-way. The developer will need to meet current Engineering requirements for the proposed project, including storm water detention per the latest version of the Wayne County Storm Water Ordinance.

It should be noted that the parcel is within an area being investigated for soil and groundwater contamination. As a result, the developer may be required to provide special provisions under the slab of the new structure to protect against vapor intrusion or groundwater interface. Final requirements will not be known until the investigation has been completed, but until that time the developer may want to contact the Michigan Department of Environment, Great Lakes, and Energy (EGLE) for more details.

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 PUBLIC SAFETY
LIVONIA FIRE & RESCUE

DAVE HEAVENER
FIRE CHIEF



MAUREEN MILLER BROSNAN
MAYOR

14910 FARMINGTON ROAD
LIVONIA, MICHIGAN 48154-5419
734-466-2444
734-466-2082 fax

DATE: November 11th, 2021
TO: Scott O. Miller, Planner IV
FROM: Livonia Fire Prevention Division
SUBJECT: Petition 2021-10-02-22, Excellerated Towing & Recovery, 34437 Rosati Ave

This office has reviewed the site plan submitted in connection with a request to construct a commercial building on property located at the above referenced address.

We have no objections to this proposal.

Sincerely,

Greg Thomas

Greg Thomas
Fire Marshal

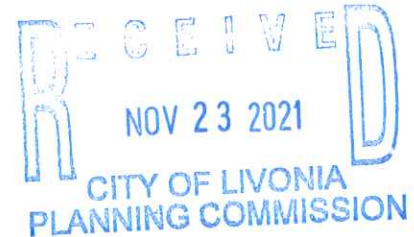
DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

CURTIS CAID
CHIEF OF POLICE



MAUREEN MILLER BROSNAN
MAYOR

15050 FARMINGTON ROAD
LIVONIA, MICHIGAN 48154-5499
(734) 466-2470
FAX: (734) 261-2265



November 18, 2021

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

Petition 2021-10-02-22 - 34437 Rosati Avenue

Dear Mr. Miller,

I have reviewed the plans in connection with the petitions. I have no objections to the proposals.

Please feel free to contact me should you have any questions.

Sincerely,

FOR THE CHIEF OF POLICE

Scott Sczepanski #543
Scott Sczepanski, Sergeant
Traffic Bureau
(734) 466-2107

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
SANITATION
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2580
FAX: (734) 466-2095

Date: November 22, 2021

To: Scott O. Miller

From: Jerome Hanna

RE: Petition 2021-10-02-22 – 34437 Rosati Avenue

Pursuant to your request, the above referenced Petition has been reviewed.

1. A variance from the Zoning Board of Appeals would be required to maintain the deficient front yard setback. The required minimum front yard setback is 50 feet.

This Department has no further objections to this Petition.

I trust this provides the requested information.

Jerome Hanna

Jerome Hanna
Director of Inspection

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 2021-10-02-22 - 34437 Rosati Avenue

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.

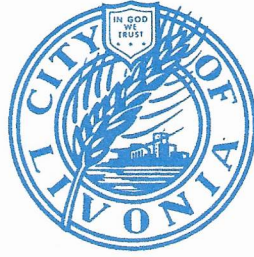
Very truly yours,


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 15, 2021

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

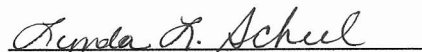
Re: Petition 2021-10-02-22

34437 Rosati Avenue

Dear Mr. Miller,

In accordance with your request, the Treasurer's Office has reviewed the name and addresses connected with the above noted petition. At this time there are no taxes due, therefore I have no objections to the proposal.

Sincerely,


Lynda L. Scheel
Treasurer, City of Livonia

**OTHER ITEMS
RELATED TO THE
PETITION**

UNAPPROVED MINUTES

1

MINUTES OF THE 1,179th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, November 30, 2021, the City Planning Commission of the City of Livonia held its 1,179th 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:	Betsy McCue	David Bongero	Sam Caramagno
	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 2021-10-02-22

Century 21 ROW

Mr. Caramagno, Secretary, announced the next item on the agenda, Petition 2021-10-02-22 submitted by Century 21 ROW requesting waiver use approval pursuant to Section 6.58 of the Livonia Vision 21 Zoning Ordinance to construct and operate a vehicle tow yard (Excellerated Towing & Recovery) at 34437 Rosati Avenue, located on the west side of Stark Road just south of the CSX Railroad in the Southwest ¼ of Section 28.

Mr. Taormina: This is a request to construct and operate a vehicle tow yard at the west end of Rosati Avenue, which is on the west side of Stark Road, just south of the CSX railroad. Rosati Industrial Park sub-division was officially created in 2006. This industrial park consists of 15 lots. As you can see, the zoning is M-1 (Light Manufacturing). The subject property is described as Lot 8 of Rosati Industrial Park. This lot contains a land area of approximately 31,000 square feet, or roughly .7 acre. Lot 8 is at the west end of a cul-de-sac. The front lot line along the street measures roughly 136.6 feet. The average width of the lot at the building line is approximately 165 feet. Lot 8 is surrounded by other industrial zoned parcels. The closest residential district is located roughly 155 feet to the south. Vehicle tow yards are restricted to M-1 and M-2 districts, where they are treated as a waiver-use. Except for the front yard setback, the ordinance requires that the entire lot area be enclosed with a fence. The site plan for Excellerated Towing shows a 5,800 square foot building that would be located near the front of the lot. The fenced-in parking lot would at the rear and along the north side of the property. The parking lot shows 31 parking spaces, including one barrier-free space. The minimum required building setback is 50 feet. The plan shows the building with a 35-foot setback, which previous to the adoption of the Livonia Vision 21 Zoning Ordinance last summer, would have been conforming. Unfortunately, a special setback provision that applied only to industrial parks did not carry over from Ordinance 543 to the new zoning ordinance. Section 16.10(a) of Ordinance 543 provided that when an industrial building fronted on an internal road within a park, the front yard shall be at least 60 feet as measured from the centerline of the street. As applied in this case, the building would be conforming under Ordinance 543. The Planning Department does intend to amend the current zoning ordinance to include this language, however, because this will take several months to complete, the only options available at this time would be either to seek a variance or move the building back 15 feet. Required parking is based on a ratio of one space for every 500 square feet of building floor area. The proposed facility requires 12 parking spaces for employees and customers. The facility, as we understand would have five employees. The site plan shows 31 spaces that would be available to employees, customers, the tow trucks, as well as the recovered vehicles. As specified in the requirements for waiver-use approval, the entire parking lot would be completely enclosed with a six-foot-high chain-link fence. The yard's access gate, which is located in the northeast corner, would be constructed out of six-foot-high black wrought

iron type fencing. The building would be constructed out of a combination of both brick and split-face block. As you can see from the elevation plans, there are windows shown along the front and portions of the side elevations of the building. The rear and north side would contain overhead doors. The height of the building is shown as roughly 22 feet. We believe it is a single-story building, but unsure whether it would contain a mezzanine. The floor plan that was submitted with the application shows that the space would include a large shop area, an office, a vehicle prep room, and a restroom. A dumpster is shown along the west side of the property. This would be fully enclosed. The details show that it would be enclosed by walls that would be six-feet in height and constructed out of 8-inch split face block. Swing gates would be constructed out of solid corrugated aluminum. For lighting, LED wall packs are shown along the top of the building. These would be the only type of security lights for the site. No light poles are shown. A landscaping plan was provided showing four white dogwood trees that would be planted along the front in the right-of-way, as well as arborvitae and grass. This site would be allowed one wall sign not to exceed 100 square feet in total area. 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 12, 2021, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed waiver use at this time. The subject parcel is assigned the address of #34437 Rosati Avenue. The existing parcel currently has access to public water main, sanitary sewer and storm sewer within the Rosati Avenue right-of-way. The developer will need to meet current Engineering requirements for the proposed project, including storm water detention per the latest version of the Wayne County Storm Water Ordinance. It should be noted that the parcel is within an area being investigated for soil and groundwater contamination. As a result, the developer may be required to provide special provisions under the slab of the new structure to protect against vapor intrusion or groundwater interface. Final requirements will not be known until the investigation has been completed, but until that time the developer may want to contact the Michigan Department of Environment Great Lakes, and Energy (EGLE) for more details."* The letter is signed by David W. Lear, P.E., Assistant City

Engineer. The next letter is from the Livonia Fire & Rescue Division, dated November 11, 2021, which reads as follows: *"This office has reviewed the site plan submitted in connection with a request to construct a commercial building on property located at the above referenced address. We have no objections to this proposal."* The letter is signed by Greg Thomas, Fire Marshal. The next letter is from the Division of Police, dated November 18, 2021, which reads as follows: *"I have reviewed the plans in connection with the petition. I have no objections to the proposal."* The letter is signed by Scott Sczepanski, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated November 22, 2021, which reads as follows: *Pursuant to your request, the above referenced Petition has been reviewed. 1. A variance from the Zoning Board of Appeals would be required to maintain the deficient front yard setback. The required minimum front yard setback is 50 feet. This Department has no further objections to this Petition."* The letter is signed by Jerome Hanna, Director of Inspection. 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 15, 2021, which reads as follows: *"In accordance with your request, the Treasurer's Office has reviewed the address connected with the above noted petition. At this time, there are no outstanding amounts receivable for taxes. Therefore, I have no objections to the proposal."* The letter is signed by Lynda Scheel, Treasurer. That is the extent of the correspondence.

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

Mr. Caramagno: Mark, what other junk yards, towing yards have we got in the city right now?

Mr. Taormina: I can only think of two. Livonia Towing is the main tow yard, and then Ross Towing located on Inkster Road. I am not sure of the status of that particular tow yard which was approved by the Zoning Board of Appeals some number of years ago.

Mr. Caramagno: Thank you.

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Mr. Wilshaw: Thank you, Mr. Caramagno. Mr. Taormina, maybe this is a question for the petitioner, but how is the public supposed to access the parking spaces if the gate is in front of the parking spaces?

Mr. Taormina: I think we are going to defer that question to the petitioner. This question came up at the study meeting and it was passed on to the owners. I believe they are prepared to respond to that question.

Mr. Wilshaw: Great. We will make sure to ask them. Thank you. If there are no other questions for our planning staff, I will go to our petitioner who can come forward to our podium and we will ask that you start with your name and address for our record.

Terry Sever, Century 21 ROW, 1883 Teakwood, White Lake, MI, 48383. I am actually the petitioner and an agent with Century 21 ROW. I have been working on this industrial subdivision for the last year and a half.

Mr. Wilshaw: Thank you, sir.

Mr. Sever: I think the record has me, my business, Century 21 here in Livonia at Six Mile and Middlebelt. We are locally run. First of all, the question regarding the access. At the time I was at the study session, I wasn't completely sure of how that...how to answer that. The owner of the towing company would be happy to address it. The simple answer is that their operation is going to run from 8:00 a.m. in the morning to 4:00 p.m. in the afternoon. When they are open the fence will be open. When they close up and leave then the fence will be closed. So, there was some discussion about doing a design with the parking spots outside, but there really isn't a need to do that. I don't think they want to encourage people come in there and parking. The other thing is because it is such a secluded end of the road, it would probably be a half-mile road. At the end of it, it has become a fairly popular lovers lane type setup. They don't want to encourage that. With regard to the DEQ issue, Eagle, we have already communicated with them. The Engineering Department has talked to them. Ron Emling, who is back here, he is the owner of the property, and he has already built the house, or I mean a building almost the exact same design, except his is turned completely different than the one you see we did. From left to right so that we could screen the back as much as possible. He has one on Lot 12 and he met the requirements that Eagle was looking for. There hasn't been any

issue because the footings are above the ground water and all that kind of stuff. We believe that this is a very good site. From a service standpoint and a planning standpoint, there is probably not enough towing businesses in a community with all of the expressways and service. I know that I had a personal experience in trying to get my vehicle and it was not easy because the towing company had a second yard that was on Telegraph in Redford, and it was very difficult. In the end they said well you can come pick it up and we will push it outside the fence. I think it will be helpful for residents that do get a tow and do have an accident. He will address this, but his business is primarily call insurance work, and things like that. He doesn't do abandoned vehicles. Occasionally, maybe once a year or something, he may get that call from a private owner, but he is not in the business of creating a junk yard and bringing vehicles in and have them sit there for a length of time or sell spare parts and all that kind of stuff. He is really more into towing. When we had the floods along the expressway, he did have to pick up some vehicles with some residents that lived in Livonia. The insurance settlement and all of that took maybe 90 days, so he has areas where he has somebody come in and look at the vehicle. They end up totaling it because of the contaminated water in the flooded areas on the expressway. Other than that, I think this is a good fit for the city. We have taken care and tried to address the screening part of it. With that, I will let you...I will introduce Mike. Mike is the towing operator, and he will be happy to answer any questions.

Mr. Wilshaw: Thank you, Mr. Sever. Good evening, sir.

Michael Fields, 14310 21 ½ Mile Road, Marshall, MI.

Mr. Wilshaw: Thank you for coming tonight. Is there anything else you would like to tell us about your business?

Mr. Fields: I think Mr. Sever pretty much covered everything that we do. I guess we need to reiterate that we are not a salvage yard. We are not a scrap yard. We don't do any of those things. That is not our business. The majority of our business is road service. So, changing flat tires, jump starts, fuel delivery, and any vehicles that are going to be on the property are basically designed to be there for short amounts of time. It is not profitable for our business to store inoperable vehicles. The owners, when they have accidents or what have you, and the vehicle needs to go through a claim, the goal is to get it to a

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dealership or repair shop as soon as possible so they can move forward with their life and be back in their vehicle.

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

Ms. Smiley: Good evening. So, like AAA would call you or how would I know how to call you?

Mr. Fields: Exactly. We have contractor rates with AAA, Agero, Nationsafe Drivers, and probably over 50 motor clubs that we work for. GM Roadside Assistance and things of that nature. So, a lot of our calls come in through Vehicle Tow Books. It is an app that all of the towing companies use. Also, we do Google advertising as well. So, for example, if you were in a situation and you needed a tow and you didn't know how to get a tow, a lot of people would do what is really common and Google tow truck near me and a lot of times we will come up and it is another way to service the citizens.

Ms. Smiley: Okay, and then there was a...when we were talking about this plan, they said you could move the building back 15 feet or get a variance. Which way are you going to go with that?

Mr. Fields: To be honest you...

Mr. Sever: Let me respond to that. Let's come back.

Ms. Smiley: Okay. You said you are only open from 8 to 4?

Mr. Fields: 8 to 4 Monday through Friday.

Ms. Smiley: Monday through Friday, so if I...what happens if I have an accident on Saturday?

Mr. Fields: Well, that is our office hours. 8 to 4. If you have an accident, we are a 24-hour service. That doesn't mean that our trucks stop running after that. That just means at four o'clock there is no need to tow a vehicle out because a lot of the facilities that would accept vehicles they close. Their primary hours basically 8 to 5. Generally, it takes us 45 minutes to get a car loaded and delivered in a reasonable area. That is why our hours are 8 to 4 and many dealerships are not open on Saturday and definitely not on Sunday. That is why.

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Ms. Smiley: So, if I was in an accident, I would call you. You wouldn't fix it but on Monday through Friday I could come and get my car, or my car insurance adjustor could come and look at it?

Mr. Fields: Exactly. That is how.

Ms. Smiley: You would take it somewhere to be fixed, but not you.

Mr. Fields: We would take it somewhere. To a shop of your choice or your insurance company...wherever they would like it to go. Sometimes vehicles are unable to be repaired. They will settle with a salvage yard like Co-Part or IAA and they will come and pick the vehicle up so the claim will be settled before the vehicle even leaves our facility.

Ms. Smiley: Thank you, sir.

Mr. Wilshaw: Thank you, Ms. Smiley. Any other questions for our petitioner?

Mr. Caramagno: Do you own the property now or is this pending an approval to open up a tow yard there?

Mr. Fields: It is pending approval.

Mr. Caramagno: I missed the study session and looked at some of the notes here and you have got a couple yards. You have a yard out in Redford?

Mr. Fields: Correct.

Mr. Caramagno: What do you plan to do with that yard?

Mr. Fields: We will consolidate everything to Livonia. We want all of our business to be in one central location where our trucks are stored, and a majority of our work is actually in Livonia, Farmington, and Bloomfield. So, it is right in that western cul-de-sac and that is better for our business.

Mr. Caramagno: Now, the work you have, you said the majority of the work you have got, is that based upon where your calls come from or do have contracts with Livonia? Or Farmington Hills?

Mr. Fields: Correct. We do not have any police contracts or anything like that. The area that we service is noted via satellite with Google. That is how all of our roadside assistance companies know our

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area and we have a range in which we work. We have a 20-mile range.

Mr. Caramagno: Okay. Wrecked cars, abandoned cars...how do you track them in your yard so that they don't stay there for four, five, or six years? How do you know that?

Mr. Fields: With wrecked cars there is usually no need to track it because if it comes through on an insurance type claim, the adjusters will notify usually within 24-hours of the accident. It is tracked automatically by the owner and the insurance company.

Mr. Caramagno: Okay, so say someone doesn't have insurance and we know there are many that don't. They wreck their car on Five Mile Road. You get the call to come get it.

Mr. Fields: Correct.

Mr. Caramagno: How do you purge that car? How do you get rid of that car when it is in limbo and no insurance?

Mr. Fields: It is one of three ways that that happens. First, the owner wants to redeem their vehicle so that they can seek repairs. Two, they will forward the title to us, and we will take it over to GLR which is literally across the street from this location. Then it would be dismantled by them. We don't do any dismantling. That is two ways. The third way is the longest way. That is where you file for title. Once it goes into a system, a database...the State of Michigan database, usually within 30 to 45 days you obtain a TR52. That is application for title. At that point in time, you either sell the car through auction or you dispose of it at GLR. Once again, our option will be to dispose of it at GLR.

Mr. Caramagno: Okay. How do you treat fluids that leak out of these cars? Oil. Antifreeze. How do you handle that?

Mr. Fields: Fortunately, and unfortunately, by the time the car gets to our yard at this site, it has leaked all of its fluids right then and there. So, at that point in time we do clean up the site because all of our trucks are equipped with Floor Dry, foam and mats to recover and secure all fluids. Once again, once the vehicle gets to our yard it is empty.

Mr. Caramagno: Okay. How long have you been in business?

Mr. Fields: I have been towing now for close to 30 years.

Mr. Caramagno: Thank you.

Mr. Fields: Your welcome.

Mr. Wilshaw: Thank you, Mr. Caramagno. Mr. Ventura?

Mr. Ventura: I noticed on the floor plan that you provided to us that there is a vehicle prep area in the building. What happens there?

Mr. Fields: A lot of stuff. In that area trucks will be washed or serviced. Our own personal trucks. We are not open to the public. We are not looking to do any repairs or anything like that to public vehicles.

Mr. Ventura: So, that is strictly for your own?

Mr. Fields: Yes. That is strictly for us.

Mr. Ventura: You are not doing any repairs?

Mr. Fields: Absolutely not.

Mr. Ventura: Okay. How many vehicles do you pick up on a weekly basis?

Mr. Fields: Pick up and house, I would say on an average week probably 2 to 5 at the most. Normally, anything that comes in, it pretty much goes out the next day. For example, if there was an accident and it happened after hours, and we picked it up, by the next day the insured or the insurance company either wants one or two things to happen. They want the claims adjuster to come by and evaluate the damages to see if it is repairable or totaled and then two, the owner wants the vehicle to be repaired as soon as possible because many of these cars' people are still paying a car payment and insurance. Everyone is wanting to get their vehicle moved expeditiously.

Mr. Ventura: Are there instances where you pick up a car and it doesn't come to your facility? It goes directly to...

Mr. Fields: A lot of times that is exactly what happens. Let's say for example, an accident occurs 12:30pm or 1:00 pm in the afternoon, there is ample amount of time for that vehicle to go to a dealership or repair facility and a lot of times that is exactly what will happen.

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- Mr. Ventura: Great. Thank you. I guess I have a question for Mr. Sever. I don't understand your role here, sir. Are you the developer of the property? Are you going to own the building? How do you fit in?
- Mr. Sever: I am the agent that was involved in putting together the offer to purchase and I represent the fellow selling the property and is going to build it. So, I just represented...
- Mr. Ventura: So, when you say you have been working on this for a while as an agent to put the deal together, not in terms of....
- Mr. Sever: I am sorry. What I was referring to was the industrial subdivision that totals 15 or 16 lots. Selling them one at a time.
- Mr. Ventura: Okay.
- Mr. Sever: There is other buildings that are in the process and have been submitted to Engineering for building. This one, because it is a towing, there was a waiver required. The other ones are not required. They meet the ordinance so there is no reason to be here for those, but I have background local government process and stuff so, as an agent I get involved and help the owners move through the process.
- Mr. Ventura: I understand. Thank you. I got it. Thank you.
- Mr. Wilshaw: Thank you, Mr. Ventura. Mr. Sever, was there another question that you were going to answer?
- Mr. Sever: I want to address the setback. I kind of surprised Mark threw it at him tonight, but from my experience and what knowledge I have, this site plan was approved with full engineering and building envelopes and everything back in like he said, 2006. At that point in time site plan was approved for specific setbacks, which I think called for a 60 foot from the center of the road. My question will be to the City Attorney is that that should have been grandfathered in, particularly since the owner of that site plan and the property built the road, put the utilities in, and built a couple buildings. It would probably be unreasonable to...like any subdivision to move the setbacks once a development has started. So, if I am wrong on that and it is not agreed upon from a grandfathered end standpoint, then we will most like go and take that information and go for a variance. We would prefer to keep the building where it is at, because it allows the additional 10 feet to the back of the lot. It doesn't affect any aesthetics or

any type of site distance and eyesore and stuff like that. We have a great deal of jobs there. There was at one time a proposed site plan, conceptual, where the building went long ways, so the frontage was only 58 feet. We redesigned it so that we would actually have about 100 feet of frontage. We will pursue it with whichever makes...whichever we have to do in terms of it, but...

Mr. Wilshaw: Sure. That makes sense. I think we understand kind of how things came about to where we are right now, given our ordinance change that happened recently and we will do what we need to do to rectify that.

Mr. Sever: Typically, ordinances, when they are amended, they don't go retroactive back 10 or 15 years so, that would be rather unusual, but whatever we need to do to get through it is what we will do.

Mr. Wilshaw: Sounds great. Thank you. Is there any other questions for our petitioner or their representatives? Mr. Taormina?

Mr. Taormina: If I may ask a question of Mr. Fields. Mr. Fields, do you have or intend to have a vehicle dealer license in connection with your business?

Mr. Fields: Absolutely not. It is not necessary for my business. I do not plan to apply for...I think it is an A, B, and C salvage license to dismantle and all that stuff. I am not interested in that.

Mr. Taormina: So, when a vehicle goes to auction, if you obtain title to the vehicle, then how is it that you sell that vehicle? I understand if you bring it over to GLR and go that route.

Mr. Fields: That is what we do every time. We do not have the desire or capability to rebuild or repair or part out vehicles. It takes away from our business. We have a limited amount of time to serve our customers and we do what we got into business to do, and that is towing and roadside. I can answer that question firmly and assure you we are not looking for a salvage license or anything. I don't even like the look of salvage cars on our property. The quicker they go, the better.

Mr. Taormina: I appreciate that. So, no Class A, no Class B, no Wholesale and no salvage license?

Mr. Fields: No. None of that.

Mr. Taormina: Thank you.

Mr. Wilshaw: Thank you, Mr. Taormina. Any other questions?

Mr. Caramagno: You might have said this in the study session or ever earlier today and I might not have heard you, but is the plan for this whole yard to be paved or concrete?

Mr. Wilshaw: Asphalt, right?

Mr. Taormina: So, the main lot here would be asphalt. Everything...it really speaks for itself. The turf areas are shown in green. Building in this brown color, and then balance would be asphalt, I believe, with concrete curbing completely around the parking lot.

Mr. Caramagno: Thank you.

Ms. Smiley: One more thing. We talked about that fence. That red line is not the fence. You know the red line? What is the story with that?

Mr. Wilshaw: Setbacks?

Mr. Taormina: The red line show two different things. One shows the property boundaries along the perimeter and then the inside line shows the setback requirements under the old ordinance. The fence line actually...there is a six-foot high masonry wall for these 20 feet approximately from this point forward or to the property line extending west to the northwest corner of the parking lot and the fence then carries down to the southwest corner of the parking lot and then ties into the southwest corner of the building here. That is the fence location.

Ms. Smiley: Okay. I just wanted to clarify that from the study session.

Mr. Taormina: I will point out that, while this short section of wall is a nice feature to consider, it might present a vision problem. So, a vehicle parked here, backing up, would not be able to see any incoming vehicle. In these cases, we usually step that wall down to a maximum height of 3 feet. That is something you should consider.

Mr. Wilshaw: Okay.

Ms. Smiley: Thank you.

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Mr. Wilshaw: Thank you, Ms. Smiley. Any other questions? That was a good question about the red line. A little questionable there. Mr. Ventura?

Mr. Ventura: Are you going to own the building?

Mr. Fields: Yes, sir.

Mr. Ventura: Great, thank you.

Mr. Wilshaw: Good question. Any other questions? If not, I have just a couple brief questions since I wasn't at the study meeting. Just to understand, you were talking about different scenarios in which you have...that you keep vehicles for different lengths of time and you said that the longest process was if you needed to obtain a title for a vehicle.

Mr. Fields: Correct.

Mr. Wilshaw: So, a situation where someone has a vehicle that is not insured and it really isn't worth much of anything and for some reason you need to impound it or tow it, and that person probably isn't going to come back for it because it would cost more to get it out of tow than it would be to even justify the cost of the vehicle. Does that happen very often?

Mr. Fields: It happens, but to alleviate that issue, we deal with a lot of other tow yards. We offer them basically return of the title, so we don't pursue any legal actions. Then in many cases people come and give you the title, which allows you to take it to GLR and then they scarp it at that point in time. That saves a lot of time. I don't have to apply for a TR52 and put it into lien. I can tell you that happens more times than not, because when someone feels that it can be eliminated of a potential debt, they usually take advantage of the opportunity.

Mr. Wilshaw: Okay, so you have worked with that situation. Okay, great. That is interesting. The other question is, do you do any repossessions?

Mr. Fields: Absolutely not.

Mr. Wilshaw: Okay.

Mr. Fields: It is not worth putting my guys or my trucks into jeopardy. It is not a good thing. The amount of insurance you have carry to do that type of work is ungodly.

Mr. Wilshaw: Sure. It is a very risky business, and it is also potentially risky for your property as well. People will try and get their vehicles back. Okay, any other questions from anybody? If not, I think we have exhausted our questions. Is there anyone in the audience wishing to speak for or against this item? I don't think there is anyone else here, so with that, Mr. Fields, is there anything else you would like to tell us before we make our decision?

Mr. Fields: I think we pretty much covered everything. If you have any other questions you may think of I am more than willing to answer.

Mr. Wilshaw: Sounds good. Let's see what happens here with a motion. Is there anyone wishing to make a motion?

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

#11-67-2021 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on November 9, 2021, on Petition 2021-10-02-22 submitted by Century 21 ROW requesting waiver use approval pursuant to Section 6.58 of the Livonia Vision 21 Zoning Ordinance to construct and operate a vehicle tow yard (Excellerated Towing & Recovery) at 34437 Rosati Avenue, located on the west side of Stark Road just south of the CSX Railroad in the Southwest ¼ of Section 28, the Planning Commission does hereby recommend to the City Council that Petition 2021-10-02-22 be approved subject to the following conditions:

1. That the Architectural Site Plan identified as Sheet # DA-2.0 dated October 28, 2021, prepared by Arista Design, Inc., is hereby approved and shall be adhered to.
2. Subject to a determination by the Inspection Department, the petitioner may be required to obtain a variance from the Zoning Board of Appeals for deficient building front yard setback and any conditions related thereto.
3. All parking spaces, except the required handicapped spaces, shall be doubled striped at ten feet (10') wide by twenty feet (20') in length as required.

4. That the maximum number of vehicles parked on the site at any given time, including employees, customers, tow trucks and recovered vehicles, shall not exceed thirty-one (31) vehicles.
5. That the Landscape Plan identified as Sheet # DA-3.0 dated October 28, 2021, prepared by Arista Design, Inc., is hereby approved and shall be adhered to,
6. That all disturbed lawn areas shall be sodded in lieu of hydro seeding,
7. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.
8. That the Exterior Elevations Plan identified as Sheet # DA-4.0 dated October 28, 2021, prepared by Arista Design, Inc., is hereby approved and shall be adhered to.
9. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building.
10. That any pole-mounted light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring into adjacent roadways.
11. That the trash dumpster area and enclosure gates shall be constructed in accordance with the Dumpster Enclosure Details, as shown on the approved site plan.
12. That only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.
13. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and,

14. Pursuant to Section 13.13 of the Livonia Vision 21 Zoning Ordinance, this approval is valid for a period of one year only from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 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.



LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
February 28, 2022

MEETING DATE

Public Safety & Health
Committee Meeting of
March 9, 2022

PREPARED BY

Sara Kasprovicz, Council Office Manager,

AGENDA ITEM

Subject matter of developing the property located at 34437 Rosati Avenue, as specified in Petition 2021-10-02-22, submitted by Century 21 Row, with potential environmental issues and solutions. (CR 18-22)

BACKGROUND

WAIVER PETITION: Planning Commission, re: Petition 2021-10-02-22, submitted by Century 21 ROW, requesting to construct and operate a vehicle tow yard (Excellerated Towing & Recovery) at 34437 Rosati Avenue, located on the west side of Stark Road just south of the CSX Railroad in the Southwest ¼ of Section 28.

RECOMMENDATION

To discuss the subject matter of developing the property located at 34437 Rosati Avenue, as specified in Petition 2021-10-02-22, submitted by Century 21 Row, with potential environmental issues and solutions. (CR 18-22)

FISCAL CONSIDERATION

N/A

ATTACHMENTS

1. R011922 Subject matter of developing the property located at 34437 Rosati to PSH CR 18-22
2. S010522 Petition 2021-10-02-22 Minutes
3. LTC S010522
4. 2021-10-02-22_Excillerated Towing_E-COUNCIL Pkt (1)

APPROVED BY



LETTER TO THE LIVONIA CITY COUNCIL

1.

City Clerk
March 2, 2022

MEETING DATE

Study Meeting of
March 14, 2022

PREPARED BY

Sara Kasprovicz, Council Office Manager,

AGENDA ITEM

REQUEST TO WAIVE THE CITY'S NOISE ORDINANCE: Rev. Dr. Rodrigue Constantin, Saint Rafka Maronite Catholic Church, re: in order to hold a cultural festival with music played by a DJ and live bands at Saint Rafka Maronite Catholic Church located at 32765 Lyndon Street on Saturday, August 20, 2022, from 3:00 p.m. to 12:00 a.m. and Sunday, August 21, 2022, from 1:00 p.m. to 9:00 p.m.

BACKGROUND

RECOMMENDATION

To approve the request as submitted.

FISCAL CONSIDERATION

N/A

ATTACHMENTS

1. S031422 EXAMPLE OF RESOLUTION AND PROCLAMATION REQUEST
2. S031422 Noise Ordinance Waiver Request for St. Rafka Church

APPROVED BY



SAINT RAFKA CHURCH

32765 LYNDON ST.

LIVONIA, MI 48154

(734) 525-2828

ST.RAFKACHURCH@GMAIL.COM

March 2, 2022

Attn: Mrs. Susan Nash, City Clerk
33000 Civic Center Dr.
Livonia, MI 48154

Dear Livonia City Council Members,

I am writing this letter to request a waiving of the city noise ordinance for the dates of Saturday, August 20, 2022, from 3 pm – 12:00 Midnight and Sunday, August 21, 2022, from 1 pm – 9 pm.

The reason for this request is our church; St. Rafka Maronite Catholic Church, located at 32765 Lyndon St. Livonia, MI will be hosting a cultural festival and food truck rally on these days and we are planning to have music, both by a DJ and live bands. The bands will play between the hours of 3:00 pm – 12:00 Midnight on Saturday and 1:00 pm – 9:00 pm on Sunday. During other operational times we will have music played by a DJ.

The festival is open to the entire Livonia community and beyond. We welcome all of you, along with your families, to come and enjoy delicious food, great music, and safe family fun. The festival is an integral part of our parish life. It allows our members to work hand in hand towards a common goal in which we showcase our heritage, through our hospitality, food, and festivities, and who we are to the greater Livonia community. We also use this event to welcome the greater Livonia community to come and share with us in a safe and inviting atmosphere, all while helping to raise essential funds to sustain our church in continuing its mission.

Thank you for your time and consideration.

Sincerely,

Rev. Dr. Rodrigue Constantin
Pastor, St. Rafka Church

From: [Nash, Susan M.](#)
To: [Miller, Lori](#); [Kasprowicz, Sara](#)
Subject: FW: Noise Ordinance Waiver Request for St. Rafka Church
Date: Wednesday, March 2, 2022 1:55:15 PM
Attachments: [2022 Noise Ordinance Waiver Request.pdf](#)

Susan Nash, MiPMC
City Clerk
City of Livonia | City Clerk
(734) 466-2233
snash@livonia.gov

From: St.Rafka Of Michigan Church <st.rafkachurch@gmail.com>
Sent: Wednesday, March 2, 2022 1:20 PM
To: Nash, Susan M. <snash@livonia.gov>
Subject: Noise Ordinance Waiver Request for St. Rafka Church

Good Afternoon Susan,

On behalf of our pastor, Rev. Dr. Rodrigue Constantin, St. Rafka Church would like to request to be added to an upcoming city council meeting agenda. We would like to request a noise ordinance waiver for our 2022 St. Rafka Church Festival, to be held August 20th & 21st, 2022.

Please find the formal written request attached to this email.

If you need any further information, please let me know.

Regards,
Joanna Danowski
Secretary, St. Rafka Church

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St. Rafka Maronite Catholic Church
32765 Lyndon St.
Livonia, MI 48154
734-525-2828
www.SaintRafkaMichigan.com

St. Rafka Church, One Faith - One Family - One Future

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 14, 2022**

Meeting was called to order at 8:20 p.m. by President Jim Jolly. Present: Vice President Laura Toy, Scott Bahr, Rob Donovic, Scott Morgan, Brandon McCullough, and Kathleen McIntyre. Absent: None

Elected and appointed officials present: City Clerk, Susan Nash, Mark Taormina, Director of Planning and Economic Development, Todd Zilincik, City Engineer, Paul Bernier; City Attorney, Thomas Goralski, Police Chief, Dave Heavener, Fire Chief, Jacob Rushlow, Assistant Director of Public Works, Mike Slater, Finance Director, LaShawn Thomas, Director of Government Affairs, Brandie Isaacson, Housing Director, Ted Davis; Superintendent of Parks and Recreation.

1. REQUEST TO WAIVE THE CITY'S NOISE ORDINANCE: Rev. Dr. Rodrigue Constantin, Saint Rafka Maronite Catholic Church, re: in order to hold a cultural festival with music played by a DJ and live bands at Saint Rafka Maronite Catholic Church located at 32765 Lyndon Street on Saturday, August 20, 2022, from 3:00 p.m. to 12:00 a.m. and Sunday, August 21, 2022, from 1:00 p.m. to 9:00 p.m.

Rev. Dr. Rodrigue Constantin, Saint Rafka Maronite Catholic Church was not present to discuss this request.

Brandon McCullough offered an approving resolution for the Regular Agenda.

Rob Donovic asked City Attorney, Paul Bernier if there had been a process coming out of the committee meetings for outdoor events. Paul replied that once Council approves the event, the requestor is to work with Jerome Hanna, Inspection Director, to coordinate the details of the event. He indicated that Council can always add terms and conditions to the noise ordinance.

DIRECTION:

APPROVING

REGULAR

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 14, 2022**

Meeting was called to order at 8:20 p.m. by President Jim Jolly. Present: Vice President Laura Toy, Scott Bahr, Rob Donovic, Scott Morgan, Brandon McCullough, and Kathleen McIntyre. Absent: None

Elected and appointed officials present: City Clerk, Susan Nash, Mark Taormina, Director of Planning and Economic Development, Todd Zilincik, City Engineer, Paul Bernier; City Attorney, Thomas Goralski, Police Chief, Dave Heavener, Fire Chief, Jacob Rushlow, Assistant Director of Public Works, Mike Slater, Finance Director, LaShawn Thomas, Director of Government Affairs, Brandie Isaacson, Housing Director, Ted Davis; Superintendent of Parks and Recreation.

2. WAIVER PETITION: Planning Commission, re: Petition 2022-01-02-01 submitted by LAG Development, requesting waiver use approval to demolish the existing commercial building and use the property for the storage and display of vehicles in connection with an automobile dealership (Lafontaine Hyundai of Livonia) at 34801 Plymouth Road, located on the south side of Plymouth Road between Stark and Wayne Roads in the Northwest ¼ of Section 33.

Taylor Lin, 9990 East Highland Road, Howell, employee of LAG Development, presented the request to Council. She stated that they are planning to demo the existing Dough Boy donut shop, as presented at the Planning Commission meeting on February 22, 2022. This will remove an eyesore and optimize the development of the site. This allows better flow into the Hyundai site. If removing a drive is contingent on approval, they would like to remove the westward most drive and would fill the drive with a 10-foot greenspace. They will also be asking for a waiver for the 20-foot setback to allow for more parking spots.

Vice President Laura Toy asked to hear from the Planning and Economic Development Director, Mark Taormina. Mark added that one of the benefits to their landscape design, which are new requirements with the new zoning regulations, along with PRDA treescape improvements with brick piers and fencing to the three areas on either side of the driveways and center. He noted that although their illumination levels are higher than what is required, there were no residential areas directly affected by the lighting.

Vice President, Laura Toy, offered an approving resolution for the Regular Agenda.

Brandon McCullough asked to verify where new asphalt would be located. Taylor Lin indicated that there would be patching here and there. Brandon asked about the pavement condition. Taylor replied that it wasn't too bad. Brandon stated that

adding a seal coat to the surrounding areas might be beneficial. Taylor agreed that it would be necessary once everything is done.

DIRECTION:	APPROVING	REGULAR
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LETTER TO THE LIVONIA CITY COUNCIL

14.

Law
March 15, 2022

MEETING DATE

Regular Meeting of
February 16, 2022

PREPARED BY

Brenda Smyser, Program Supervisor,

AGENDA ITEM

ROLL CALL: Proposed Amendment to the Livonia Vision 21 Zoning Ordinance, as amended: Department of Law, re: Petition 2021-11-01-08 submitted by Schoolcraft College, 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 $\frac{1}{4}$ of Section 7, from C-1, Local Business to P-L, Public Lands.
First Reading given by Rob Donovic on Monday, March 14, 2022.

BACKGROUND

Ordinance from Public Hearing of February 23, 2022

RECOMMENDATION

First Reading

FISCAL CONSIDERATION

N/A

ATTACHMENTS

1. PH022322 Petition 2021-11-01-08 (Schoolcraft) Minutes
2. LTC PH012622
3. 2021-11-01-08_Schoolcraft_E-COUNCIL Pkt
4. Pet. 2021-11-01-08 - Schoolcraft College
5. DIRECTION

APPROVED BY

**CITY OF LIVONIA
PUBLIC HEARING**

Minutes of Meeting Held on Wednesday, February 23, 2022

A Public Hearing of the Council of the City of Livonia was held at the Livonia City Hall Auditorium on **Wednesday, February 23, 2022.**

MEMBERS PRESENT: Jim Jolly, President
 Laura Toy, Vice President (audio only) *
 Brandon McCullough
 Scott Morgan

MEMBERS ABSENT: Scott Bahr
 Rob Donovic
 Kathleen McIntyre

OTHERS PRESENT: Leo Neville, Assistant City Attorney
 Mark Taormina, Planning and Economic Dev. Director
 Sara Kasprowicz, Recording Secretary

* Laura Toy called in via phone, pursuant to ADA.

The Public Hearing was called to order at 7:00 p.m. with President Jim Jolly presiding. This item is regarding 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.

This item will move to the Regular Meeting of **March 14, 2022.**

The Public Hearing is now open. There were 4 persons in the audience.

Jolly: Three of the items have the same petitioner, so if there is no objection, I'm going to call the items 1, 2 and 3, all at the same time. I will read them off, if the representative from Schoolcraft would approach the podium while I am doing so, I would appreciate that. Before we get started, I'll just remind the Council here that this is a public hearing. The primary purpose of this hearing is for the public to speak in regards to these items. We'll go to Mr. Taormina to start with the initial presentation, then to Schoolcraft College, then to any public comment, then to the Council. Mr. Taormina?

Taormina: Thank you, Mr. President. This petition and the two (2) that follow it involve amendments to the zoning map. All three (3) affect properties that are owned by Schoolcraft Community College. Two (2) of the three (3) properties are located south of Schoolcraft's main campus on Haggerty Road, while the third

is at one of the college's satellite facilities on Merriman Road in the City's industrial corridor. All three would change the zoning to P-L, Public Land, which treats educational uses, universities and colleges, including the ancillary uses and facilities as permitted uses, and would be consistent with the zoning classification for most of the college's properties, which are currently in use for educational purposes. The first petition involves land that is on the south side of the college's south parking lot. This parcel here. The zoning would change from C-1, Local Business, to P-L, Public Land. This site has roughly 2.45 acres in area. It is currently vacant and is formally described as Unit 15, College Park Condominium.

The second parcel is the smallest of the three. This measures just under a ½ acre in size and is located on the north side of College Parkway. The request would change the zoning here from C-4, Highrise Commercial. This site is also undeveloped and was formally described as Unit 11, College Park Condominium.

The third would change the zoning from M-2, General Manufacturing. Located at the northwest corner of Merriman and Glendale. This site is the farthest from the main campus. This is an approximate 3-acre parcel. It is the location of the college's most recently established Manufacturing and Engineering Center, which houses a variety of technical and special trades programs for the college, including Computer Aid and Design, Engineering Electronics Advanced Manufacturing Energy Plastic-Type Technology, Robotics and others. The Planning Commission is recommending approval of the rezoning in all three cases. Thank you.

Jolly: Petitioner, can you give us brief description as to why you seek to rezone these properties?

Aoun: Sure. Kevin Aoun on behalf of Schoolcraft Community College. So, what we're doing right now, is taking land that is currently not zoned public land that we intend to use for just school-related purposes. What this does, is it narrows the scope of how these properties can be used. That's why we're doing this. We view this as something that's a little bit more administrative. We don't have a true plan for two (2) out of the three (3) locations. One of them is already fully built out. The two vacant ones that are up on the screen right now, Unit 11 and Unit 15, there is no true plan, but we're running out of space on our campus. What we're trying to do, is to say, 'how can we maximize the land that we own right now?' For this kind of oddball piece that is at the bottom, which is number two (2) on the petition, that would be Unit 11. That one, it's a very odd-shaped parcel, so the thought right now, the prevailing thought is potentially a storage facility. We're trying to maximize the other aspects of campus. Its not cemented in plans, but what else could we really use that for? It has very limited parking, very limited access. Its kind of orphaned from the rest of campus so it would be more for maintenance and warehouse kind of items. Again, just a thought. For the other one that's contiguous with our other Public

Lands in the childcare center that is there, that childcare center is a little bit older, so we're kind of looking and saying, 'is that something we should be redeveloping and remodeling? Should we move it to a different location so then we have bigger space there to do something else?' We've had a ton of development, a ton of growth on campus in the past ten (10) years. That's kind of the next parcel where we ask how we can maximize that. We don't have a true plan for it, but we want to get this done administratively right now. For the other one, it's just a cleanup piece for the MEC building. That one is fully built out. It's down there being used solely for school related purposes. If you haven't toured it, please do, it's fantastic. This facility is state-of-the-art, it's a good feeder program for businesses in the area. It's good for developing trades, which is helping put people in jobs, where there are needs in the community. The MEC building, again, it's just administrative, it's used solely for school purposes so it's consistent with the zoning of Public Land.

Jolly: Thank you, sir. Is there anybody from the public that would like to speak to items 1, 2 or 3 on the agenda, the Schoolcraft items? For the record, there is no public approaching the podium, there is no one waiting to speak to Council. Anyone on Council have any questions? Mr. McCullough?

McCullough: No questions, but I'm prepared to make a motion to, can I package these, or should I do them one at a time? You can package them as long as the record is clear. I'll offer an approving for items 1, 2 and 3.

Jolly: So that is three separate approving on items 1, 2 and 3. Mr. Morgan, do you have anything? Ms. Toy, do you have anything to add?

Toy: No, I'm glad you're using the property, that's great.

Jolly: Thank you. I just have one question, in regards to these lands off of Haggerty Road. Are you abandoning the commercial intention that was initially established or do you expect, at some point in the future, to potentially come back to seek commercial classification?

Aoun: Our intention is not to come back for commercial classification. If that was our intention, we wouldn't bother going through the process. It's a fair question, right? We pulled it out and we had a developer lined up. The developer actually, pretty much gave the property back to us as a result of not being able to come to use for it. Since we're getting it back, we said let's put it in Public Land, so we can use it for ourselves. If we ever wanted to make it a commercial property, to be truly used for non-school related purposes, I think we'd have to come back for this whole process and unwind it. I think the question right now, are we abandoning it, yes.

Jolly: Ok. The second question for Mr. Taormina. By passing these as public lands, in particular, the southern portion, the southern plot there, which has been now petitioned to be Public Land, yes, if they want to develop that for a school-use

purpose, would they have to seek a site plan approval from us if this were Public Land, or no?

Taormina: Not likely. As long as it's affiliated with the campus, it would be treated as permitted use with no required site plan review. There may be some exceptions to that, if it's not listed or falls outside of college purposes. The chance that, to answer your question, very likely chance it would not require some type of review.

Jolly: The only reason I bring that up is because obviously a lot of investment has taken place on either side of this property and I would hope that if you do develop it into a storage facility, that it would be tastefully done as to not detract from the other businesses around there.

Aoun: That would only hurt us if we did something in a negative light. If you look at any of our other buildings, we're winning awards for what we're putting into them and how we're doing it and doing it a state-of-the-art fashion. Just to comment, historically, we've always come before the City of Livonia, we view you as a partner when we do this. We have review and comment for when we do build out buildings, such as this. So, this way, everyone is in line with the development of the space itself. Again, we would bring that for review and comments with the city.

Jolly: I appreciate everything, I appreciate everything you said here tonight. Because this is my habit of doing, I think your colleague is probably expecting this, we view you as a partner as well, the way in which the signage is hanging on the dome, I'll say, from my perspective, is not a very partner-like. With that being said, if there is no one from the community or anybody on Council who wants to say anything else, we'll close these public hearings. You have approvals for the meeting, thank you.

Aoun: For what particular meeting?

Jolly: That's on the meeting of March 14th.

As there were no further questions or comments, the Public Hearing was declared closed at 7:12 p.m.



LETTER TO THE LIVONIA CITY COUNCIL

Planning
December 15, 2021

MEETING DATE

Public Hearing of
January 26, 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



Mark Taormina, Planning and Economic Development
Director

Date: December 16,
2021



Maureen Miller Brosnan, Mayor

Date: December 22,
2021

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

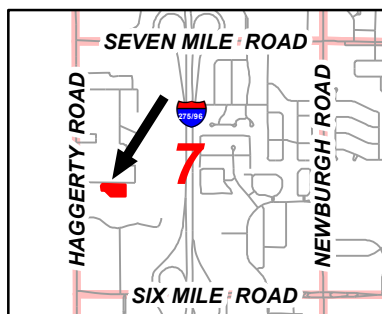
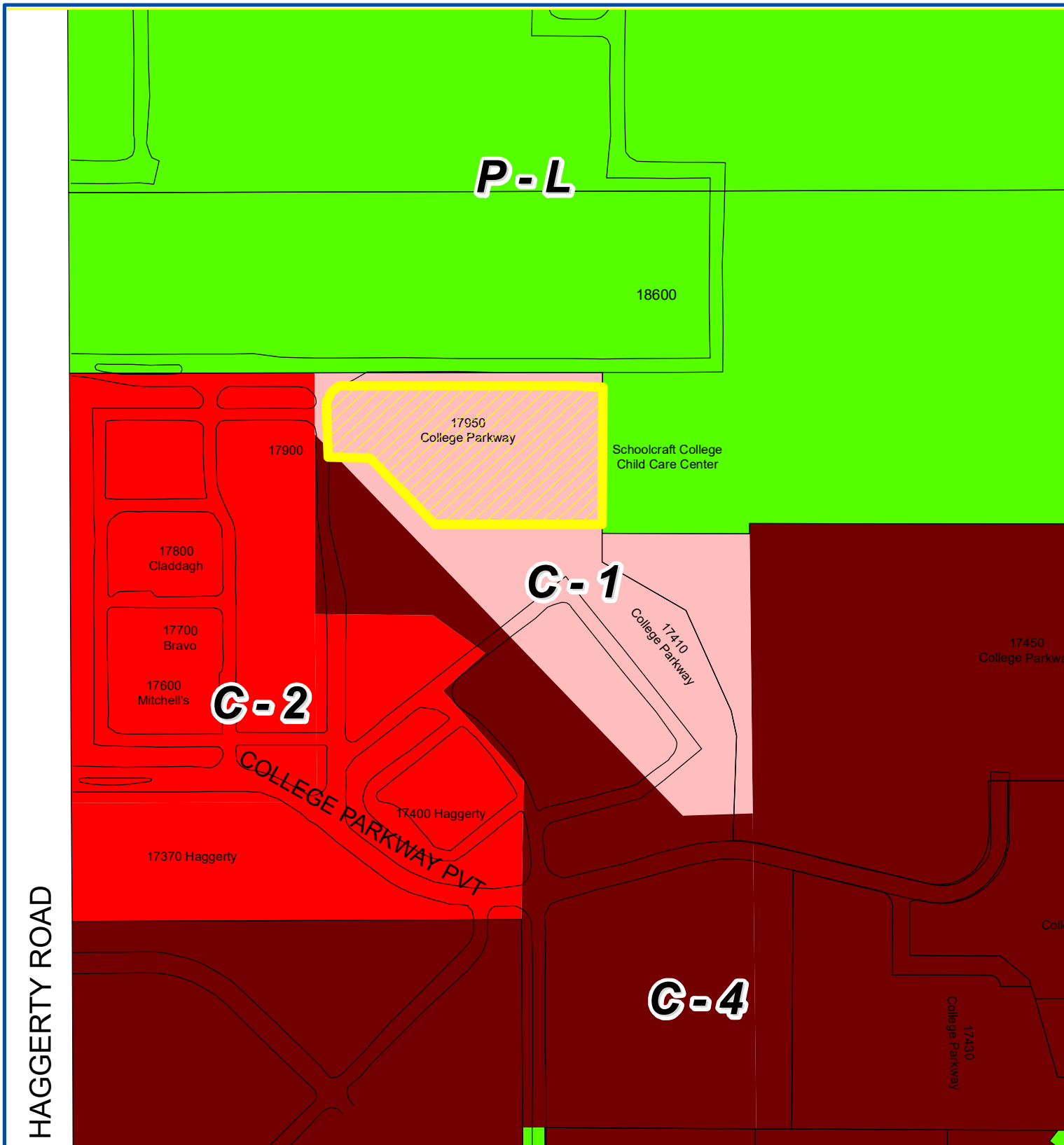
Signature of Notary [Signature] My commission expires 10-3-22

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

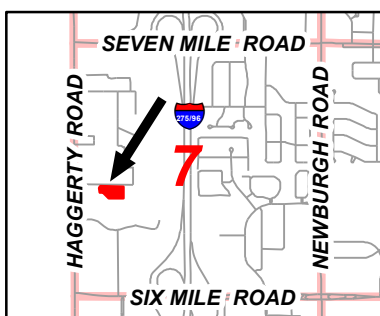


Not to Scale

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

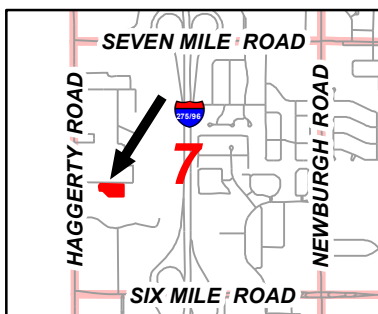
17370 Haggerty

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 $\frac{1}{4}$ 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

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.

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

DAVID T. LIN*
SCOTT G. WALLACE*
KEVIN M. AOUN
TREVOR J. WESTON
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

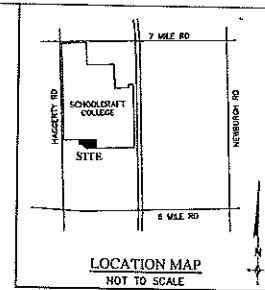
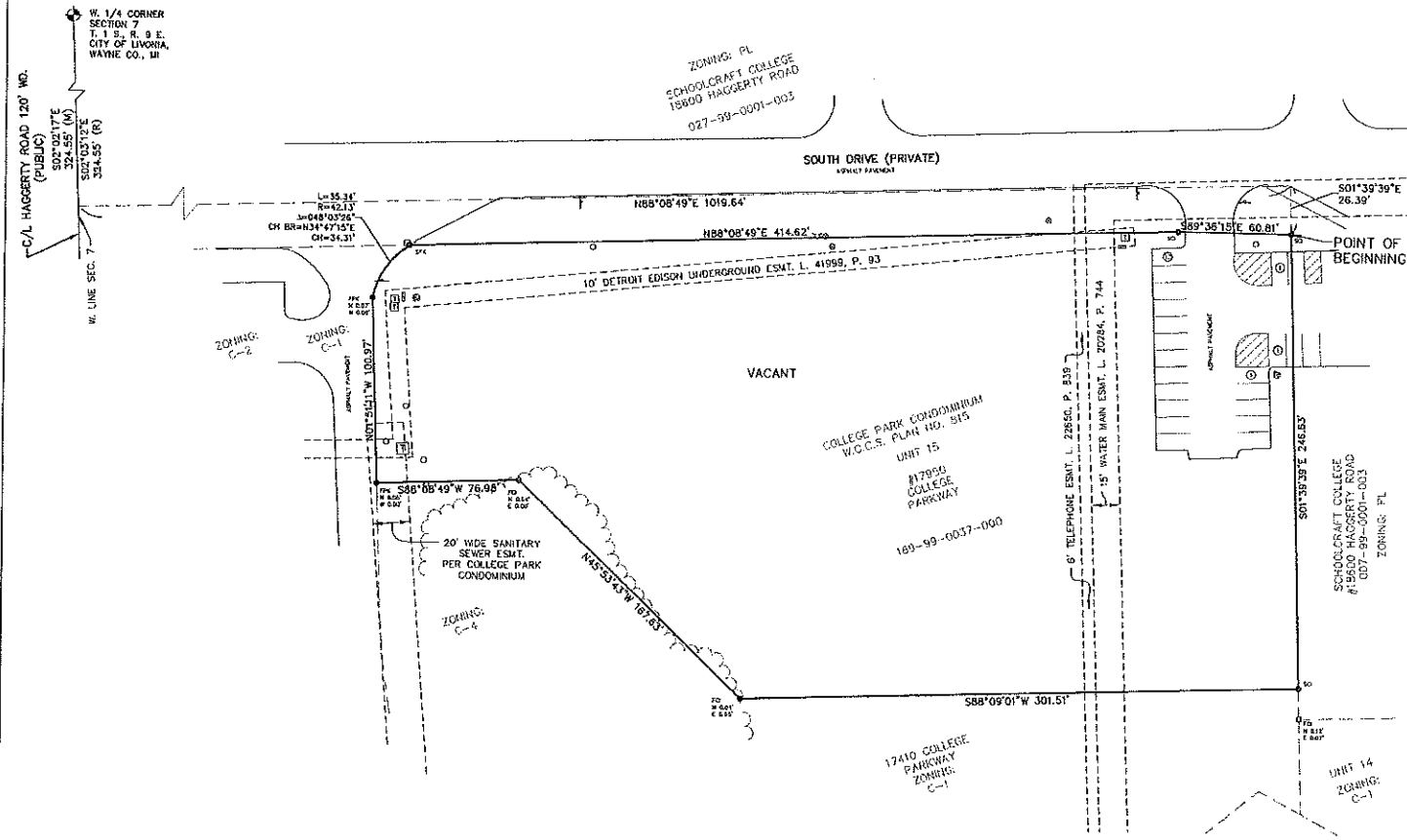
A handwritten signature in black ink, appearing to read 'KMA', written over a horizontal line.

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 MARKED
 - 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 SHEDDERS 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. 85°08'49" W. 78.98 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. 89°30'15" E. 60.81 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.

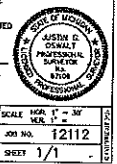
CERTIFICATION

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
JOSWALTOE@ZIMETWOZNAK.COM



- SURVEY NOTES:**
- THE SURVEYED PROPERTY IS IN A PERMANENTLY DESIGNATED FLOOD ZONE, A FIRM MAP NO. 24032C00000E, 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, TOWNSHIP 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 PLANS, 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								

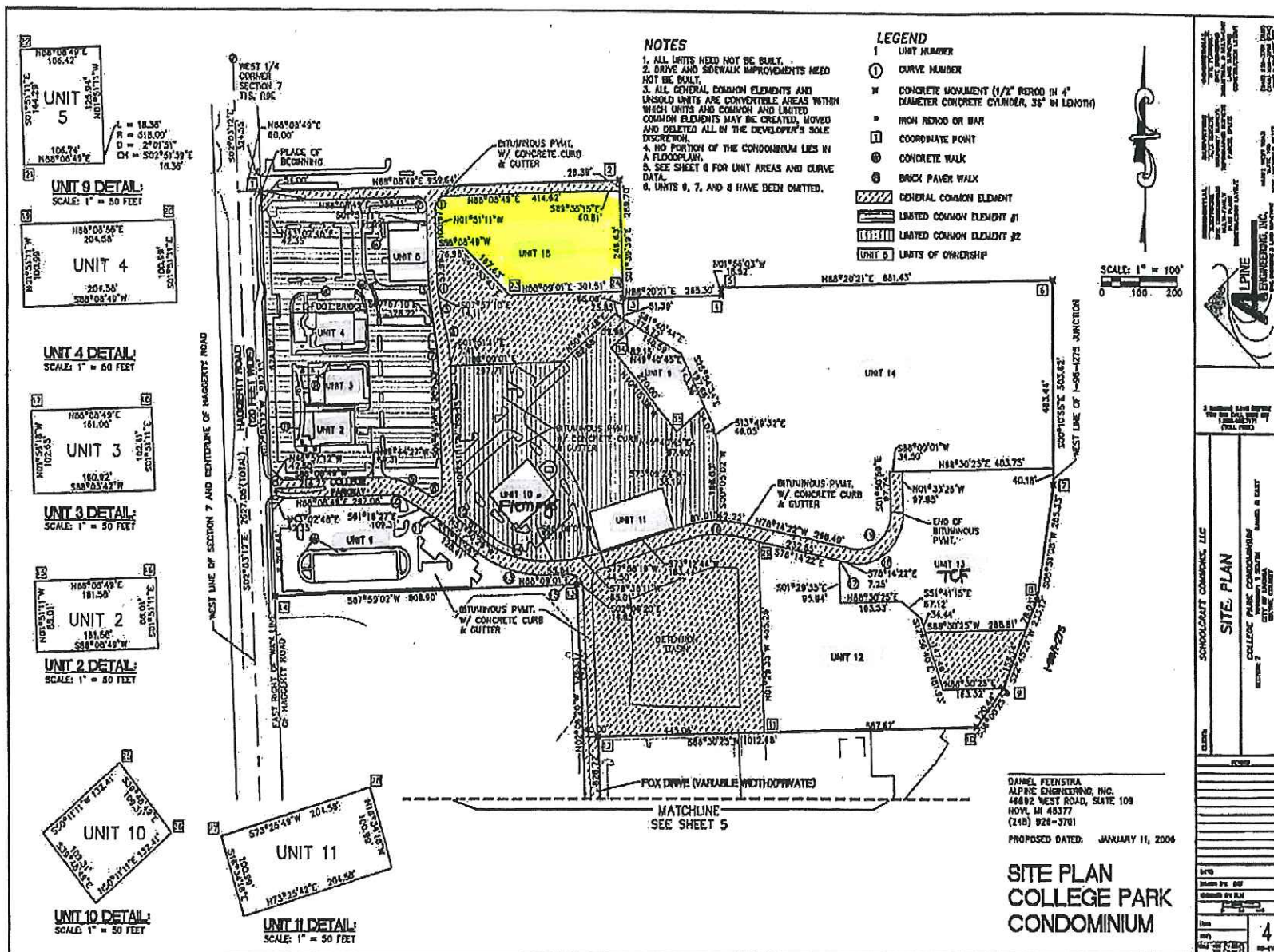
ZIMET WOZNAK
Civil Engineers & Surveyors
11000 W. 14th Ave., Suite 100
Livonia, MI 48152
P: (734) 941-5011, (734) 941-5012, www.zimtwoznak.com



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 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 2021-11-01-08 - 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 that appears 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.

AN ORDINANCE AMENDING SECTION 7 OF THE ZONING MAP OF THE CITY OF LIVONIA AND AMENDING ARTICLE III OF THE LIVONIA VISION 21 ZONING ORDINANCE KNOWN AND CITED AS “THE CITY OF LIVONIA ZONING ORDINANCE” BY ADDING SECTION 3.____ THERETO.

THE CITY OF LIVONIA ORDAINS:

Section 1. Pursuant to the report of the City Planning Commission, dated December 14, 2021, recommending approval of Petition 2021-11-01-08, having been considered by the Council, and the Council having conducted a public hearing on February 23, 2022, on said petition, and having concurred in the recommendation of the City Planning Commission, the Council hereby adopts said Petition 2021-11-01-08 to amend the Zoning Ordinance and Zoning Map of the City of Livonia and all proceedings heretofore conducted on said petition are hereby approved.

Section 2. Section 13.15 of the Livonia Vision 21 Zoning Ordinance, is hereby amended by adding thereto the following section:

Section 3.____. Petition 2021-11-01-08 submitted by Schoolcraft College is hereby approved, and the zoning classification of the premises hereinafter described is hereby changed from C-1 (Local Business) to P-L (Public Lands):

Land situated in the City of Livonia, County of Wayne, State of Michigan described as follows:

Unit 15:

Parcel No. 189-99-0037-000

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 College 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 N. 01°51'11" 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.

and the Southwest 1/4 of Section 7 of the Zoning Map is hereby amended to conform to the changes made in this section.

Section 4. The attached map designated "Amendment No. ____ to the Zoning Map of the City of Livonia" showing all of the amendments and changes made in the foregoing Section 2 of this ordinance is hereby approved, established and made a part hereof.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 6. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

**PUBLIC HEARING
DIRECTION**

WEDNESDAY, FEBRUARY 23, 2022

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 $\frac{1}{4}$ of Section 7, from C-1, Local Business to P-L, Public Lands.

DIRECTION: 1) APPROVING

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.

DIRECTION: 1) APPROVING

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.

DIRECTION: 1) APPROVING

PETITION 2021-12-01-11 submitted by Maple Real Estate Group, L.L.C., pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the east fifty-eight feet (58') of 9120 Middlebelt Road, located on the east side of Middlebelt Road between Joy Road and West Chicago Avenue in the Southwest $\frac{1}{4}$ of Section 36 from RUF, Rural Urban Farm to C-1, Local Business.

DIRECTION: 1) DENYING
2) APPROVING

**THESE ITEMS ARE TO BE PLACED ON THE AGENDA FOR THE
REGULAR MEETING OF MARCH 14, 2022**



LETTER TO THE LIVONIA CITY COUNCIL

15.

Law
March 15, 2022

MEETING DATE

Regular Meeting of
February 16, 2022

PREPARED BY

Brenda Smyser, Program Supervisor,

AGENDA ITEM

ROLL CALL: Proposed Amendment to the Livonia Vision 21 Zoning Ordinance, as amended:
Department of Law, re: Petition 2021-11-01-09 submitted by Schoolcraft College, 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.
First Reading given by Scott Morgan on Monday, March 14, 2022.

BACKGROUND

Rezoning ordinance from Public Hearing of Wednesday, February 23, 2022.

RECOMMENDATION

First Reading

FISCAL CONSIDERATION

N/A

ATTACHMENTS

1. PH022322 Petition 2021-11-01-09 (Schoolcraft) Minutes
2. LTC: PH012622
3. 2021-11-01-09_Schoolcraft_E-COUNCIL Pkt
4. Pet. 2021-11-01-09 - Schoolcraft College
5. PETITION 2021-11-01-9 Direction

APPROVED BY

**CITY OF LIVONIA
PUBLIC HEARING**

Minutes of Meeting Held on Wednesday, February 23, 2022

A Public Hearing of the Council of the City of Livonia was held at the Livonia City Hall Auditorium on **Wednesday, February 23, 2022.**

MEMBERS PRESENT: Jim Jolly, President
 Laura Toy, Vice President (audio only) *
 Brandon McCullough
 Scott Morgan

MEMBERS ABSENT: Scott Bahr
 Rob Donovic
 Kathleen McIntyre

OTHERS PRESENT: Leo Neville, Assistant City Attorney
 Mark Taormina, Planning and Economic Dev. Director
 Sara Kasprovicz, Recording Secretary

* Laura Toy called in via phone, pursuant to ADA

The Public Hearing was called to order at 7:00 p.m. with President Jim Jolly presiding. This item is regarding 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.

This item will move to the Regular Meeting of **March 14, 2022.**

The Public Hearing is now open. There were 4 persons in the audience.

Jolly: Three of the items have the same petitioner, so if there is no objection, I'm going to call the items 1, 2 and 3, all at the same time. I will read them off, if the representative from Schoolcraft would approach the podium while I am doing so, I would appreciate that. Before we get started, I'll just remind the Council here that this is a public hearing. The primary purpose of this hearing is for the public to speak in regards to these items. We'll go to Mr. Taormina to start with the initial presentation, then to Schoolcraft College, then to any public comment, then to the Council. Mr. Taormina?

Taormina: Thank you, Mr. President. This petition and the two (2) that follow it involve amendments to the zoning map. All three (3) affect properties that are owned by Schoolcraft Community College. Two (2) of the three (3) properties are located south of Schoolcraft's main campus on Haggerty Road, while the third is at one of the college's satellite facilities on Merriman Road in the City's

industrial corridor. All three would change the zoning to P-L, Public Land, which treats educational uses, universities and colleges, including the ancillary uses and facilities as permitted uses, and would be consistent with the zoning classification for most of the college's properties, which are currently in use for educational purposes. The first petition involves land that is on the south side of the college's south parking lot. This parcel here. The zoning would change from C-1, Local Business, to P-L, Public Land. This site has roughly 2.45 acres in area. It is currently vacant and is formally described as Unit 15, College Park Condominium.

The second parcel is the smallest of the three. This measures just under a ½ acre in size and is located on the north side of College Parkway. The request would change the zoning here from C-4, Highrise Commercial. This site is also undeveloped and was formally described as Unit 11, College Park Condominium.

The third would change the zoning from M-2, General Manufacturing. Located at the northwest corner of Merriman and Glendale. This site is the farthest from the main campus. This is an approximate 3-acre parcel. It is the location of the college's most recently established Manufacturing and Engineering Center, which houses a variety of technical and special trades programs for the college, including Computer Aid and Design, Engineering Electronics Advanced Manufacturing Energy Plastic-Type Technology, Robotics and others. The Planning Commission is recommending approval of the rezoning in all three cases. Thank you.

Jolly: Petitioner, can you give us brief description as to why you seek to rezone these properties?

Aoun: Sure. Kevin Aoun on behalf of Schoolcraft Community College. So, what we're doing right now, is taking land that is currently not zoned public land that we intend to use for just school-related purposes. What this does, is it narrows the scope of how these properties can be used. That's why we're doing this. We view this as something that's a little bit more administrative. We don't have a true plan for two (2) out of the three (3) locations. One of them is already fully built out. The two vacant ones that are up on the screen right now, Unit 11 and Unit 15, there is no true plan, but we're running out of space on our campus. What we're trying to do, is to say, 'how can we maximize the land that we own right now?' For this kind of oddball piece that is at the bottom, which is number two (2) on the petition, that would be Unit 11. That one, it's a very odd-shaped parcel, so the thought right now, the prevailing thought is potentially a storage facility. We're trying to maximize the other aspects of campus. It's not cemented in plans, but what else could we really use that for? It has very limited parking, very limited access. It's kind of orphaned from the rest of campus so it would be more for maintenance and warehouse kind of items. Again, just a thought. For the other one that's contiguous with our other Public Lands in the childcare center that is there,

that childcare center is a little bit older, so we're kind of looking and saying, 'is that something we should be redeveloping and remodeling? Should we move it to a different location so then we have bigger space there to do something else?' We've had a ton of development, a ton of growth on campus in the past ten (10) years. That's kind of the next parcel where we ask how we can maximize that. We don't have a true plan for it, but we want to get this done administratively right now. For the other one, It's just a cleanup piece for the MEC building. That one is fully built out. It's down there being used solely for school related purposes. If you haven't toured it, please do, it's fantastic. This facility is state-of-the-art, it's a good feeder program for businesses in the area. It's good for developing trades, which is helping put people in jobs, where there are needs in the community. The MEC building, again, it's just administrative, it's used solely for school purposes so it's consistent with the zoning of Public Land.

Jolly: Thank you, sir. Is there anybody from the public that would like to speak to items 1, 2 or 3 on the agenda, the Schoolcraft items? For the record, there is no public approaching the podium, there is no one waiting to speak to Council. Anyone on Council have any questions? Mr. McCullough?

McCullough: No questions, but I'm prepared to make a motion to, can I package these, or should I do them one at a time? You can package them as long as the record is clear. I'll offer an approving for items 1, 2 and 3.

Jolly: So that is three separate approving on items 1, 2 and 3. Mr. Morgan, do you have anything? Ms. Toy, do you have anything to add?

Toy: No, I'm glad you're using the property, that's great.

Jolly: Thank you. I just have one question, in regards to these lands off of Haggerty Road. Are you abandoning the commercial intention that was initially established or do you expect, at some point in the future, to potentially come back to seek commercial classification?

Aoun: Our intention is not to come back for commercial classification. If that was our intention, we wouldn't bother going through the process. It's a fair question, right? We pulled it out and we had a developer lined up. The developer actually, pretty much gave the property back to us as a result of not being able to come to use for it. Since we're getting it back, we said let's put it in Public Land, so we can use it for ourselves. If we ever wanted to make it a commercial property, to be truly used for non-school related purposes, I think we'd have to come back for this whole process and unwind it. I think the question right now, are we abandoning it, yes.

Jolly: Ok. The second question for Mr. Taormina. By passing these as public lands, in particular, the southern portion, the southern plot there, which has been now petitioned to be Public Land, yes, if they want to develop that for a school-use

purpose, would they have to seek a site plan approval from us if this were Public Land, or no?

Taormina: Not likely. As long as it's affiliated with the campus, it would be treated as permitted use with no required site plan review. There may be some exceptions to that, if it's not listed or falls outside of college purposes. The chance that, to answer your question, very likely chance it would not require some type of review.

Jolly: The only reason I bring that up is because obviously a lot of investment has taken place on either side of this property and I would hope that if you do develop it into a storage facility, that it would be tastefully done as to not detract from the other businesses around there.

Aoun: That would only hurt us if we did something in a negative light. If you look at any of our other buildings, we're winning awards for what we're putting into them and how we're doing it and doing it a state-of-the-art fashion. Just to comment, historically, we've always come before the City of Livonia, we view you as a partner when we do this. We have review and comment for when we do build out buildings, such as this. So, this way, everyone is in line with the development of the space itself. Again, we would bring that for review and comments with the city.

Jolly: I appreciate everything, I appreciate everything you said here tonight. Because this is my habit of doing, I think your colleague is probably expecting this, we view you as a partner as well, the way in which the signage is hanging on the dome, I'll say, from my perspective, is not a very partner-like. With that being said, if there is no one from the community or anybody on Council who wants to say anything else, we'll close these public hearings. You have approvals for the meeting, thank you.

Aoun: For what particular meeting?

Jolly: That's on the meeting of March 14th.

As there were no further questions or comments, the Public Hearing was declared closed at 7:12 p.m.



LETTER TO THE LIVONIA CITY COUNCIL

Planning
December 15, 2021

MEETING DATE

Public Hearing of
January 26, 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



Mark Taormina, Planning and Economic Development
Director

Date: December 16,
2021



Maureen Miller Brosnan, Mayor

Date: December 22,
2021

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.

**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

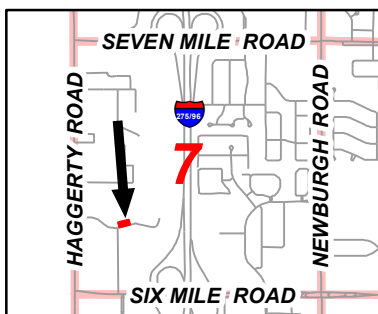
COLLEGE PARKWAY PVT

C-4

39200

Hotel
17250
112 Rooms

Hotel
17450
95 Rooms



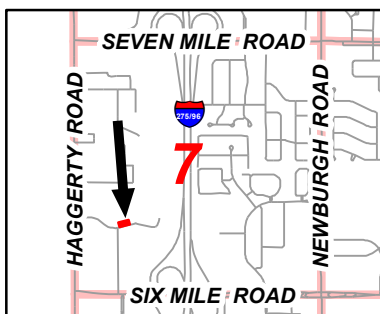
Address & Zoning Map

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

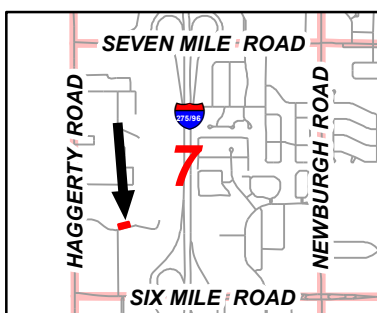
17400 Haggerty

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 $\frac{1}{4}$ 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

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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. WALLACE⁵
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.

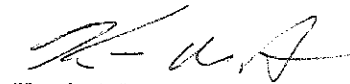
V. CONCLUSION

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

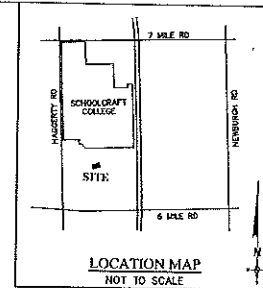
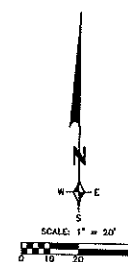
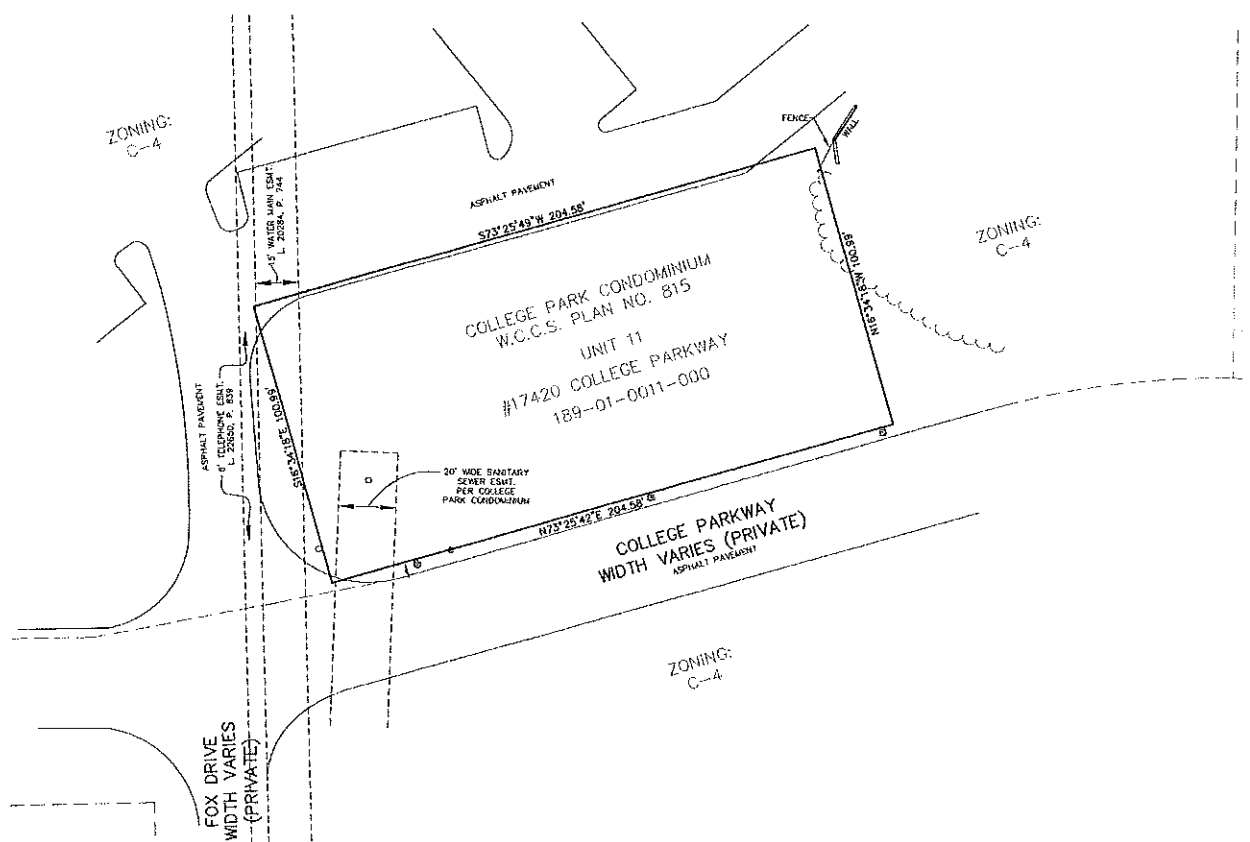
A handwritten signature in black ink, appearing to read 'K. Aoun', written over the printed name.

Kevin M. Aoun

KMA/ck

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

Enclosures



- LEGEND**
- BOUNDARY LINE
 - - - PARCEL LINE
 - - - SECTION LINE
 - - - EASEMENTS
 - - - TIES LINE
 - SECTION CORNER
 - FGL, SOL, SPK
 - FC FOUND CAPPED IRON
 - SC SET CAPPED IRON
 - SPK SET "X" "Y" "Z" "AA"
 - HL MEASURED
 - RL RECORDED
 - CA CENTERLINE
 - R.O.W. RIGHT OF WAY
 - MANHOLE
 - CATCH BASIN
 - ⊗ DATE VALVE
 - ▽ HYDRANT
 - ⊕ LIGHT POLE
 - ⊕ SIGN
 - △ EXCEPTION NUMBER
 - ⊕ PARKING NUMBER

LEGAL DESCRIPTION:
 LAND SITUATE IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:
 UNIT 11, COLLEGE PARK CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN LIVER 41843, 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 15, 2005 IN LIVER 41791, 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 44784, PAGE 57, WAYNE COUNTY RECORDS, AND RECORDED AS WAYNE COUNTY CONDOMINIUM PLAN NUMBER 184, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 58 OF THE PUBLIC ACTS OF 1976, AS AMENDED.

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

- SURVEY NOTES:**
1. THE SURVEYED PROPERTY IS IN A FEDERALLY DESIGNATED FLOOD ZONE X, FIRM MAP NO. 26055SS0006E, EFFECTIVE DATE 2-2-2012. THE ABOVE FLOOD PLAN INFORMATION IS FOR INFORMATION ONLY AND IS BASED ON THE FIRM MAP LISTED ABOVE AVAILABLE ELECTRONICALLY FROM FEMA ON THE DATE OF THIS SURVEY. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAPS. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
 2. THE MEASUREMENTS ARE BASED ON THE COLLEGE PARK CONDOMINIUM, WAYNE COUNTY CONDOMINIUM REVISIONS PLAN NO. 815, WAYNE COUNTY RECORDS.
 3. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.
 4. FINDINGS: SUBJECT SITE IS VACATED.
 5. PARCELS CONTAINS 30,641 SQUARE FEET OR 0.67 ACRES OF LAND.
 6. AT TIME OF INSPECTION THERE WAS NO OBSERVED EVIDENCE OF CEMETERIES LOCATED ON SUBJECT PROPERTY.
 7. THE SITE IS ZONED C-4 WITH THE CONVERSION: SETBACKS FROM: 40' SIDE, 60' TOTAL OF TWO SIDE REAR YARDS, 80' REAR, 40' SETBACKS AND LISTED ACCORDING TO THE ZONING ORDINANCE LATER AS LOCAL ORDINANCE, CITY COUNCIL, JUNE 22, 2021. SETBACKS ARE BASED ON THE EXISTENCE OF FRONT, SIDE AND REAR YARDS AND VARIOUS PLANNING AND SITE PLAN APPROVALS. ONLY THE APPROPRIATE JUDICIAL AUTHORITY CAN DETERMINE IF THE SURVEYED PROPERTY CONFORMS TO SETBACK REQUIREMENTS. THE SURVEYOR CAN SHOW THE SETBACK LINES ON THE SHOWN ONLY IF A ZONING REPORT IS PROVIDED THAT ILLUSTRATES THE SETBACK LINES. A MORE DETAILED RESPONSE TO ITEMS 44 AND 45 REGARDING A COMPLETE ZONING REPORT, NO ZONING REPORT WAS PROVIDED.
 8. THERE ARE NO CHANGES IN STREET RIGHT-OF-WAY KNOWN TO THIS SURVEYOR.
 9. THERE WAS NO OBSERVED EVIDENCE OF CONSTRUCTION, BUILDING CONSTRUCTION OR BUILDING ADDITIONS IN RECENT MONTHS ON DATE OF FIELD SURVEY.
 10. THE PROPERTY HAS NO VEHICULAR ACCESS AT THE TIME OF THIS SURVEY.
 11. THERE WAS NO OBSERVED EVIDENCE THAT THE SUBJECT SITE IS CURRENTLY BEING USED AS AN ACTIVE SOLID WASTE DUMP, BUMP OR SANITARY LANDFILL ON DATE OF FIELD SURVEY.
 12. NO DELINEATED WETLANDS WERE OBSERVED AT THE TIME OF THE LATEST FIELD INSPECTION.
 13. 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.

CERTIFICATION
 I, JUSTIN D. GONALZ
 DO HEREBY CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY
 FOR WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE
 2021 MICHIGAN STANDARD DETAIL REQUIREMENTS FOR
 ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND
 ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED
 ON SEPTEMBER 16, 2021.
 09-16-2021
 DATE
 JUSTIN D. GONALZ
 PROFESSIONAL SURVEYOR NO. 67109
 JGONALZ@ZIMETWOZNAK.COM



ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
SURVEY UPDATE	11-06-21								

ZIMET WOZNAK
 A PROFESSIONAL
 CIVIL ENGINEERING & LAND SURVEYING
 18500 HAGGERTY ROAD, SUITE 200
 LIVONIA, MI 48150-1237
 P 416.427.8000 F 416.427.8001 WWW.ZIMETWOZNAK.COM



PROJECT SPONSOR:
 SCHOOLCRAFT COLLEGE
 18500 HAGGERTY ROAD
 LIVONIA, MI 48152

ALTA/NSPS LAND TITLE SURVEY
 UNIT 11
 LIVONIA WAYNE COUNTY MICHIGAN

DATE	9-16-21	SCALE	1" = 20'
DESIGNED BY	JDG	NO. NO.	12112
DRAWN BY	PTG	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 2021-11-01-09 – #17420 College Parkway

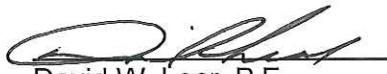
Dear Mr. Miller:

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.

AN ORDINANCE AMENDING SECTION 7 OF THE ZONING MAP OF THE CITY OF LIVONIA AND AMENDING ARTICLE III OF THE LIVONIA VISION 21 ZONING ORDINANCE KNOWN AND CITED AS “THE CITY OF LIVONIA ZONING ORDINANCE” BY ADDING SECTION 3.____ THERETO.

THE CITY OF LIVONIA ORDAINS:

Section 1. Pursuant to the report of the City Planning Commission, dated December 14, 2021, recommending approval of Petition 2021-11-01-09, having been considered by the Council, and the Council having conducted a public hearing on February 23, 2022, on said petition, and having concurred in the recommendation of the City Planning Commission, the Council hereby adopts said Petition 2021-11-01-09 to amend the Zoning Ordinance and Zoning Map of the City of Livonia and all proceedings heretofore conducted on said petition are hereby approved.

Section 2. Section 13.15 of the Livonia Vision 21 Zoning Ordinance, is hereby amended by adding thereto the following section:

Section 3.____. Petition 2021-11-01-09 submitted by Schoolcraft College is hereby approved, and the zoning classification of the premises hereinafter described is hereby changed from C-4 (High Rise Commercial) to P-L (Public Lands):

Land situated in the City of Livonia, County of Wayne, State of Michigan described as follows:

Unit 11:

Parcel No. 189-01-0011-000

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 College 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.

and the Southwest ¼ of Section 7 of the Zoning Map is hereby amended to conform to the changes made in this section.

Section 4. The attached map designated “Amendment No. ____ to the Zoning Map of the City of Livonia” showing all of the amendments and changes made in the foregoing Section 2 of this ordinance is hereby approved, established and made a part hereof.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 6. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

**PUBLIC HEARING
DIRECTION**

WEDNESDAY, FEBRUARY 23, 2022

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.

DIRECTION: 1) APPROVING

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.

DIRECTION: 1) APPROVING

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 ¼ of Section 27, from M-2, General Manufacturing to P-L, Public Lands.

DIRECTION: 1) APPROVING

PETITION 2021-12-01-11 submitted by Maple Real Estate Group, L.L.C., pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the east fifty-eight feet (58') of 9120 Middlebelt Road, located on the east side of Middlebelt Road between Joy Road and West Chicago Avenue in the Southwest ¼ of Section 36 from RUF, Rural Urban Farm to C-1, Local Business.

DIRECTION: 1) DENYING
2) APPROVING

**THESE ITEMS ARE TO BE PLACED ON THE AGENDA FOR THE
REGULAR MEETING OF MARCH 14, 2022**



LETTER TO THE LIVONIA CITY COUNCIL

16.

Law
March 15, 2022

MEETING DATE

Regular Meeting of
February 16, 2022

PREPARED BY

Brenda Smyser, Program Supervisor,

AGENDA ITEM

ROLL CALL: Proposed Amendment to the Livonia Vision 21 Zoning Ordinance, as amended: Department of Law. re: Petition 2021-11-01-10 submitted by Schoolcraft College, 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.
First Reading given by Scott Morgan on Monday, March 14, 2022.

BACKGROUND

Rezoning ordinance from Public Hearing of Wednesday, February 23, 2022

RECOMMENDATION

First Reading

FISCAL CONSIDERATION

N/A

ATTACHMENTS

1. PH022322 Petition 2021-11-01-10 (Schoolcraft) Minutes
2. LTC: PH012622
3. 2021-11-01-10_Schoolcraft_E-COUNCIL Pkt
4. Pet. 2021-11-01-10 - Schoolcraft College
5. PETITION 2021-11-01-10 Direction

APPROVED BY

**CITY OF LIVONIA
PUBLIC HEARING**

Minutes of Meeting Held on Wednesday, February 23, 2022

A Public Hearing of the Council of the City of Livonia was held at the Livonia City Hall Auditorium on **Wednesday, February 23, 2022.**

MEMBERS PRESENT: Jim Jolly, President
 Laura Toy, Vice President (audio only) *
 Brandon McCullough
 Scott Morgan

MEMBERS ABSENT: Scott Bahr
 Rob Donovic
 Kathleen McIntyre

OTHERS PRESENT: Leo Neville, Assistant City Attorney
 Mark Taormina, Planning and Economic Dev. Director
 Sara Kasprovicz, Recording Secretary

* Laura Toy called in via phone, pursuant to ADA

The Public Hearing was called to order at 7:00 p.m. with President Jim Jolly presiding. This item is regarding 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.

This item will move to the Regular Meeting of **March 14, 2022.**

The Public Hearing is now open. There were 4 persons in the audience.

Jolly: Three of the items have the same petitioner, so if there is no objection, I'm going to call the items 1, 2 and 3, all at the same time. I will read them off, if the representative from Schoolcraft would approach the podium while I am doing so, I would appreciate that. Before we get started, I'll just remind the Council here that this is a public hearing. The primary purpose of this hearing is for the public to speak in regards to these items. We'll go to Mr. Taormina to start with the initial presentation, then to Schoolcraft College, then to any public comment, then to the Council. Mr. Taormina?

Taormina: Thank you, Mr. President. This petition and the two (2) that follow it involve amendments to the zoning map. All three (3) affect properties that are owned by Schoolcraft Community College. Two (2) of the three (3) properties are located south of Schoolcraft's main campus on Haggerty Road, while the third is at one of the college's satellite facilities on Merriman Road in the City's

industrial corridor. All three would change the zoning to P-L, Public Land, which treats educational uses, universities and colleges, including the ancillary uses and facilities as permitted uses, and would be consistent with the zoning classification for most of the college's properties, which are currently in use for educational purposes. The first petition involves land that is on the south side of the college's south parking lot. This parcel here. The zoning would change from C-1, Local Business, to P-L, Public Land. This site has roughly 2.45 acres in area. It is currently vacant and is formally described as Unit 15, College Park Condominium.

The second parcel is the smallest of the three. This measures just under a ½ acre in size and is located on the north side of College Parkway. The request would change the zoning here from C-4, Highrise Commercial. This site is also undeveloped and was formally described as Unit 11, College Park Condominium.

The third would change the zoning from M-2, General Manufacturing. Located at the northwest corner of Merriman and Glendale. This site is the farthest from the main campus. This is an approximate 3-acre parcel. It is the location of the college's most recently established Manufacturing and Engineering Center, which houses a variety of technical and special trades programs for the college, including Computer Aid and Design, Engineering Electronics Advanced Manufacturing Energy Plastic-Type Technology, Robotics and others. The Planning Commission is recommending approval of the rezoning in all three cases. Thank you.

Jolly: Petitioner, can you give us brief description as to why you seek to rezone these properties?

Aoun: Sure. Kevin Aoun on behalf of Schoolcraft Community College. So, what we're doing right now, is taking land that is currently not zoned public land that we intend to use for just school-related purposes. What this does, is it narrows the scope of how these properties can be used. That's why we're doing this. We view this as something that's a little bit more administrative. We don't have a true plan for two (2) out of the three (3) locations. One of them is already fully built out. The two vacant ones that are up on the screen right now, Unit 11 and Unit 15, there is no true plan, but we're running out of space on our campus. What we're trying to do, is to say, 'how can we maximize the land that we own right now?' For this kind of oddball piece that is at the bottom, which is number two (2) on the petition, that would be Unit 11. That one, it's a very odd-shaped parcel, so the thought right now, the prevailing thought is potentially a storage facility. We're trying to maximize the other aspects of campus. It's not cemented in plans, but what else could we really use that for? It has very limited parking, very limited access. It's kind of orphaned from the rest of campus so it would be more for maintenance and warehouse kind of items. Again, just a thought. For the other one that's contiguous with our other Public Lands in the childcare center that is there, that childcare center is a little bit

older, so we're kind of looking and saying, 'is that something we should be redeveloping and remodeling? Should we move it to a different location so then we have bigger space there to do something else?' We've had a ton of development, a ton of growth on campus in the past ten (10) years. That's kind of the next parcel where we ask how we can maximize that. We don't have a true plan for it, but we want to get this done administratively right now. For the other one, it's just a cleanup piece for the MEC building. That one is fully built out. It's down there being used solely for school related purposes. If you haven't toured it, please do, it's fantastic. This facility is state-of-the-art, it's a good feeder program for businesses in the area. It's good for developing trades, which is helping put people in jobs, where there are needs in the community. The MEC building, again, it's just administrative, it's used solely for school purposes so it's consistent with the zoning of Public Land.

Jolly: Thank you, sir. Is there anybody from the public that would like to speak to items 1, 2 or 3 on the agenda, the Schoolcraft items? For the record, there is no public approaching the podium, there is no one waiting to speak to Council. Anyone on Council have any questions? Mr. McCullough?

McCullough: No questions, but I'm prepared to make a motion to, can I package these, or should I do them one at a time? You can package them as long as the record is clear. I'll offer an approving for items 1, 2 and 3.

Jolly: So that is three separate approving on items 1, 2 and 3. Mr. Morgan, do you have anything? Ms. Toy, do you have anything to add?

Toy: No, I'm glad you're using the property, that's great.

Jolly: Thank you. I just have one question, in regards to these lands off of Haggerty Road. Are you abandoning the commercial intention that was initially established or do you expect, at some point in the future, to potentially come back to seek commercial classification?

Aoun: Our intention is not to come back for commercial classification. If that was our intention, we wouldn't bother going through the process. It's a fair question, right? We pulled it out and we had a developer lined up. The developer actually, pretty much gave the property back to us as a result of not being able to come to use for it. Since we're getting it back, we said let's put it in Public Land, so we can use it for ourselves. If we ever wanted to make it a commercial property, to be truly used for non-school related purposes, I think we'd have to come back for this whole process and unwind it. I think the question right now, are we abandoning it, yes.

Jolly: Ok. The second question for Mr. Taormina. By passing these as public lands, in particular, the southern portion, the southern plot there, which has been now petitioned to be Public Land, yes, if they want to develop that for a school-use

purpose, would they have to seek a site plan approval from us if this were Public Land, or no?

Taormina: Not likely. As long as it's affiliated with the campus, it would be treated as permitted use with no required site plan review. There may be some exceptions to that, if it's not listed or falls outside of college purposes. The chance that, to answer your question, very likely chance it would not require some type of review.

Jolly: The only reason I bring that up is because obviously a lot of investment has taken place on either side of this property and I would hope that if you do develop it into a storage facility, that it would be tastefully done as to not detract from the other businesses around there.

Aoun: That would only hurt us if we did something in a negative light. If you look at any of our other buildings, we're winning awards for what we're putting into them and how we're doing it and doing it a state-of-the-art fashion. Just to comment, historically, we've always come before the City of Livonia, we view you as a partner when we do this. We have review and comment for when we do build out buildings, such as this. So, this way, everyone is in line with the development of the space itself. Again, we would bring that for review and comments with the city.

Jolly: I appreciate everything, I appreciate everything you said here tonight. Because this is my habit of doing, I think your colleague is probably expecting this, we view you as a partner as well, the way in which the signage is hanging on the dome, I'll say, from my perspective, is not a very partner-like. With that being said, if there is no one from the community or anybody on Council who wants to say anything else, we'll close these public hearings. You have approvals for the meeting, thank you.

Aoun: For what particular meeting?

Jolly: That's on the meeting of March 14th.

As there were no further questions or comments, the Public Hearing was declared closed at 7:12 p.m.



LETTER TO THE LIVONIA CITY COUNCIL

Planning
December 15, 2021

MEETING DATE

TBD

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

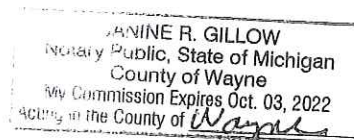
on this 11th day of November 2021

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

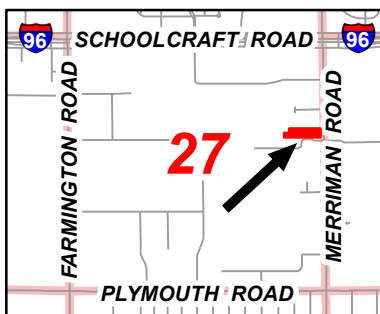
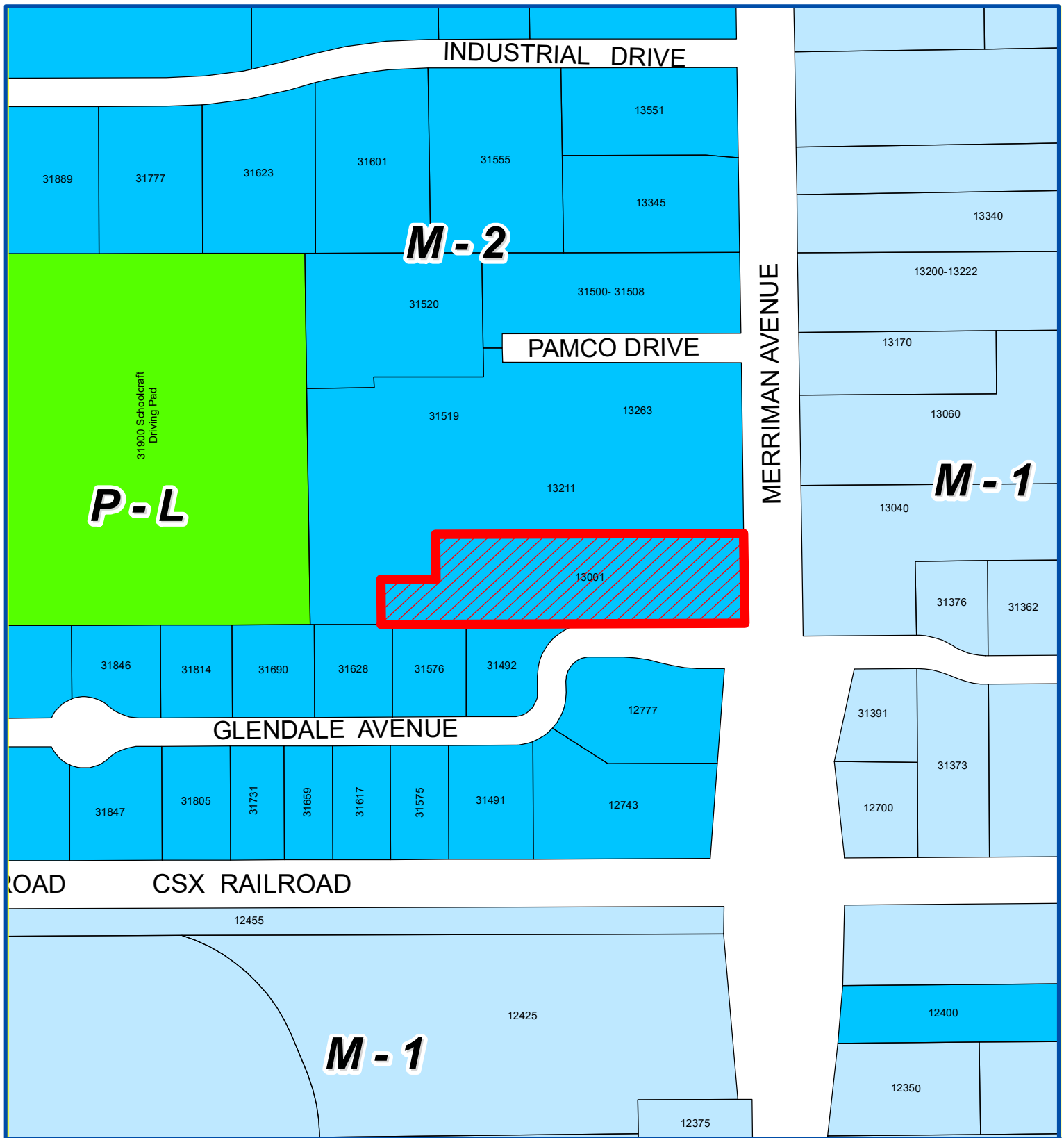
APPROVED AS FORM
Department of Law

By: [Signature]

Date: 11/12/2021



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



Address & Zoning Map

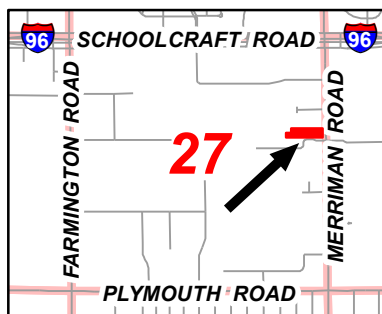
Petition 2021-11-01-10
Schoolcraft College
13001 Merriman Road
From M-2 to P-L



Not to Scale



City of Livonia
Planning Department



Aerial Map

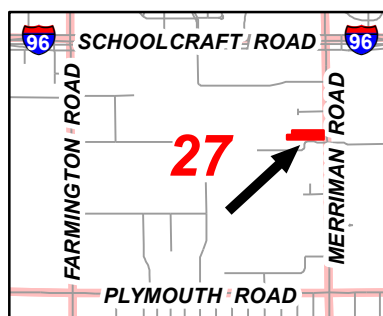
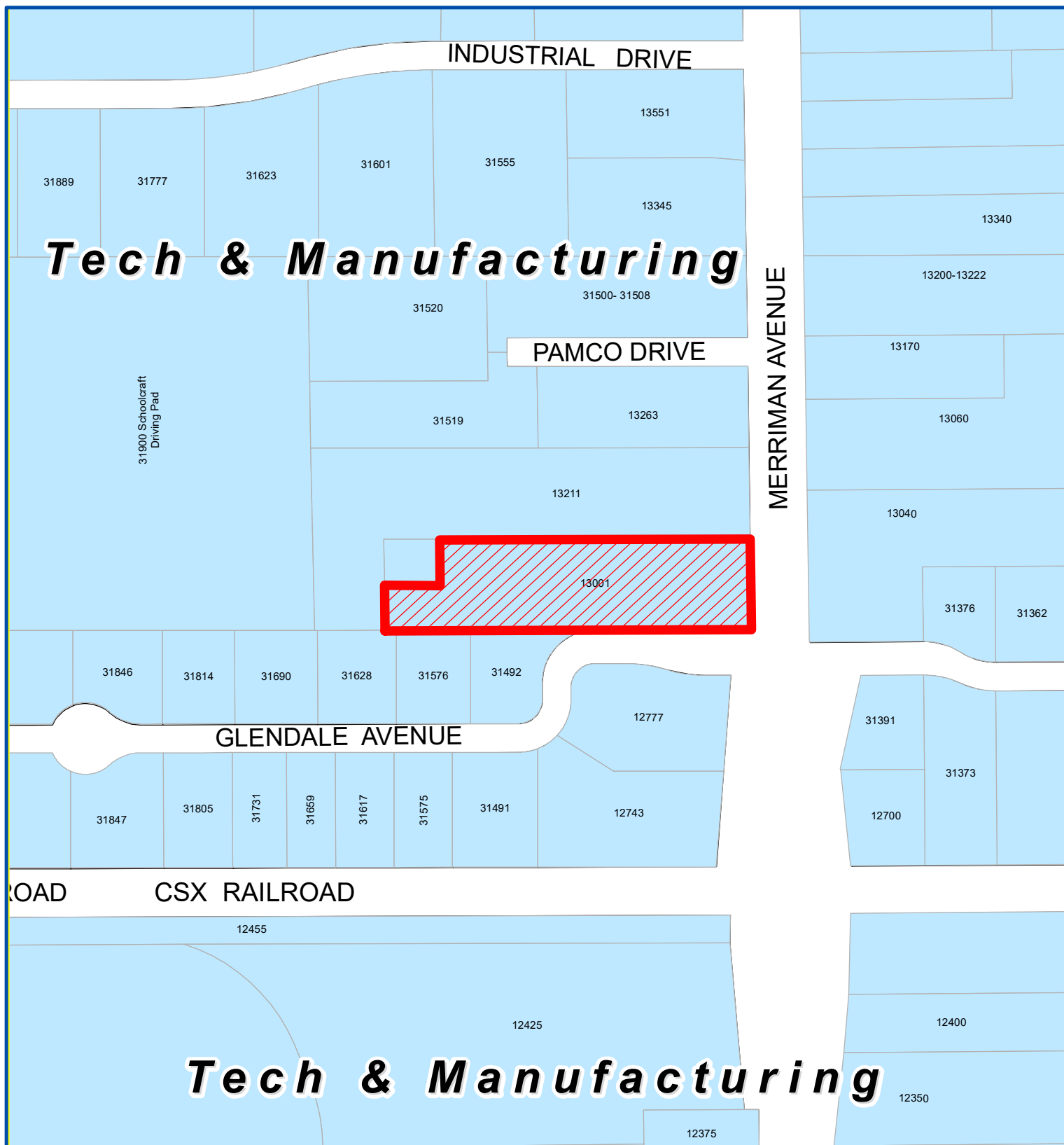
Petition 2021-11-01-10
Schoolcraft College
13001 Merriman Road
From M-2 to P-L



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 $\frac{1}{4}$ 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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KIMBERLY M. HUSTON
ALEXANDER G. DOMENICUCCI
DUNCAN P. OGILVIE
DAVID F. HANSMA

DAVID T. LIN*
SCOTT G. WALLACE*
KEVIN M. AOUN
TREVOR J. WESTON
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



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

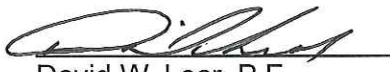
Dear Mr. Miller:

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,



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.

AN ORDINANCE AMENDING SECTION 7 OF THE ZONING MAP OF THE CITY OF LIVONIA AND AMENDING ARTICLE III OF THE LIVONIA VISION 21 ZONING ORDINANCE KNOWN AND CITED AS “THE CITY OF LIVONIA ZONING ORDINANCE” BY ADDING SECTION 3.____ THERETO.

THE CITY OF LIVONIA ORDAINS:

Section 1. Pursuant to the report of the City Planning Commission, dated December 14, 2021, recommending approval of Petition 2021-11-01-10, having been considered by the Council, and the Council having conducted a public hearing on February 23, 2022, on said petition, and having concurred in the recommendation of the City Planning Commission, the Council hereby adopts said Petition 2021-11-01-10 to amend the Zoning Ordinance and Zoning Map of the City of Livonia and all proceedings heretofore conducted on said petition are hereby approved.

Section 2. Section 13.15 of the Livonia Vision 21 Zoning Ordinance, is hereby amended by adding thereto the following section:

Section 3.____. Petition 2021-11-01-10 submitted by Schoolcraft College is hereby approved, and the zoning classification of the premises hereinafter described is hereby changed from M-2 (General Manufacturing) to P-L (Public Lands):

Land situated in the City of Livonia, County of Wayne, State of Michigan described as follows:

Manufacturing and Engineering Center

Parcel No. 105-99-0041-002

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, N. 00°02'20" W. 543.46 feet; thence N. 89°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, N. 89°22'35" W. 765.00 feet; thence N. 00°02'20" W. 95.00 feet; thence 589°22'35" E., 115.00 feet; thence N. 00°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, S. 00°02'20" E. 190.00 feet to the point of beginning.

and the Southwest ¼ of Section 7 of the Zoning Map is hereby amended to conform to the changes made in this section.

Section 4. The attached map designated "Amendment No. ____ to the Zoning Map of the City of Livonia" showing all of the amendments and changes made in the foregoing Section 2 of this ordinance is hereby approved, established and made a part hereof.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 6. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

**PUBLIC HEARING
DIRECTION**

WEDNESDAY, FEBRUARY 23, 2022

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.

DIRECTION: 1) APPROVING

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.

DIRECTION: 1) APPROVING

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 ¼ of Section 27, from M-2, General Manufacturing to P-L, Public Lands.

DIRECTION: 1) APPROVING

PETITION 2021-12-01-11 submitted by Maple Real Estate Group, L.L.C., pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the east fifty-eight feet (58') of 9120 Middlebelt Road, located on the east side of Middlebelt Road between Joy Road and West Chicago Avenue in the Southwest ¼ of Section 36 from RUF, Rural Urban Farm to C-1, Local Business.

**DIRECTION: 1) DENYING
2) APPROVING**

**THESE ITEMS ARE TO BE PLACED ON THE AGENDA FOR THE
REGULAR MEETING OF MARCH 14, 2022**



LETTER TO THE LIVONIA CITY COUNCIL

17.

Law
January 14, 2022

MEETING DATE

Regular Meeting of
March 23, 2022

PREPARED BY

Sara Kasprovicz, Council Office Manager,

AGENDA ITEM

ROLL CALL: Proposed Amendment to the Livonia Vision 21 Zoning Ordinance, as amended, Department of Law, re: Petition 2021-07-01-06 submitted by LAG Development, to rezone the property at 34801 Plymouth Road, located on the south side of Plymouth Road between Stark and Wayne Roads in the Northwest ¼ of Section 33, from C-1, Local Business to C-2, General Business.

First Reading given by Scott Bahr on Monday, October 18, 2021

BACKGROUND

Petition 2021-07-01-06 submitted by LAG Development pursuant to Section 13.13 and Section 13.15 of the Livonia Vision 21 Zoning Ordinance, as amended, requesting to rezone the property at 34801 Plymouth Road, located on the south side of Plymouth Road between Stark and Wayne Roads in the Northwest ¼ of Section 33, from C-1, Local Business to C-2, General Business and unanimously approved at the Planning Commission meeting of August 17, 2021.

RECOMMENDATION

At the 1,174th Public Hearing and Regular Meeting held by the City Planning Commission on August 17, 2021, the following resolution was unanimously adopted:

#08-40-2021 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on August 17, 2021, on Petition 2021-07-01-06 submitted by LAG Development pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone the property at 34801 Plymouth Road, located on the south side of Plymouth Road between Stark and Wayne Roads in the Northwest ¼ of Section 33, from C-1, Local Business to C-2, General Business, the Planning Commission does hereby recommend to the City Council that Petition 2021-09-01-07 be approved for the following reasons:

1. That a change of zoning to C-2, General Business is compatible to and in harmony with the surrounding land uses and zoning districts in the area.
2. That the proposed change of zoning would allow the property owner to seek waiver use approval to utilize the property for the storage and display of vehicles in connection with an automobile dealership operation.
3. That the proposed change of zoning is consistent with the developing character of the area.

4. That the proposed change of zoning represents a reasonable and logical zoning plan for the subject property which adheres to the principles of sound land use planning, and
5. That the proposed change of zoning is supported by The Livonia Vision 21 (LV21) Future Land Use map which shows the subject area of the rezoning as Corridor Commercial.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

FISCAL CONSIDERATION

None

ATTACHMENTS

1. R101821 Req for approval of Zoning Petition 2021-07-01-06 (FIRST READING GIVEN BY VP SCOTT BAHR)
2. LTC: R101821
3. PH092721 Petition 2021-07-01-06 (LAG Dev) 34801 Plymouth Minutes
4. DIRECTION - LAG 2021-07-01-06
5. PH092721 Petition 2021-07-01-06 (LAG Dev) Public Notice
6. 2021-07-01-06_1st
7. PH092721 34801 Plymouth - New Data Recd 9-23-21
8. Pet 2021-07-01-06 - LAG Development
9. LTC: PH092721
10. 2021-07-01-06_LAG_E-COUNCIL Pkt

APPROVED BY

Bahr gave first read to the following Ordinance:

AN ORDINANCE AMENDING SECTION 30 OF THE ZONING
MAP OF THE CITY OF LIVONIA AND AMENDING ARTICLE III
OF THE LIVONIA VISION 21 ZONING ORDINANCE KNOWN
AND CITED AS "THE CITY OF LIVONIA ZONING ORDINANCE"
BY ADDING SECTION 3. _____ THERETO.(Petition 2021-07-01-06)

The foregoing Ordinance, when adopted, is filed in the Journal of Ordinances in the Office of the City Clerk and is the same as if word for word repeated herein. The above Ordinance was placed on the table for consideration at an upcoming Regular meeting.

<i>FIRST READING GIVEN BY VICE PRESIDENT SCOTT BAHR UNFINISHED BUSINESS ITEM 11 (Regular Meeting of October 18, 2021)</i>
--

Present:	Jolly, Toy, Bahr, White, McCullough, Donovic, McIntyre
Absent:	None



LETTER TO THE LIVONIA CITY COUNCIL

11.

Law
August 30, 2021

MEETING DATE

October 18, 2021

PREPARED BY

Brenda Smyser, Program Supervisor,

AGENDA ITEM

PROPOSED AMENDMENT TO THE LIVONIA VISION 21 ZONING ORDINANCE, AS AMENDED: Department of Law, re: Petition 2021-07-01-06 submitted by LAG Development, to rezone the property at 34801 Plymouth Road, located on the south side of Plymouth Road between Stark and Wayne Roads in the Northwest ¼ of Section 33, from C-1, Local Business to C-2, General Business.

Public Hearing held on September 27, 2021.

BACKGROUND

Petition 2021-07-01-06 submitted by LAG Development pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone the property at 34801 Plymouth Road, located on the south side of Plymouth Road between Stark and Wayne Roads in the Northwest ¼ of Section 33, from C-1, Local Business to C-2, General Business and unanimously approved at the Planning Commission meeting of August 17, 2021.

RECOMMENDATION

At the 1,174th Public Hearing and Regular Meeting held by the City Planning Commission on August 17, 2021, the following resolution was unanimously adopted:

#08-40-2021 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on August 17, 2021, on Petition 2021-07-01-06 submitted by LAG Development pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone the property at 34801 Plymouth Road, located on the south side of Plymouth Road between Stark and Wayne Roads in the Northwest ¼ of Section 33, from C-1, Local Business to C-2, General Business, the Planning Commission does hereby recommend to the City Council that Petition 2021-09-01-07 be approved for the following reasons:

1. That a change of zoning to C-2, General Business is compatible to and in harmony with the surrounding land uses and zoning districts in the area.
2. That the proposed change of zoning would allow the property owner to seek waiver use approval to utilize the property for the storage and display of vehicles in connection with an automobile dealership operation.
3. That the proposed change of zoning is consistent with the developing character of the area.

4. That the proposed change of zoning represents a reasonable and logical zoning plan for the subject property which adheres to the principles of sound land use planning, and
5. That the proposed change of zoning is supported by The Livonia Vision 21 (LV21) Future Land Use map which shows the subject area of the rezoning as Corridor Commercial.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

FISCAL CONSIDERATION

None

ATTACHMENTS

1. PH092721 Petition 2021-07-01-06 (LAG Dev) 34801 Plymouth Minutes
2. DIRECTION - LAG 2021-07-01-06
3. PH092721 Petition 2021-07-01-06 (LAG Dev) Public Notice
4. 2021-07-01-06_1st
5. PH092721 34801 Plymouth - New Data Recd 9-23-21
6. Pet 2021-07-01-06 - LAG Development
7. LTC: PH092721
8. 2021-07-01-06_LAG_E-COUNCIL Pkt

APPROVED BY



Paul Bernier, City Attorney

Date: September 30,
2021



Maureen Miller Brosnan, Mayor

Date: September 30,
2021

**CITY OF LIVONIA
PUBLIC HEARING**

Minutes of Meeting Held on Monday, September 27, 2021

A Public Hearing of the Council of the City of Livonia was held at the Livonia City Hall Auditorium on **Monday, September 27, 2021**.

MEMBERS PRESENT: Scott Bahr, Vice President
 Jim Jolly
 Brandon McCullough
 Rob Donovic
 Laura M. Toy
 Cathy K. White

MEMBERS ABSENT: Kathleen E. McIntyre, President

OTHERS PRESENT: Mark Taormina, Planning and Economic Dev. Director
 Paul Bernier, City Attorney
 Sara Kasprovicz, Recording Secretary

The Public Hearing was called to order at 7:00 p.m. with Vice President Scott Bahr presiding. This item is regarding **Petition 2021-07-01-06** submitted by LAG Development pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone the property at 34801 Plymouth Road, located on the south side of Plymouth Road between Stark and Wayne Roads in the Northwest $\frac{1}{4}$ of Section 33, from C-1, Local Business to C-2, General Business. This item will move to the Regular Meeting of **October 18, 2021**.

The Public Hearing is now open. There were 20 people in the audience.

Bahr: I'm going to ask Mark Taormina, our Economic Development to give us a little introduction to this site please.

Taormina: Thank you, Mr. Chairman, again, this is rezoning petition regarding property located on the south side of Plymouth Road between Stark and Wayne Roads. The parcel in this case is roughly a little over half an acre in size. It has 173 feet of frontage on Plymouth Road. The depth is 147 feet. There is an existing building on this site, about 2100 square feet. It's the site of the old Doughboy Donut shop, before that, it was originally build as a gas station and converted to the donut shop in 1975. This site, as you can see from this map, it is completely surrounded by commercial zoning and land uses. This site is zoned C-1, Local business. The surrounding parcels are zoned C-2, general business. The request is to rezone this to C-2. Immediately to the east and to the south is the LaFontaine/Hyundai of Livonia auto dealership. This is the former Ralph Thayer dealership and farther to the west is the Burger King restaurant as well as a Dunkin Donuts. The site was more recently acquired

by LAG of Livonia, LLC, which is part of the LaFontaine Auto Group. The objective is to expand the auto dealership operations, presumably for vehicle display and vehicle storage. The use of the property for one of these purposes would first require waiver use approval, should the rezoning move forward, in order for the property to be used for vehicle display, they would have to appear back before the Planning Commission as well as the City Council for a waiver use. As you can see from the plan that was submitted, the site contains two driveways. The building is positioned in the southeast corner of the property. As far as the land use, the future land use map goes, this site is identified as corridor commercial, so it is suitable for both the zoning as well as the use. I will point out that, again, should this move forward, and appear before you as a waiver use for vehicle display, that is regulated under Section 6.05 of the Livonia Vision Zoning Ordinance. One of the revisions in that case, is that no vehicle shall be parked within 20 feet of the front lot line, so this plan does indicate parking within that 20-foot front lot line. So, that is something that would have to be taken up at a later date, as Planning has pointed that out. Thank you. Planning Commission is recommending approval of this rezoning.

Bahr: Thank you, Mr. Taormina. Any questions from Council? Councilman Donovic.

Donovic: Thank you, Mr. Vice President. That was one of the questions I had, if there was some stipulation there that vehicles were not to be parked within that certain boundary. So, your say that this has to be handled at a different time. How would it be handled, through ZBA, is it Council?

Taormina: No, it gets special requirement, a waiver use. The City Council can waive or modify any requirement, special requirement of the waiver use or special land use by means of a 2/3 majority vote by separate resolution. Right now, this plan is showing roughly 32 parking spaces. If we apply the 20-foot setback requirement, it would affect 7 parking spaces

Donovic: Was the building, the old donut building, was that supposed to be torn down and a new building built?

Taormina: There's no indication that the building is going to be removed, in this case, they are showing it on the site plan. So, I'm assuming they are going to try to reuse the building. We'll let the Petitioner explain their intentions.

Donovic: I will say, since I got this packet, I've had the LaFontaine family deal song stuck in my head for the last few days. Thank you, Mr. Taormina.

Bahr: Thank you for putting it in our heads now. Councilman Jolly, did you have something to say?

Jolly: Thank you, so, Mr. Taormina, if this were to be approved, the waiver usage would be limited to the usage that is defined in the request, correct?

Taormina: No, it would not. If the C-2 zoning is approved, then it opens the door for any other use that's permitted in the C-2 zoning district, but it's clearly the intention of the new owners to use it for the purpose they indicated, which is vehicle display. So, we're only considering zoning at this time, the waiver use would be a completely separate process.

Jolly: So, when we have done this in the past, have we not at certain points, requested that they consent to use it for the purpose they are defining to provide us a guarantee as to that? This makes sense to use it as they are requesting at this point, I don't necessarily feel comfortable with giving a broad C-2 zoning going forward here, because who's to say what goes on, what happens later down the road? There are obviously things that wouldn't make sense there.

Taormina: There are a couple of ways we could suggest you address that concern. One would be to a conditional zoning agreement, the other might be, as you indicated, a limitation that the waiver would only be for this petitioner, if they want to transfer that to another user, they would have to first be approved by this body. So that's something that we would have to discuss with the Law Department as to what would be the most appropriate under this circumstance.

Jolly: I take it there are representatives here from the LaFontaine Group. You don't have to address it just yet, but when you do get up, I'd like to know your feelings in regard to those two options.

Bahr: To just be clear, we'll get to you when we get through the questions for Mr. Taormina then we'll ask you to come up. Councilwoman Toy?

Toy: Thank you, Mr. Vice Chair, if I may to Mr. Taormina? Mr. Taormina, I'm failing to remember the zoning on that, as it precedes into the Thayer Automotive Sales, how is that zoned?

Taormina: All C-2.

Toy: All C-2, so it would be continuous then.

Taormina: Yeah, let me just describe map. So you can see that all the dark red around here, that indicates the C-2 zoning, this is the lighter shade, which indicates the C-1, or Local Business District zoning. When you look at aerial photograph, what you'll see here is the former Ralph Thayer dealership, now LaFontaine. There is right next to the Burger King which is immediately to the west, Dunkin Donuts farther to the west and then you can see the vehicle display as part of the dealership, immediately to the south.

Toy: Thank you very much, Mr. Taormina.

McCullough: From the Chair to Mr. Taormina, quick questions, I'm sure the petitioner will want to answer the questions, but do we know of any site improvements that are being proposed for this change?

Taormina: Yeah, the site plan that you are looking at here is the only, this is conceptual. It only indicates at this time, restriping the parking lot in a manner that would have the vehicles displayed or stored in the fashion show. If you go back to the aerial photograph, you can see how the current striping is much less efficient in terms of the number of vehicle spaces. I think what they are attempting to do here, is maximize the number of vehicles that could be parked on the site.

McCullough: The second question I have, is, in the original packet, there was one rendering and then there was new information, forgive me, but it doesn't seem like any change with the aerial overlay. It looks like someone had asked for a more in-depth rendering. This might be what the petitioner would be able to answer.

Taormina: Yeah, I think this the plan that you are referring to. This is the plan that was reviewed by the Planning Commission, and you are right, this is newer information, and it would appear to be identical in terms of the layout of the lot.

Bahr: I failed to mention earlier, I should have noted that we do have new data on this item, a conceptual plan received by the petitioner. Any other questions for Council? I have one quick one Mark. With that C-1 being surrounded by C-2, just curious, do you know the history of that? I doubt it was always that way. Did this used to be C-1 and its going to be a patchwork approach to adding C-2 in there?

Taormina: I would have to go back and look at that. My guess, I do recall when the parcel to the south was expanded as part of the dealership operation, prior to Ralph Thayer. That may have been C-1 zoning at the time as well. I think there was a larger C-1 zoning. This was part of a larger C-1 District and it's the only remaining parcel at this time in that general area.

Bahr: Thanks. To the petitioner, is there anything you wanted to answer to add? If you could please give us your name and address for the record, we'd appreciate it.

Laundroche: Good evening, Council. My name is Gary Laundroche, I'm with LAG Development, which is actually a division of LaFontaine Automotive Group. So, we're here tonight seeking what seemed like the most natural progression to take this small, C-1 parcel that is surrounded by C-2. Obviously, with the acquisition of the Thayer Group, this was kind of, not only frontage along Plymouth Road, but sort of right in the middle of our group of stores. Our intent is to initially use this as additional parking display. Really, the reason you've gotten the second, was just our Engineer was finally catching up, everybody is so busy right now. He just did an overlay just to identify what

was originally submitted. At this point, we are seeking zoning change, so we haven't really worked out many of the details for the site that would go through Planning. Clearly, the intent would be to improve the landscaping that's here. We would incorporate the brick pier wrought iron ornamental fence theme that I think is running down currently on Plymouth Road here. We haven't identified the 20-foot setback either, just again, we're not at the planning stage, just seeking to rezone this parcel. Right now, we don't really have plans to take down the building, but we kind of feel like the ultimate intent, I think that's how we're going with this, but we just don't want to limit ourselves yet, being new, our operation is new to the community here and we're not really sure how much we can evolve this, what use it could have for us. One thing we do know is that the cost of building is currently exceeding what you can find existing buildings for. We did a full environmental assessment, knowing it was a gas station before, full phase 1 and phase 2 and we did ground penetrating radar and there were no contaminants, which was really a nice surprise for us. We've had plenty of other circumstances, just historically used with the auto dealerships, traditionally with little things that they used to have. We certainly would consider a conditional zoning agreement for this. Our intent surely is to utilize it within our operations, that would be the intention from us. We are currently picking up the pieces of everything that we've acquired there, through Thayer. There's fencing that's getting repaired, we've got evergreen trees, we're replacing along the Burger King side that had come down over the years or removed or whatever the case was. I think that, again, we feel like its natural progression, seeing that it is almost spot-zoning at this point, being that it is such a small parcel surrounded by C-2. I've got Matt Chambleau the General Manager of this complex with me here tonight in case you guys have operation questions for us and I'm available for any other questions. Thank you.

Bahr: Council? Mr. Jolly.

Jolly: No other questions, at this point, this makes sense. I'll offer an approving. It helps me to get there, knowing that you are intending to invest in the property to make it nicer. That was one of the things that was kind of left out originally here, but with that being the intention, you have no reason to not do that, to be honest with you. So, I'll offer an approving, it makes sense with the area. At this point, I don't I wish we could proceed with the consent agreement or anything like that for usage. That's it.

Bahr: Thank you, Mr. Jolly. Mr. Donovic?

Donovic: Thanks, Mr. Vice President. Just making a comment. I've noticed that since you have acquired the property, you guys have been adding some things to it, making it nicer to clean it up. It was starting to fall apart there for a little while with weeds, a lot of trees were dying that you mentioned. I will say that I am concerned if you keep it the old donut restaurant, I am hoping that, regardless, if you do initiate the tear down or just rehab it, I hope you do at least do a facelift from the outside so its not just a parking lot with a bunch of cars sitting in it. I know, like you said, we are early on in the process, this is

just for rezoning, but I hope you do take that into consideration. At least a facelift, spending a couple of dollars to make it not look like an old donut store, or may be a little odd. Thank you, I'm looking forward to this.

Toy: No, I just wanted to say thank you for your investment in Livonia on Plymouth Road. The road is a great road, I own a business down there as well and you are a welcome addition as the Councilman has just stated. I really hope though, as well, that you do something to improve it. Fancier, if you will, to coincide, not that everything is pristine in that area, but certainly, people are trying, in light of everything. Thank you and thank you Mr. Taormina for all of your help too.

Jolly: Will we expect to have a site plan, in regards to this property and will we hold up the zoning for the site plan? Typically, that is the way we do things when there is a request for rezoning, is we start that process, but we don't give a final vote on it until we have a site plan in front of us and then we vote on them together. So, is that the intention here? Will we see this come back as a package?

Taormina: Yeah, I think it would be appropriate, once First Reading is given to them, it would put the rezoning on hold to allow the petitioner to submit the waiver use application. That would be reviewed first by the Planning Commission and that will find its way back to Council and then you can vote on the rezoning and waiver use as one package.

Jolly: So, that's the opportunity for everybody in the room, the process is to understand what your intentions are for the site and that way, we're exercising a little bit more judgement, in regards to the whole package as well.

Laundroche: Ok, just so I understand, so we would be working with the Planning Department next for our site plan development, correct?

Jolly: Correct.

Bahr: Mr. Donovic?

Donovic: Thanks, Mr. Vice President. I think you alluded to, while you were talking, the building is already purchased or is under contract?

Laundroche: No, we already own it.

Donovic: Ok. You already own it, thank you.

Bahr: Thank you. Does anyone from the audience want to speak to this? With that, we've got an approving resolution on this. I do want to note too, I'm guess it will be taken care of, but this was brought to our attention, a water and sewer bill on this property? I just want to make sure this is taken care of before we take this up. We have an approving to go to a First Reading. Sara, would that be, not the next meeting, but the one after, probably?

Kasprowicz: October 18th.

Bahr: That makes the October 18th agenda.

As there were no further questions or comments, the Public Hearing was declared closed at 7:18 p.m.

**PUBLIC HEARING
DIRECTION**

MONDAY, SEPTEMBER 27, 2021

PETITION 2021-07-01-06 submitted by LAG Development, pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone the property at 34801 Plymouth Road, located on the south side of Plymouth Road between Stark and Wayne Roads in the Northwest $\frac{1}{4}$ of Section 33, from C-1 (Local Business) to C-2 (General Business).

DIRECTION: 1) APPROVING

Appeal of denial of the Planning Commission regarding Petition 2021-07-02-12, submitted by Quik Stop, Inc., requesting waiver use approval to add fuel pumps and operate a gasoline service station at 37405 Ann Arbor Road, located at the southwest corner of Ann Arbor and Newburgh Roads in the Northeast $\frac{1}{4}$ of Section 31.

DIRECTION: 1) DENYING

**THESE ITEMS ARE TO BE PLACED ON THE AGENDA FOR THE
REGULAR MEETING OF OCTOBER 18, 2021**

CITY OF LIVONIA

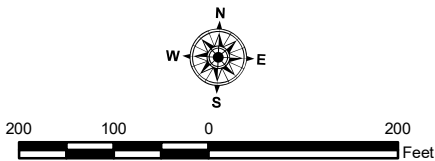
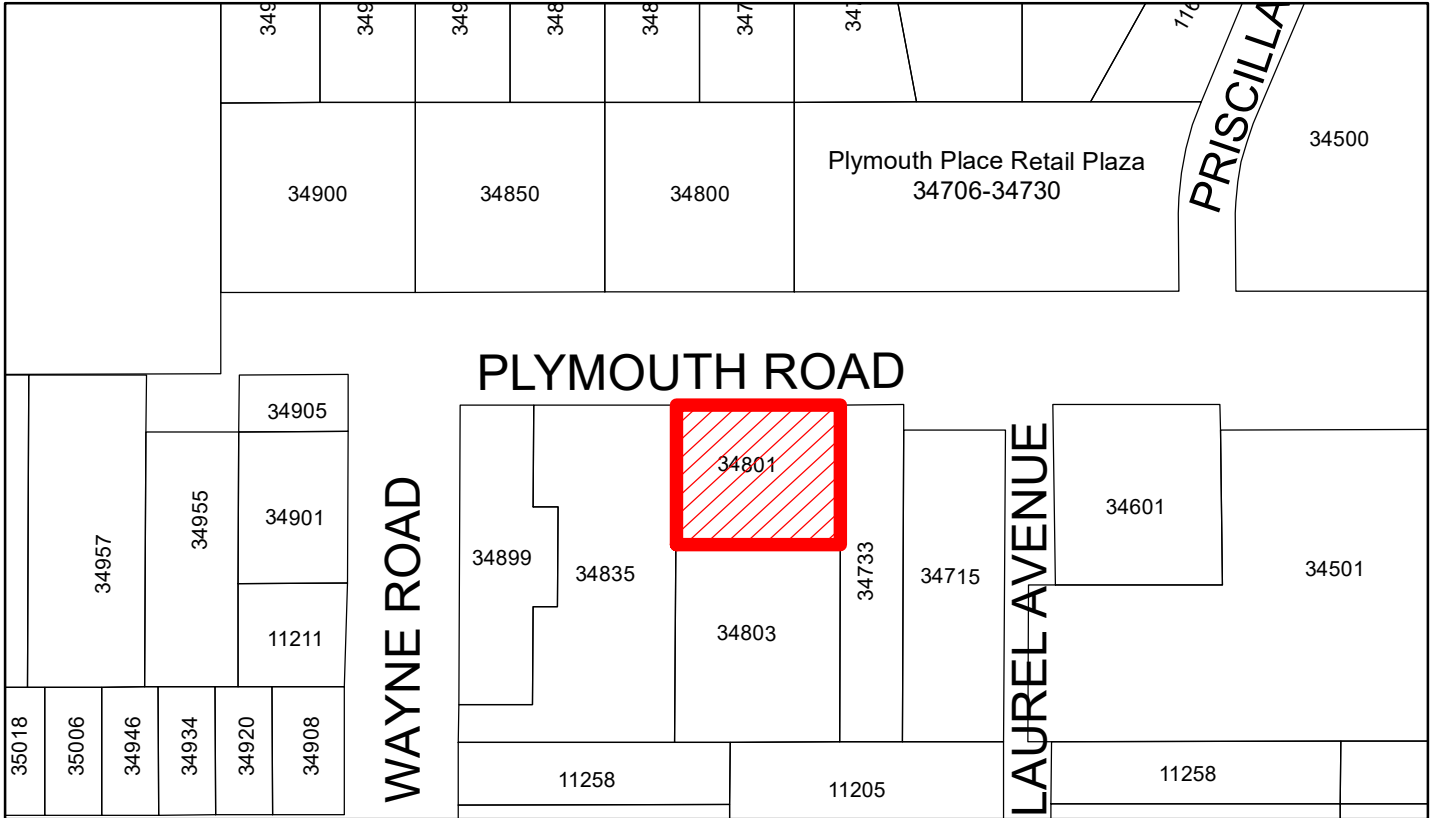
NOTICE OF PUBLIC HEARING

In accordance with the provisions set forth in Section 4 of Act 207 of the Public Acts of Michigan of 1921, as amended, the City Zoning Act (MSA 5.2934; MCLA 125.584) as well as Article XXIII of Ordinance No. 543, as amended, the Zoning Ordinance of the City of Livonia, the Council has determined that a Public Hearing will take place before the Council of the City of Livonia on **Monday, September 27, 2021 at 7:00 P.M.,** in the Auditorium at City Hall, 33000 Civic Center Drive, Livonia, Michigan, with respect to the following item:

Petition 2021-07-01-06 submitted by LAG Development to rezone the property at 34801 Plymouth Road, located on the south side of Plymouth Road between Stark and Wayne Roads in the Northwest $\frac{1}{4}$ of Section 33, from C-1 (Local Business) to C-2 (General Business).

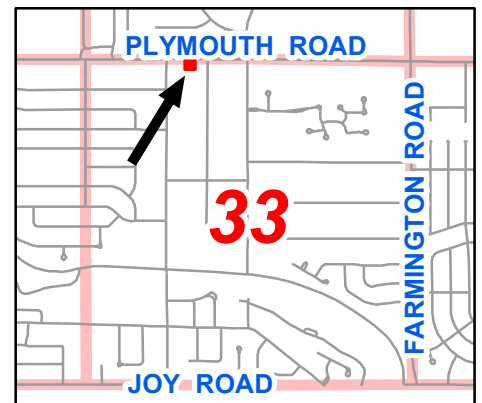
SUSAN M. NASH, CITY CLERK

BOUNDARY OF DISTRICT AS AMENDED FROM C-1, LOCAL BUSINESS TO C-2, GENERAL BUSINESS



PETITION NO. 2021-07-01-06
A PART OF THE N.W. 1/4 OF SECTION 33

AMENDMENT NO. TO THE
ZONING MAP OF THE
CITY OF LIVONIA, MICHIGAN
Adopted by the City Council on



MAYOR
CLERK

From: [Taylor Lin](#)
To: [Kasprowicz, Sara](#)
Cc: [Gary Laundroche](#); [Elizabeth Marchese](#)
Subject: City Council Meeting 9-27-21 Submission- Lafontaine
Date: Thursday, September 23, 2021 2:27:54 PM
Attachments: [image001.png](#)
[34801 Plymouth Concept Plan 9-23-21.pdf](#)

Hello Sara,

My name is Taylor with Lafontaine Automotive Group. I have attached an updated site plan for submission prior to our city council meeting on 9-27-21. For reference, our petition number is 2021-07-01-06 (submitted by LAG Development).

If you have any questions or concerns I can be reached at 248-714-1504.

Thank you,



Taylor Lin

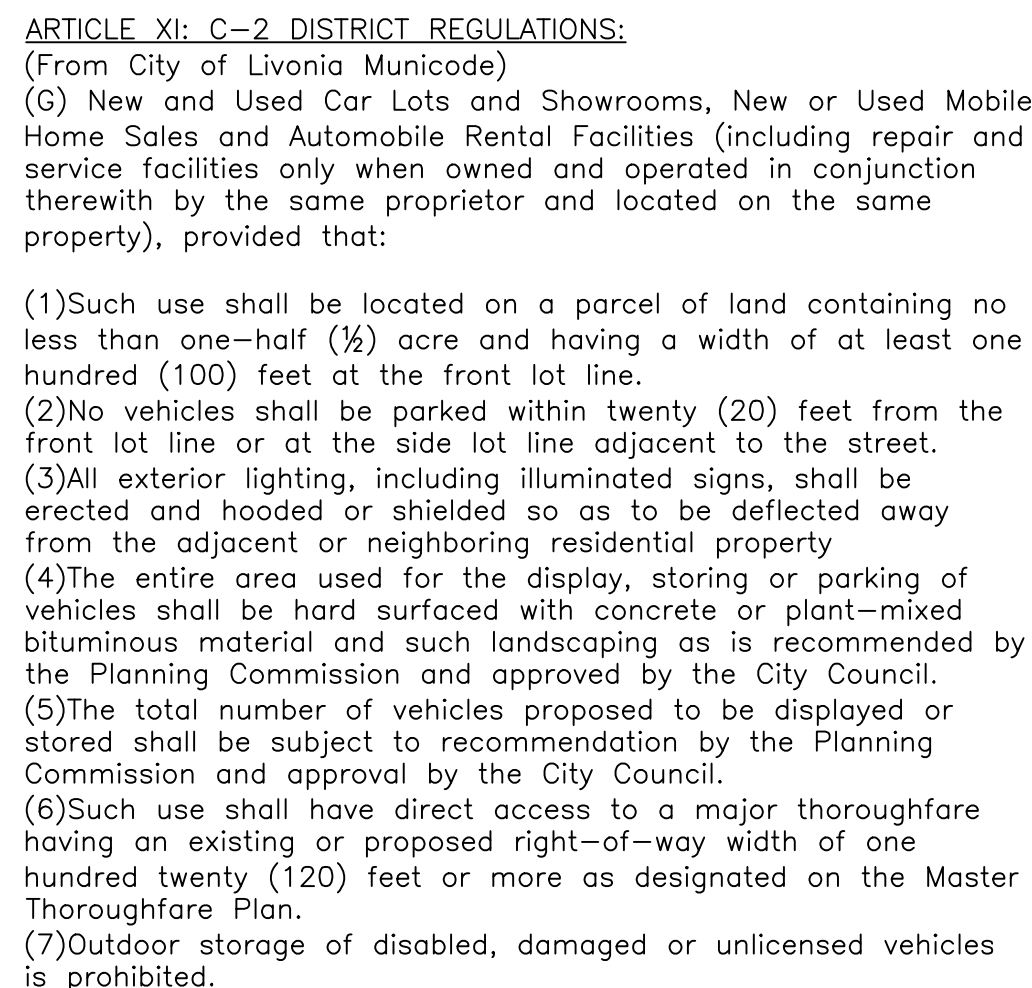
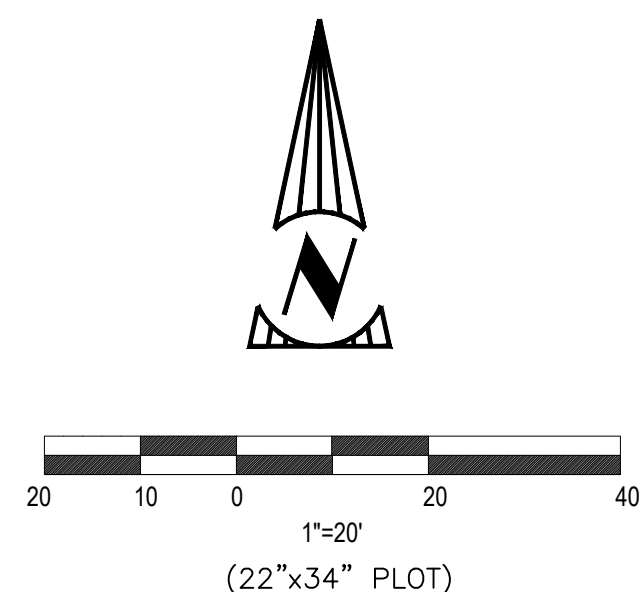
Project Engineer | LaFontaine Automotive Group | LAG Development

P: 248.714.1504

E: tlin@lafontaine.com

A: 4000 West Highland Road, Highland, MI 48357.

This message has been scanned for malware by Websense. www.websense.com



	TELEPHONE PEDESTAL		SIGN
	TELEPHONE POLE		AXLE FOUND
	POWER POLE		ELECTRIC METER
	WATER GATE VALVE		GAS METER
	WATER SERVICE VALVE		FF ELEVATION
	WATER SERVICE VALVE		SIGN
	BENCHMARK		LIGHT POLE
	POWER POLE		STANDARD PARKING SPACE
	WATER LINE		BARRIER FREE PARKING SPACE
	EXISTING SANITARY LINE		
	BUSH		

<u>ZONING INFORMATION</u>		
TAX PARCEL ID: 130 01 0007 001		
LOT AREA : 0.587 ACRES		
	EXISTING	PROPOSED
ZONING:	C-1, LOCAL BUSINESS DISTRICT	C-2, GENERAL BUSINESS DISTRICT
LAND USE:	GENERAL BUSINESS	USED/NEW CAR LOT (PARKING OVERFLOW)
FRONT YARD SETBACK:	75 FEET	60 FEET
SIDE YARD SETBACK:	0 FEET	0 FEET
REAR YARD SETBACK:	0 FEET	0 FEET

PRELIMINARY
NOT FOR CONSTRUCTION

[illegible]

AN ORDINANCE AMENDING SECTION 33 OF THE ZONING MAP OF THE CITY OF LIVONIA AND AMENDING ARTICLE III OF THE LIVONIA VISION 21 ZONING ORDINANCE KNOWN AND CITED AS “THE CITY OF LIVONIA ZONING ORDINANCE” BY ADDING SECTION 3.____ THERETO.

THE CITY OF LIVONIA ORDAINS:

Section 1. Pursuant to the report of the City Planning Commission, dated August 17, 2021, recommending approval of Petition 2021-07-01-06, having been considered by the Council, and the Council having conducted a public hearing on September 27, 2021, on said petition, and having concurred in the recommendation of the City Planning Commission, the Council hereby adopts said Petition 2021-07-01-06 to amend the Zoning Ordinance and Zoning Map of the City of Livonia and all proceedings heretofore conducted on said petition are hereby approved.

Section 2. Section 13.15 of the Livonia Vision 21 Zoning Ordinance, is hereby amended by adding thereto the following section:

Section 3.____. Petition 2021-07-01-06 submitted by LAG Development is hereby approved, and the zoning classification of the premises hereinafter described is hereby changed from C-1 (Local Business) to C-2 (General Business):

Land situated in the City of Livonia, County of Wayne, State of Michigan described as follows:

The North 147 feet of lots 7 and 8, and the North 147 feet of the east 42 feet of Lot 9, Supervisor's Livonia Plat #1, T. 1 S., R. 9 E., Livonia Township (now City of Livonia) as recorded in Liber 65, Page 52, Wayne County Records,

and the Northwest ¼ of Section 33 of the Zoning Map is hereby amended to conform to the changes made in this section.

Section 4. The attached map designated “Amendment No. ____ to the Zoning Map of the City of Livonia” showing all of the amendments and changes made in the foregoing Section 2 of this ordinance is hereby approved, established and made a part hereof.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Proposed Zoning Ordinance Amendment
Petition 2021-07-01-06 - p 2

Section 6. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

Section 7. This ordinance is hereby declared to be an emergency ordinance and shall take effect immediately upon publication.



LETTER TO THE LIVONIA CITY COUNCIL

Planning
August 23, 2021

MEETING DATE

September 27, 2021

PREPARED BY

Stephanie Reece, Program Supervisor,

AGENDA ITEM

Petition 2021-07-01-06 submitted by LAG Development, to rezone the property at 34801 Plymouth Road, located on the south side of Plymouth Road between Stark and Wayne Roads in the Northwest ¼ of Section 33, from C-1, Local Business to C-2, General Business.

BACKGROUND

RECOMMENDATION

At the 1,174th Public Hearing and Regular Meeting held by the City Planning Commission on August 17, 2021, the following resolution was unanimously adopted:

#08-40-2021 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on August 17, 2021, on Petition 2021-07-01-06 submitted by LAG Development pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone the property at 34801 Plymouth Road, located on the south side of Plymouth Road between Stark and Wayne Roads in the Northwest ¼ of Section 33, from C-1, Local Business to C-2, General Business, the Planning Commission does hereby recommend to the City Council that Petition 2021-09-01-07 be approved for the following reasons:

1. That a change of zoning to C-2, General Business is compatible to and in harmony with the surrounding land uses and zoning districts in the area.
2. That the proposed change of zoning would allow the property owner to seek waiver use approval to utilize the property for the storage and display of vehicles in connection with an automobile dealership operation.
3. That the proposed change of zoning is consistent with the developing character of the area.
4. That the proposed change of zoning represents a reasonable and logical zoning plan for the subject property which adheres to the principles of sound land use planning, and
5. That the proposed change of zoning is supported by The Livonia Vision 21 (LV21) Future Land Use map which shows the subject area of the rezoning as Corridor Commercial.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

FISCAL CONSIDERATION

ATTACHMENTS

1. 2021-07-01-06_LAG_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development
Director

Date: August 25,
2021



Maureen Miller Brosnan, Mayor

Date: August 26,
2021

Petition 2021-07-01-06 submitted by LAG Development
pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone the property at 34801 Plymouth Road, located on the south side of Plymouth Road between Stark and Wayne Roads in the Northwest ¼ of Section 33, from C-1, Local Business to C-2, General Business.

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: 7-1-21 Petition 2021-67-01-06
Site Address: 34801 Plymouth Rd Sidwell 130-01-0007-001
Requesting To Rezone Property From C1 To C2

For the Following Reason (s) To allow for future development.
proposed new vehicle storage.

Applicant: Taylor Lin Business/Company: LAG Development
Applicant's Address: 4000 W Highlnd City: Highlnd State: MI Zip Code: 48357
Applicant's Phone # (248) 714-1504 Applicant's Email tlin@lafontsine.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

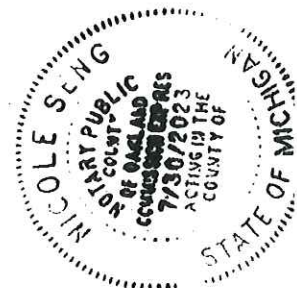
Owner of Property: LAG Livonia, LLC
Owner's Address: 4000 W Highlnd Rd City: Highlnd State: MI Zip Code: 48357
Owner's Phone # (248) 714-1502 Owner's Email glaundroche@lafontsine.com
Signature of Owner: [Signature] Print Name: Ryan Lafontsine
Subscribed and sworn to before me, a Notary Public in and for the County of Wayne State of MI
on this First day of July 20 21
Signature of Notary [Signature] My commission expires 7/30/2023

APPROVED AS FORM
Department of Law

By: Michael E. Fisher

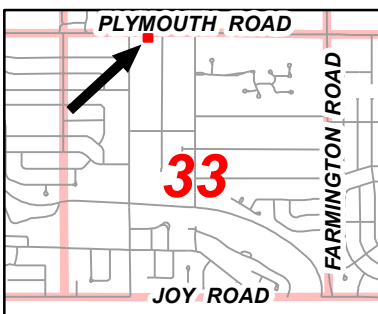
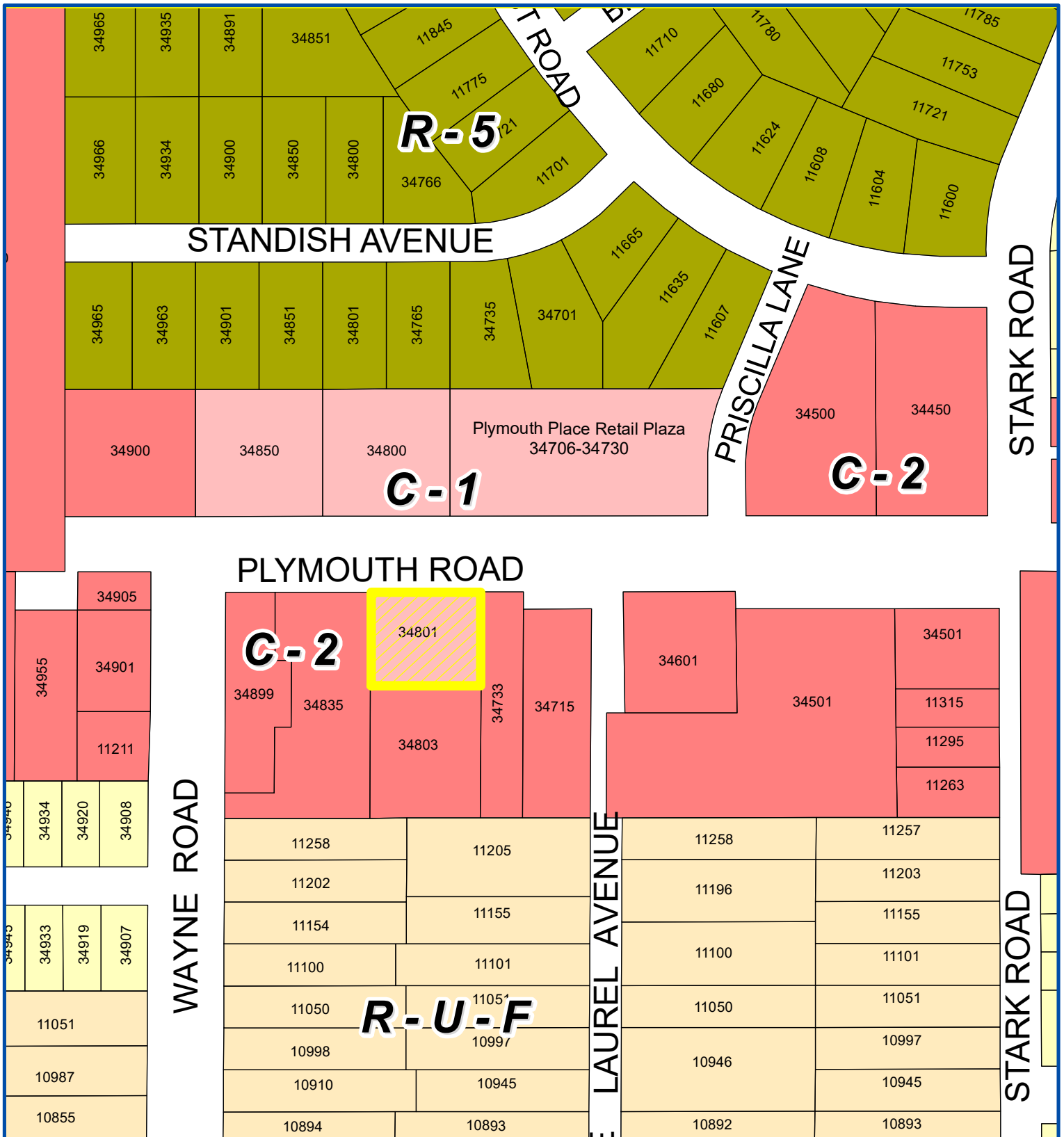
Date: 7/1/2021

NICOLE SENG
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires July 30, 2023
Acting in the County of Wayne



RECEIVED
JUL 16 2021
PLYMOUTH ROAD
DEVELOPMENT AUTHORITY

RECEIVED
OFFICE OF THE CITY CLERK
2021 JUL 16 PM 3:28



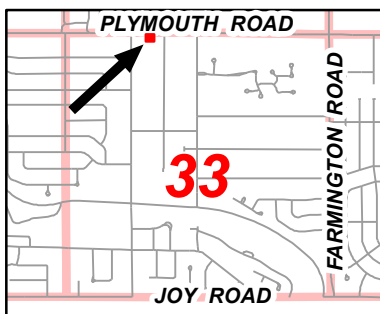
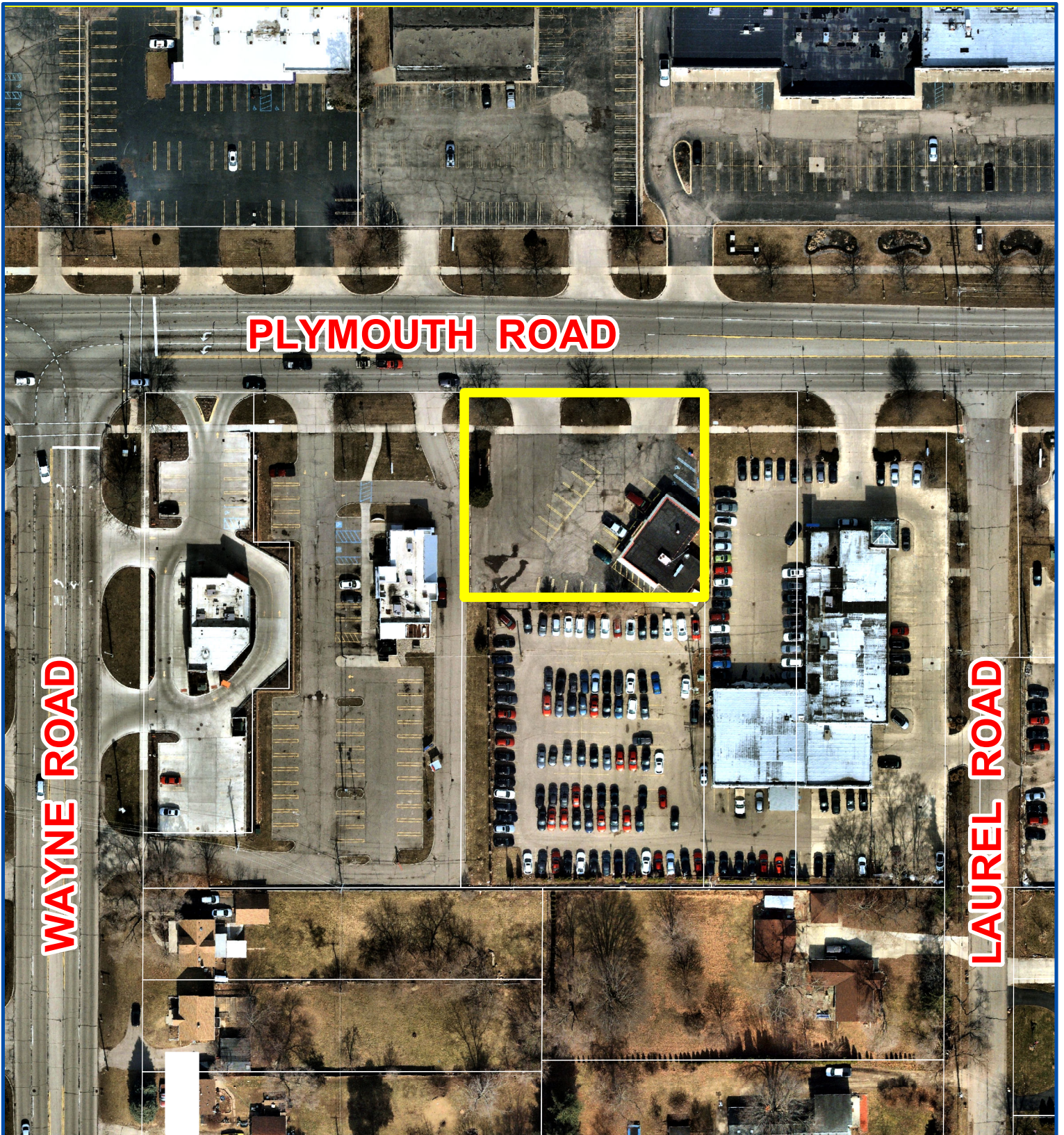
Address & Zoning Map

Petition 2021-07-01-06
LAG Development
34801 Plymouth Road
C-1 to C-2



Not to Scale

City of Livonia
Planning Department



Aerial Map

Petition 2021-07-01-06
LAG Development
34801 Plymouth Road
C-1 to C-2



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 1

Petition 2021-07-01-06 submitted by LAG Development pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone the property at 34801 Plymouth Road, located on the south side of Plymouth Road between Stark and Wayne Roads in the Northwest ¼ of Section 33, from C-1, Local Business to C-2, General Business.

August 10, 2021: Study Meeting:

This petition seeks to rezone the property at 34801 Plymouth Road, located on the south side of Plymouth Road between Laurel and Wayne Roads, from C-1 (Local Business) to C-2 (General Business). The site is the former Dough Boy Donut shop, which closed last year, and was recently acquired by LAG Livonia, LLC, which is part of the Lafontaine Auto Group. The parcel has approximately 173 feet of road frontage and a depth of 147 feet for a total lot area of 25,431 square feet, or 0.58 acre. The building, which measures 2,150 square feet, was originally built as a gas station, and was converted to a donut shop in 1975.

Commercial land uses surround the subject property, including the Lafontaine Hyundai of Livonia auto dealership (formerly Ralph Thayer) to the east and south and Burger King and Dunkin Donuts restaurants to the west.

In an email received on July 23, 2021, from the Petitioner, it is explained that the objective of Lafontaine Hyundai of Livonia is to square-off the dealership's parking lot and use the subject 0.58-acre parcel for additional vehicle inventory. If the rezoning is approved, the existing building would be demolished. However, to use the property for the storage and display of vehicles in connection with an automobile dealership operation, first requires approval of a waiver use.

The Livonia Vision 21 (LV21) Future Land Use map shows the subject area as a *Corridor Commercial* which is suitable for the proposed rezoning and use.

August 17, 2021: Public Hearing:

Approving Resolution: That the request to rezone the property at 34801 Plymouth Road from C-1 to C-2 is hereby approved, subject to City Council approval, for the following reasons:

1. That a change of zoning to C-2, General Business is compatible to and in harmony with the surrounding land uses and zoning districts in the area.
2. That the proposed change of zoning would allow the property owner to seek waiver use approval to utilize the property for the storage and display of vehicles in connection with an automobile dealership operation.
3. That the proposed change of zoning is consistent with the developing character of the area.

PUBLIC HEARING

ITEM 1 Petition 2021-07-01-06 – 34801 Plymouth Road

Page 2

4. That the proposed change of zoning represents a reasonable and logical zoning plan for the subject property which adheres to the principles of sound land use planning, and
5. That the proposed change of zoning is supported by The Livonia Vision 21 (LV21) Future Land Use map which shows the subject area of the rezoning as *Corridor Commercial*.



ZONING INFORMATION

CURRENT ZONING: C-1

PROPOSED ZONING: C-2

EXISTING LAND USE: GENERAL BUSINESS

FRONT YARD SETBACK: 75 FEET (C-1), 60 FEET (C-2)

SIDE YARD SETBACK: 0 FEET (C-1), 0 FEET (C-2)

REAR YARD SETBACK: 0 FEET (C-1), 0 FEET (C-2)

1	CONCEPTUAL SITE PLAN	LAFONTAINE AUTOMOTIVE GROUP 34801 PLYMOUTH ROAD LIVONIA, MICHIGAN 48150	PREPARED FOR: LAFONTAINE AUTOMOTIVE GROUP 4000 W. HIGHLAND ROAD HIGHLAND, MICHIGAN 48357	 Mannik Smith GROUP www.MannikSmithGroup.com	1771 NORTH DIME HIGHWAY MONROE, MI 48162 TEL: 734-288-2200 FAX: 734-288-2345 PROJECT DATE: 7/2/2021 PROJECT NO.: L3470008 DRAWN BY: JAL CHECKED BY: MJM	NO. 1 DATE 7/2/2021 BY MJM DESCRIPTION CITY OF LIVINGSTON REVIEW
1						



Google







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

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2571
FAX: (734) 466-2195

July 20, 2021

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2021-07-01-06 – #34801 Plymouth Road

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed rezoning at this time. The subject parcel is assigned the address of **#34801 Plymouth Road**.

The existing building is currently serviced by public water main and sanitary sewer. Should the owner wish to redevelop the site, there is public storm sewer available to the site, however the developer may need to cross Plymouth Road to tie into the system. The developer will need to meet current Engineering requirements for the proposed project, including storm water detention per the Wayne County Storm Water Ordinance.

It should be noted that the developer may be required to obtain a permit from the Michigan Department of Transportation should any work occur within the Plymouth Road right-of-way.

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", is written over a horizontal line.

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

July 28, 2021

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

Petition 2021-07-01-06 - 34801 Plymouth Road LAG Development

Dear Mr. Miller,

I have reviewed the address connected with the above noted petition. The following amounts are due to the City of Livonia:

Unpaid water and sewer charges: (past due as of 7/19/21)	\$ 85.29
Total Due City of Livonia	\$ 85.29

Please contact me if you have any further questions.

Very truly yours,

Connie Kumpula
Chief Accountant

CK: jw

Transaction Statement

Service Address

34801 PLYMOUTH
LIVONIA, MI 48150

Mailing Address

Occupant - 34801 PLYMOUTH
34801 PLYMOUTH
LIVONIA, MI 48150

Account Number

014206400-001

Amount Due

\$85.29

Account Number

014206400-001

From - Through

01/19/2021 - 07/19/2021

Services

Water & Sewer - Metered

Service Address

34801 PLYMOUTH
LIVONIA, MI 48150

Beginning Balance

\$111.29

Date	Type	Amount	Description
02/02/2021	Payment	(\$111.29)	Check
04/14/2021	Bill	\$85.29	Due Date 05/10/2021
04/28/2021	Payment	(\$85.29)	Check
06/18/2021	Out of Cycle Bill	\$85.29	Due Date 07/19/2021

Total Due

\$85.29

Transaction Statement

Account Number

014206400-001

OFFICE OF THE TREASURER

LYNDA L. SCHEEL
CITY TREASURER



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

July 21, 2021

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

Re: Petition 2021-07-01-06

34801 Plymouth Road
LAG Development

Dear Mr. Miller,

In accordance with your request, the Treasurer's Office has reviewed the name and addresses connected with the above noted petition. At this time there are taxes due, but they are not delinquent, therefore I have no objections to the proposal.

Sincerely,


Lynda L. Scheel
Treasurer, City of Livonia

**OTHER ITEMS
RELATED TO THE
PETITION**

UNAPPROVED MINUTES

1

MINUTES OF THE 1,174th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, August 17, 2021, the City Planning Commission of the City of Livonia held its 1,174th 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 Glen Long
 Betsy McCue Carol Smiley Peter Ventura
 Ian Wilshaw

Members absent: None

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 2021-07-01-06

LAG Development

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2021-07-01-06 submitted by LAG Development pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone the property at 34801 Plymouth Road, located on the south side of Plymouth Road between Stark and Wayne Roads in the Northwest ¼ of Section 33, from C-1, Local Business to C-2, General Business.

Mr. Taormina: This a request to rezone property from C-1 (Local Business) to C-2 (General Business). The property is on the south side of Plymouth Road between Wayne Road and Laurel Ave. The size of the property is roughly 0.6 acre. It includes 173 feet of frontage on Plymouth Road with a depth of 147 feet. This is the former Dough Boy Doughnut shop. The existing building on this property measures approximately 2,150 square feet. It was originally built as a gas station and later converted to a doughnut shop in 1975. As you can see from the zoning map, the site is surrounded by commercial land uses. To the east and to the south is the LaFontaine Hyundai of Livonia Auto Dealership. It was formerly Ralph Thayer. To the west is the Burger King and Dunkin' Donuts. The site was recently acquired by LAG of Livonia L.L.C., with is part of the LaFontaine Auto Group. The objective is to expand the dealership operations, presumably for vehicle display purposes. If the zoning is approved, then the existing building, as we understand it, would be demolished. The use of the property for the storage and display of vehicles in connection with the dealership operation will require waiver-use approval. If this rezoning petition moves forward, the second step of the process would be to file a waiver-use application for the use of the property for auto dealership purposes. The Livonia Vision 21 Future Land Use Map does show the subject area as corridor commercial. The site is suitable for the proposed rezoning and use. 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 July 20, 2021, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed rezoning at this time. The subject parcel is assigned the address of #34801 Plymouth Road. The existing building is currently serviced by public water main and sanitary sewer. Should the owner wish to redevelop the site, there is public storm sewer available to the site, however the developer may need to cross Plymouth Road to tie into the system. The developer will need to meet current Engineering requirements for the proposed project, including storm water detention per the Wayne County Storm Water Ordinance. It should be noted that the developer may be required to obtain a permit from the Michigan Department of Transportation should any work occur within the Plymouth Road right-of-way."* The letter is signed by David W. Lear, P.E.,

Assistant City Engineer. The next letter is from the Finance Department, dated July 28, 2021, which reads as follows: *"I have reviewed the address connected with the above noted petition. The following amounts are due to the City of Livonia: Unpaid water and sewer charges: \$ 85.29 (past due as of 7/19/21) Total Due City of Livonia \$ 85.29"* The letter is signed by Connie Kumpula, Chief Accountant. The next letter is from the Treasurer's Department, dated July 21, 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. At this time there are taxes due, but they are not delinquent, therefore I have no objections to the proposal."* The letter is signed by Lynda Scheel, Treasurer. That is the extent of the correspondence.

Mr. Wilshaw: Are there any questions of the Planning Director? I don't see any. I believe our petitioner is here. We will need your name and address for the record please.

Taylor Lin, LaFontaine Automotive Group, 4000 West Highland Road, Highland, MI, 48357. Bear with me here guys, I am a little nervous as this is my first time I am speaking for LaFontaine. As you know, we recently acquired the Thayer Group dealerships. The doughnut shop's owner had approached us and made an offer. We had thought it would be a good idea. It could potentially compliment the westerly property. As you guys know, it is the only C-1 zoning on the strip with everything surrounding it being C-2. We currently have no plans for the building at the moment. We would currently be using parcel for inventory parking. We have plans to take down the doughnut shop sign, increase landscaping, restripe the lot, and we have already removed some of the weeds on the site. We are willing to install a brick pier wrought iron wall, as well. Regarding it previously being a gas station, we have extensive environmental studies. There are no environmental concerns and there are currently no underground storage tanks. I did also want to address that the monies that were due to the city have been paid since July.

Mr. Wilshaw: Thank you, Ms. Lin. We appreciate your presentation and just for everyone's benefit, this is a rezoning request from C-1 to C-2. Most of the discussion tonight is going to focus on the zoning and if that use is appropriate. You will have to come back of course as you know for a site plan or waiver-use if that is approved. We may possibly get more into the details of layout of parking and so forth at that stage. I just wanted to set everyone's expectations. We may have some questions

UNAPPROVED MINUTES

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regarding the use of the property, and we will see how this goes. Is there any questions for our petition from any of our commissioners?

Mr. Long: I wanted to be clear. I am not sure I understood properly. Is the building staying or is the building coming down?

Ms. Lin: At the moment we don't have any plans for it. It could potentially be demolished in the future, or we could repurpose it. At the moment we are unsure what we would be doing. It would remain standing as it is.

Mr. Long: So, if we rezone it, obviously, they will have to come back with a site plan down the road and have an idea of what the disposition would be at that time, correct? Mr. Chair?

Mr. Wilshaw: I believe their intended use would require a waiver-use. Is that correct, Mr. Taormina?

Mr. Taormina: That is correct.

Mr. Wilshaw: So, yeah, they would have to come back for that. We could get into the details at that stage.

Mr. Long: Okay. I won't take this any further then. Thank you.

Mr. Wilshaw: Thank you, Mr. Long. Any other questions from any of our commissioners?

Mr. Caramagno: I heard you are going to make some improvements to the property if this goes through, and I think it's a good thing. I noticed the fencing along the Burger King western side of the property. Some of it has been knocked down and in disrepair. What is the plan for that to maintain your current property? What is the plan there?

Ms. Lin: Yeah, absolutely. We want to make this site presentable and obviously if there was any fencing issue thing or in disrepair, we would go ahead and correct that.

Mr. Caramagno: Fix it all up at the same time?

Ms. Lin: Yes.

UNAPPROVED MINUTES

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Mr. Caramagno: It looks like someone might have drove through that. I don't know if someone got wild in the Burger King property lot. It loos like someone drove right through the fence.

Ms. Lin: Maybe.

Mr. Caramagno: Thank you. You will take care of it. Thank you.

Ms. Lin: Thank you.

Mr. Wilshaw: That could have been one heck of a test drive there.

Mr. Caramagno: Yeah. (laughs)

Mr. Wilshaw: Any other questions for our petitioner? I don't see any. Is there anybody in the audience that wishes to speak for or against this item? You can come forward. We will let you speak. Thank you, Ms. Lin.

James Arnold, 11205 Laurel, Livonia, MI. I have 288 length of frontage. I live right behind 34803. Basically, that is a dump right there. The Thayer Group got it from Al Tanski, which put a commercial wall in and put in Arbor Vitae in all around it and it is terrible. Like Sam was saying, I don't know how to say your last name. There are nine sections of fence down in 3408, nine sections of fence that are tore up. It looks pretty bad. There is a pile of tires that is probably 40 feet wide, 30 feet deep, and probably 10 feet tall. There is two coaxial cables, one that is on my property 11205 in the very south or the very northeastern corner and there is one down in the Burger King parking lot that goes across. The parking lot wraps around coaxial cable, probably like the cable stuff. It's not powered, so...the grass is unkept. They have just purchased this property and I understand that they are just staring, but they basically weed wacked a little bit and tore a little bit out compared to what hasn't been done in the last 20 years. I do give them commendment to do that, you know? There is probably hundreds of feet that are overgrown of property line. I only own two hundred, three hundred feet, but it is just overgrown. I walked the whole thing looking at it. There is metal boxes in the back on 34803. Metal boxes. Fencing. It is on the commercial wall. The cap is basically torn off on the commercial wall. So, there is quite a lot of upkeep to get this place up before you can even think about...God says you have to take care of what I give you before I can give you more. There is mulch that they have just basically piled and there is a pile of cement that they have just torn out, just piles. If I lived

UNAPPROVED MINUTES

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that way, I know you guys would be knocking on my door saying pick it up, please. So, that is all I have to say. Thank you for your time.

Mr. Wilshaw: Thank you for your comments, Mr. Arnold. We appreciate that. Is there anyone else who wishes to speak for or against this petition? Good evening, sir.

Matt Chambleau, LaFontaine Group. We are working on all of these issues. We have already mowed the grass by the Burger King. We know that the gate is in disarray. We have a bunch of junk. A forty-yard dumpster was delivered today. We are in the process of throwing all the stuff that has accumulated over years and getting all the pavement done. All that done. All the trees trimmed. All the brush picked up. We are working on all of this stuff. We literally just took ownership of that facility and this current facility. We are working on cleaning and addressing all of these issues. I have my card here and I can give it to you. You can reach out to me directly.

Mr. Wilshaw: Great. Thank you. Excellent. We appreciate those comments.

Mr. Chambleau: Anything...anything the neighbors need; we want to reach out to the neighbors, and we are working on all that stuff. It's only been 40 or 45 days, so it is a work in progress. We have been improving...obviously, we started on the front. If you have driven by on Plymouth Road, we have trimmed up all that brush. We have done a bunch of landscaping and wood chips upfront. We are working our way back. So, we are working on it, sir. If anyone else has any concerns, we are working on landscaping extensively in all departments and every facility we have, including the rezoning one.

Mr. Wilshaw: Sure. Thank you, sir, for your comments.

Ms. Smiley: First of all, thank you. Secondly, did you talk to PRDA? Is that where you got your landscape ideas from? The Plymouth Road Development Authority.

Mr. Chambleau: We have not talked to them yet. It was brought up, obviously, in last weeks meeting. We made note of it with LAG Development.

Ms. Smiley: I heard her talk about he wrought iron fences and what you are doing in front, I just wondered. Thank you.

Mr. Wilshaw: Thank you. Anyone else wishing to speak to this item? If not, we always give our petitioner the last word. Is there anything else, Ms. Lin, that you wanted to mention. Your good, alright. If there is no other questions or comments, I can close the public hearing at this time. I will go to my fellow commissioners and ask for a motion.

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

#08-40-2021 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on August 17, 2021, on Petition 2021-07-01-06 submitted by LAG Development pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone the property at 34801 Plymouth Road, located on the south side of Plymouth Road between Stark and Wayne Roads in the Northwest ¼ of Section 33, from C-1, Local Business to C-2, General Business, the Planning Commission does hereby recommend to the City Council that Petition 2021-09-01-07 be approved for the following reasons:

1. That a change of zoning to C-2, General Business is compatible to and in harmony with the surrounding land uses and zoning districts in the area.
2. That the proposed change of zoning would allow the property owner to seek waiver use approval to utilize the property for the storage and display of vehicles in connection with an automobile dealership operation.
3. That the proposed change of zoning is consistent with the developing character of the area.
4. That the proposed change of zoning represents a reasonable and logical zoning plan for the subject property which adheres to the principles of sound land use planning, and
5. That the proposed change of zoning is supported by The Livonia Vision 21 (LV21) Future Land Use map which shows the subject area of the rezoning as *Corridor Commercial*.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

UNAPPROVED MINUTES

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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.



LETTER TO THE LIVONIA CITY COUNCIL

2.

Planning
February 24, 2022

MEETING DATE

Study Meeting of March 14, 2022

PREPARED BY

Stephanie Reece, Program Supervisor,

AGENDA ITEM

WAIVER PETITION: Planning Commission, re: Petition 2022-01-02-01 submitted by LAG Development, requesting waiver use approval to demolish the existing commercial building and use the property for the storage and display of vehicles in connection with an automobile dealership (Lafontaine Hyundai of Livonia) at 34801 Plymouth Road, located on the south side of Plymouth Road between Stark and Wayne Roads in the Northwest $\frac{1}{4}$ of Section 33.

BACKGROUND

RECOMMENDATION

At the 1,184th Public Hearing and Regular Meeting held by the City Planning Commission on February 22, 2022, the following resolution was unanimously adopted:

#02-14-2022 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on February 22, 2022, Petition 2022-01-02-01 submitted by LAG Development requesting waiver use approval pursuant to Section 6.05 of the Livonia Vision 21 Zoning Ordinance to demolish the existing commercial building and use the property for the storage and display of vehicles in connection with an automobile dealership (Lafontaine Hyundai of Livonia) at 34801 Plymouth Road, located on the south side of Plymouth Road between Stark and Wayne Roads in the Northwest $\frac{1}{4}$ of Section 33, the Planning Commission does hereby recommend to the City Council that Petition 2022-01-02-01 be approved subject to the following conditions:

1. That the Site Plan identified as 2 of 3, dated January 26, 2022, as revised, prepared by Mannik Smith Group, is hereby approved and shall be adhered to.
2. That the number of vehicles to be stored and displayed on this site shall be limited to a total of forty (40) vehicles, and unless waived by a two-thirds majority of City Council, no vehicles for sale shall be displayed closer than twenty feet (20') from the front lot line.
3. That the parking lot shall be repaired, resealed, and restriped as necessary to the satisfaction of the Inspection Department. Parking spaces shall be doubled striped at ten feet (10') wide by twenty feet (20') in length.
4. That unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.

5. That the display of any vehicles on car lifts is strictly prohibited.
6. That the Landscape Plan identified as 3 of 3, dated January 26, 2022, as revised, prepared by Mannik Smith Group, is hereby approved and shall be adhered to.
7. That all disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding.
8. That the Petitioner shall work with the Planning Department and the Plymouth Road Development Authority (PRDA) on plans to install additional landscaping and other streetscape improvements (i.e., brick piers and ornamental fencing) along Plymouth Road.
9. That all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadways, and
10. Pursuant to Section 13.13 of the Livonia Vision 21 Zoning Ordinance, this approval is valid for a period of one year only from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

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

FISCAL CONSIDERATION

ATTACHMENTS

1. 2022-01-02-01_LAG_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: February 24, 2022



Maureen Miller Brosnan, Mayor

Date: February 25, 2022

Petition 2022-01-02-01 submitted by LAG Development
requesting waiver use approval pursuant to Section 6.05 of the Livonia Vision 21 Zoning Ordinance to demolish the existing commercial building and use the property for the storage and display of vehicles in connection with an automobile dealership (Lafontaine Hyundai of Livonia) at 34801 Plymouth Road, located on the south side of Plymouth Road between Stark and Wayne Roads in the Northwest ¼ of Section 33.

**CITY OF LIVONIA, MICHIGAN
APPLICATION FOR WAIVER USE APPROVAL**

All applications must be presented in triplicate to the City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097. Applications **must** include property owner's name, address and notarized signature.

Filing fee = \$600.00 plus \$20.00 for each 1,000 sq. ft. of gross floor area of new construction.

Date Filed: 1-13-21 Petition 2022-01-02-01
Site Address: 34801 Plymouth Rd Sidwell 130-01-0007-001 Zoning of Property C-1
Requesting Approval To C-2 for vehicle parking and display
Applicant: Taylor Lin Business/Company: LAG Development
Applicant's Address: 9990 E Highland Rd City: Howell State: MI Zip Code: 48843
Applicant's Phone # 248 714-1504 Applicant's Email tlin@lafontaine.com
Contact Person: Taylor Lin Business/Company: LAG Development
Contact's Address: 9990 E Highland Rd City: Howell State: MI Zip Code: 48843
Contact's Phone # 248 714-1504 Contact's Email tlin@lafontaine.com

Please provide the following information:

- 1) **Site Plan** showing:
 - property dimensions, including road right-of-way & building setback lines
 - foot print of building(s), including dimensions & square footage
 - all easements, protective walls, sidewalks & existing trees
 - any significant topographic features (existing or proposed)
 - parking layout, including type of surface material, sizes of spaces & aisles
 - method used in calculating parking requirement
 - location of light standards servicing parking lot & cutout showing type & height
 - location of trash receptacle, including description of screening
 - location of signs
- 2) **Detailed Landscape Plan** including:
 - listing or labeling of all planted materials as to type and size
 - areas to be fully irrigated
 - percentage of landscaping provided (15% of total site required)
- 3) **Building Elevation Plan** depicting:
 - architectural quality
 - wall section & detail plan - exterior building materials must be labeled (i.e. brick, thin brick, E.F.I.S.)
 - all visible rooftop mechanical equipment and how they will be screened
- 4) **General Floor Plan** showing:
 - floor layout
 - entrances & exits
 - restaurants are required to illustrate seating arrangement & capacity
- 5) **One (1) set of reduced plans** (i.e. site, landscape, elevation, floor), a maximum 11" x 17" in size, or digital file in a .pdf format either on CD or emailed to smiller@ci.livonia.mi.us
- 6) **Legal Description** of the property to be considered (Clearly Printed)
- 7) Three (3) completed application forms & **three (3)** sets of full-size drawings

You are invited and encouraged to review your proposal with the Planning Department staff. Only one set of preliminary drawings will be necessary for this analysis.

FEE COMPUTATION	\$600.00
_____ sq. ft. of new construction x \$20.00 per 1,000 sq. ft.	
(NOTE: Round off to nearest 1,000) +	
Total Amount Due	\$ <u>600</u>

Owner of Property: Lafontaine Automotive Group
Owner's Address: 4000 W Highland Rd City: Highland State: MI Zip Code: 48357
Owner's Phone # 248-714-1502 Owner's Email glaundroche@lafontaine.com
Signature of Owner: [Signature] Print Name: Ryan Lafontaine
Subscribed and sworn to before me, a Notary Public in and for the County of Wayne State of MI
on this 12th day of January 20 22
Signature of Notary [Signature] My commission expires 7/30/2023
Acting in the County of Wayne

NICOLE SENG
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires July 30, 2023
Acting in the County of Wayne

2022 JAN 13 AM 9:38

RECEIVED
OFFICE OF THE CITY CLERK

STANDISH AVENUE

RUF

34963

34901

34851

34801

34765

34735

34701

11665

11635

11607

34900

34850

34800

Plymouth Place Retail Plaza
34706-34730

C-1

PRISCILLA LANE

PLYMOUTH ROAD

Property under Petition
to be rezoned to C-2

34801

34899

34835

34715

C-2

WAYNE ROAD

LAUREL AVENUE

11258

11205

11258

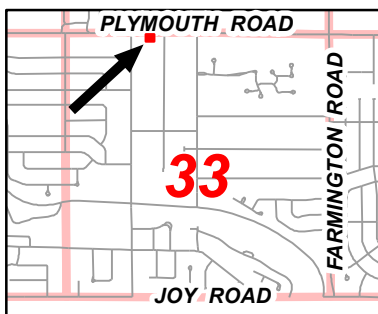
11202

RUF

11196

11154

11155



Address & Zoning Map

Petition 2022-01-02-01

LAG Development

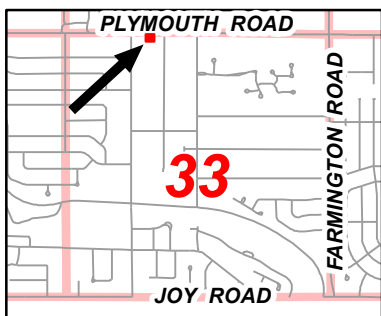
34801 Plymouth Road

To use the property for the storage and
display of vehicles in connection with an
automobile dealership operation



Not to Scale

City of Livonia
Planning Department



Aerial Map

Petition 2022-01-02-01

LAG Development

34801 Plymouth Road

To use the property for the storage and
display of vehicles in connection with an
automobile dealership operation



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 1

Petition 2022-01-02-01 submitted by LAG Development requesting waiver use approval pursuant to Section 6.05 of the Livonia Vision 21 Zoning Ordinance to demolish the existing commercial building and use the property for the storage and display of vehicles in connection with an automobile dealership (Lafontaine Hyundai of Livonia) at 34801 Plymouth Road, located on the south side of Plymouth Road between Stark and Wayne Roads in the Northwest ¼ of Section 33.

February 15, 2022: Study Meeting:

This petition seeks to redevelop the property at 34801 Plymouth Road, located on the south side of Plymouth Road between Laurel and Wayne Roads. The site is the former Dough Boy Donut shop, which closed last year and was recently acquired by LAG Livonia, LLC, which is affiliated with the Lafontaine Auto Group. The parcel has approximately 173 feet of road frontage and a depth of 147 feet for a total lot area of 25,431 square feet, or 0.58 acre. The building measures 2,150 square feet. Originally built as a gas station, the site was converted to a donut shop in 1975.

This C-1-zoned property is currently under consideration (Petition 2021-07-01-06) to be changed to C-2, General Business. City Council gave First Reading to the rezoning on October 18, 2021. Second Reading and Roll Call, the final steps in the rezoning process, are on hold pending a review of the special waiver use and site plan. Per Section 6.05 of the Livonia Vision 21 Zoning Ordinance, C-2 zoning allows automobiles sales as a waiver use subject to review and approval by the Planning Commission and City Council. Under Section 6.05, the following special requirements apply to new or used car lots:

1. **Districts Permitted.** The following standards apply in the C-2 District as a waiver use, and in the C-3 District as a permitted use.
2. **Minimum Lot Size and Lot Width.** Automobile sales shall be located on a parcel of land containing no less than one-half (½) acre and having a width of at least one hundred (100) feet at the front lot line.
3. **Parking Setback.** No vehicles shall be parked within twenty feet (20') from the front lot line or at the side lot line adjacent to the street.
4. **Lighting.** All exterior lighting, including illuminated signs, shall be erected and hooded or shielded so as to be deflected away from the adjacent or neighboring residential property.
5. **Number of Vehicles.** The total number of vehicles proposed to be displayed or stored shall be subject to recommendation by the Planning Commission and approval by the City Council.
6. **Access.** Automobile sales shall have direct access to a major thoroughfare having an existing or proposed right-of-way width of 120 feet or more as designated on the Future Transportation Map.
7. **Outdoor Storage.** Outdoor storage of disabled, damaged, or unlicensed vehicles is prohibited.

PUBLIC HEARING

ITEM 1 Petition 2022-01-02-01 – Lafontaine Hyundai of Livonia

Page 2

Lafontaine Hyundai of Livonia would demolish the existing building and use the subject 0.58-acre parcel to store and display vehicles in connection with the current dealership operation. According to the Petitioner, once the building is removed, the existing parking lot would be patched, re-sealed and restriped with a capacity to accommodate forty (40) additional parking spaces. Access to the new lot would be provided by the two (2) existing driveways off Plymouth Road. The new lot would connect to the existing dealership via a new drive opening in the southeast corner of the property. Currently, the dealership has two (2) driveways: one (1) on Plymouth Road just east of the subject property and one (1) on Laurel Avenue located approximately 230 feet north of Plymouth Road. With the addition of two (2) driveways to the larger dealership operation, the Commission might want to consider closing one (1) on Plymouth Road.

Three (3) of the proposed parking spaces are shown within the twenty feet (20') setback requirement as specified in Section 6.05(3). Unless this requirement is waived, these parking spaces should be converted into landscaping in order to maintain the required buffer.

The plans show that additional landscape areas would be created along the frontage of the site. Landscape design standards as set forth in Section 10.03 of Article X of the Livonia Vision 21 Zoning Ordinance specifies that where a site abuts a public right-of-way, the following plantings are required: one (1) deciduous or evergreen tree for every forty (40) linear feet of road frontage (or fraction thereof); one (1) ornamental tree for every 100 linear feet of road frontage (or fraction thereof); and eight (8) shrubs for every forty (40) linear feet of road frontage (or fraction thereof). Based on these standards, the site's frontage along Plymouth Road requires no fewer than three (3) full size trees, one (1) ornamental tree and twenty-two (22) shrubs. The submitted landscape plan shows three (3) full-size trees (Maples), one (1) ornamental tree (Serviceberry) and fifteen (15) shrubs (Currant) along the site's public right-of-way. Only the amount of shrubbery across the frontage would be deficient. Additionally, all off-street parking areas of forty (40) parking spaces or more must have internal landscaping with each interior landscape area, such as parking lot islands, containing at least one (1) tree. Interior landscaping must account for a minimum of 5% of the paved parking areas, which in this case is 1,272 square feet. As proposed, a parking lot island would be created in the southwest corner of the site and there is an existing greenbelt area along the west property line. These internal areas equal 1,300 square feet in total area. A new Maple tree would be planted in the corner area and there is an existing evergreen tree in the existing greenbelt area. The plan also notes that the Plymouth Road Development Authority (PRDA) streetscape improvements, including brick pillars and ornamental fencing, would be installed along the front of this site.

With respect to site lighting, the typical light pole base details shown on the plans indicate that the parking lot light standards would be twenty feet (20') in height. This would conform to the City's Outdoor Lighting Policy for the installation of exterior lighting in all non-residential zoning districts which recommends that pole mounted lights should not exceed a height of twenty feet (20') above grade.

February 22, 2022: Public Hearing:

Approving Resolution: That the request to demolish an existing commercial building and establish a lot for the display of vehicles in connection with an automobile dealership at 34801 Plymouth Road is hereby approved, subject to City Council approval and the following conditions:

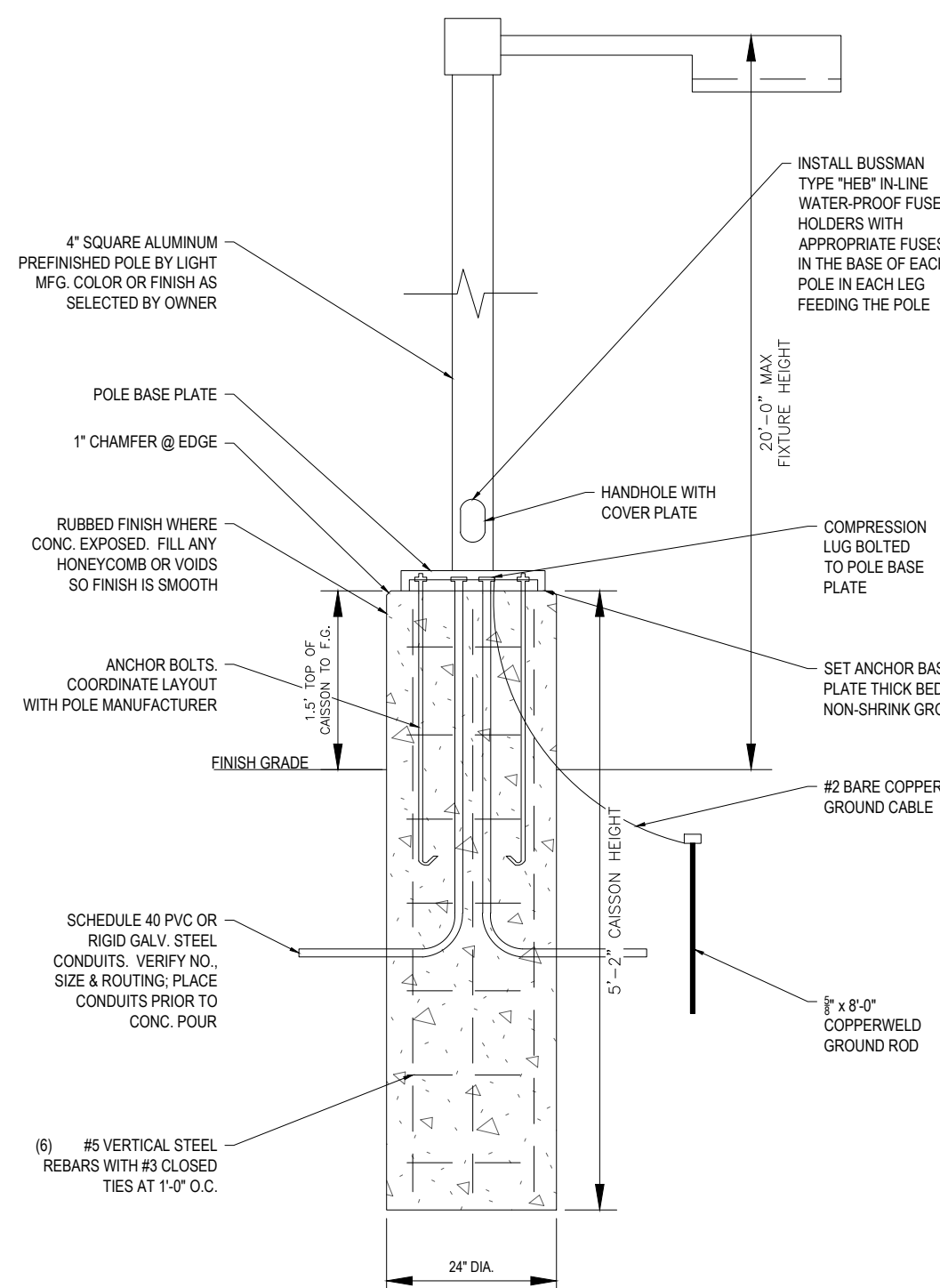
1. That the Site Plan identified as 2 of 3, dated January 26, 2022, as revised, prepared by Mannik Smith Group, is hereby approved and shall be adhered to, except that one of the site's two (2) driveways off Plymouth Road shall be removed and replaced with landscaping.
2. That the number of vehicles to be stored and displayed on this site shall be limited to a total of forty (40) vehicles, and unless waived by a two-thirds majority of City Council, no vehicles for sale shall be displayed closer than twenty feet (20') from the front lot line.
3. That the parking lot shall be repaired, resealed, and restriped as necessary to the satisfaction of the Inspection Department. Parking spaces shall be doubled striped at ten feet (10') wide by twenty feet (20') in length.
4. That unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.
5. That the display of any vehicles on car lifts is strictly prohibited.
6. That the Landscape Plan identified as 3 of 3, dated January 26, 2022, as revised, prepared by Mannik Smith Group, is hereby approved and shall be adhered to.
7. That all disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding.
8. That the Petitioner shall work with the Planning Department and the Plymouth Road Development Authority (PRDA) on plans to install additional landscaping and other streetscape improvements (i.e., brick piers and ornamental fencing) along Plymouth Road.
9. That all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadways, and
10. Pursuant to Section 13.13 of the Livonia Vision 21 Zoning Ordinance, this approval is valid for a period of one year only from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

TAX PARCEL ID: 130 01 0007 001
LOT AREA : 0.587 ACRES

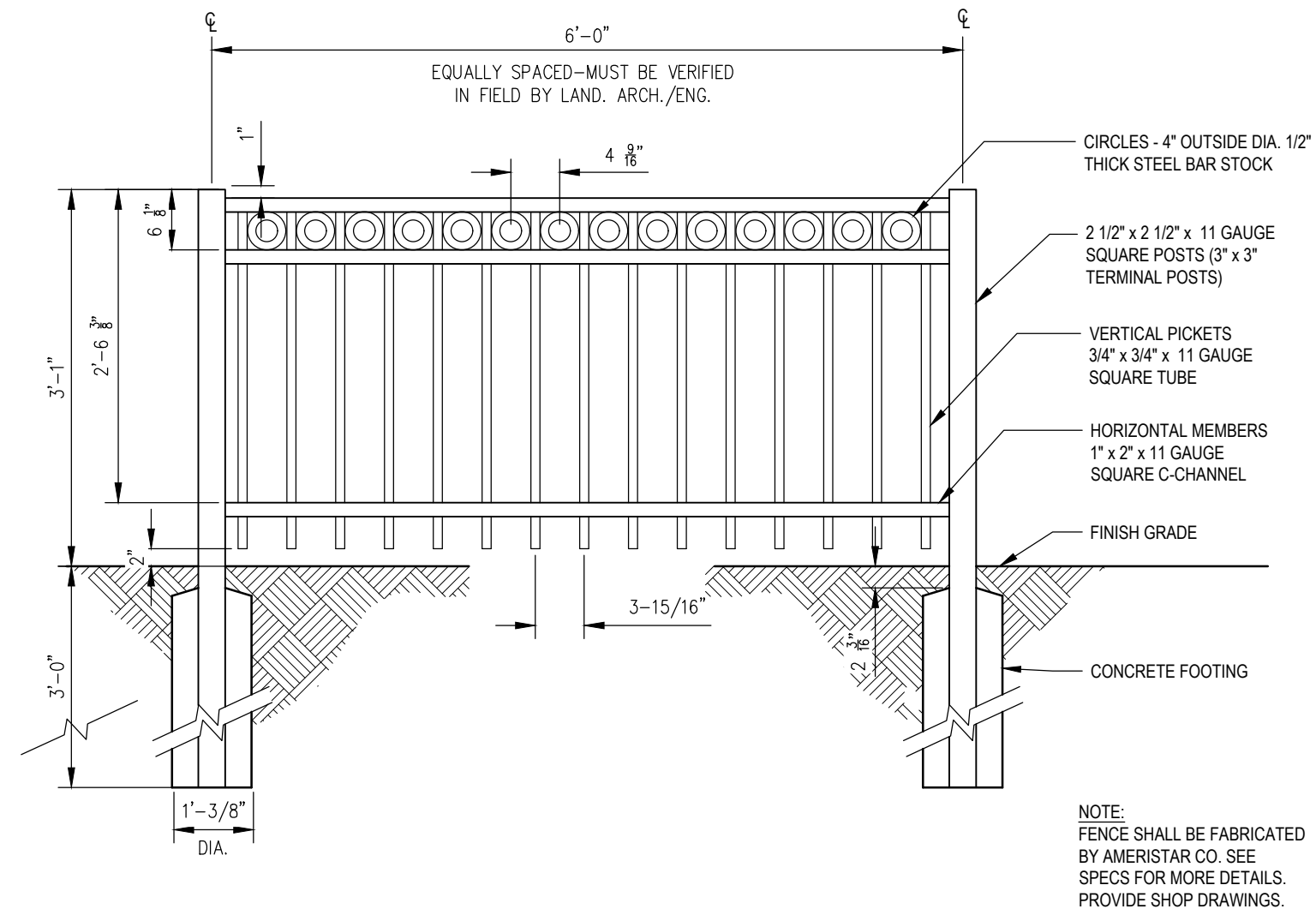
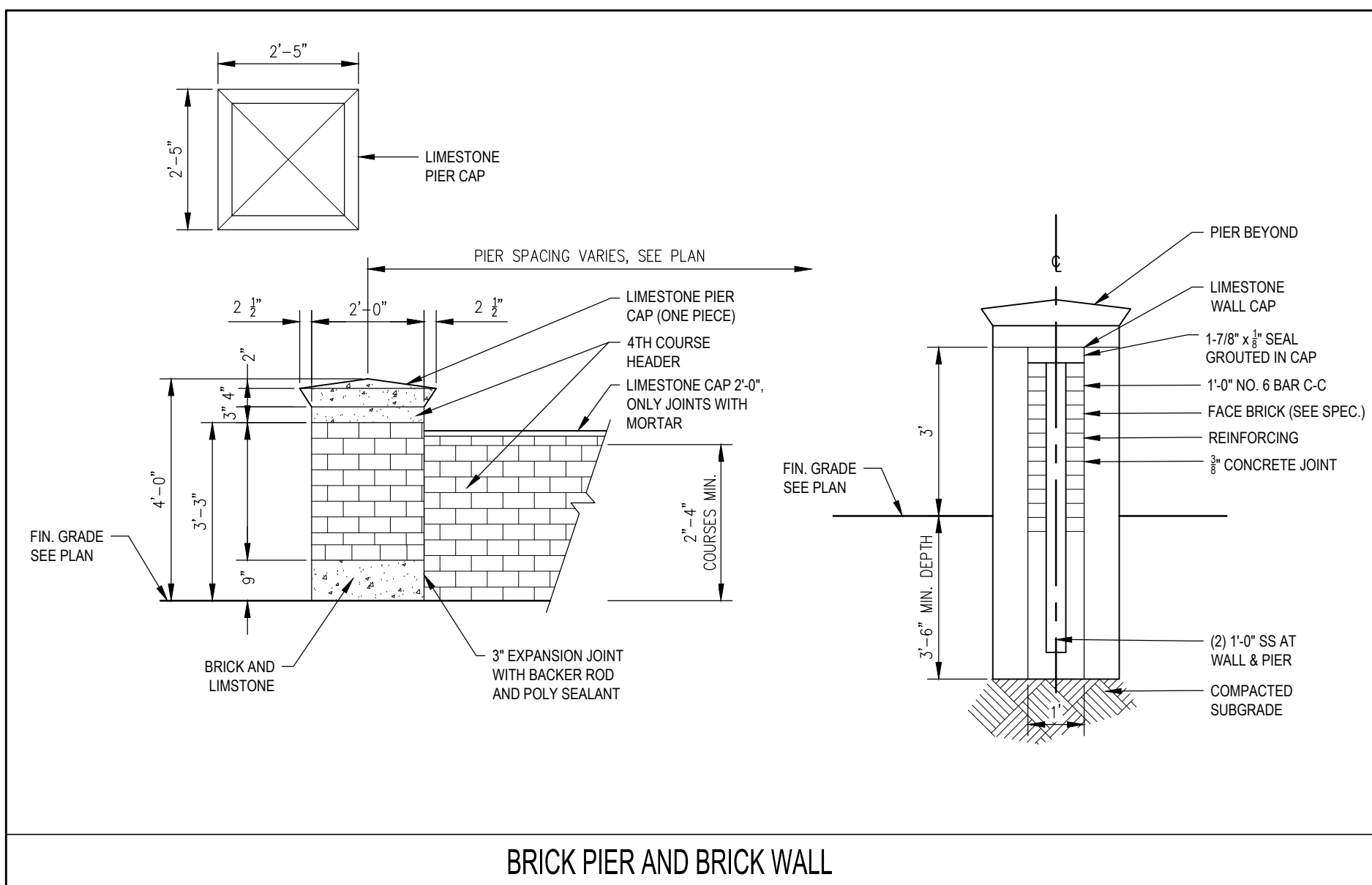
	EXISTING	PROPOSED
ZONING:	C-1, LOCAL BUSINESS DISTRICT	C-2, GENERAL BUSINESS DISTRICT
LAND USE:	GENERAL BUSINESS	USED /NEW CAR LOT (PARKING OVERFLOW)
FRONT YARD SETBACK:	75 FEET	60 FEET
SIDE YARD SETBACK:	0 FEET	0 FEET
REAR YARD SETBACK:	0 FEET	0 FEET

New and used car lots and showrooms, new or used mobile home sales and automobile rental facilities:

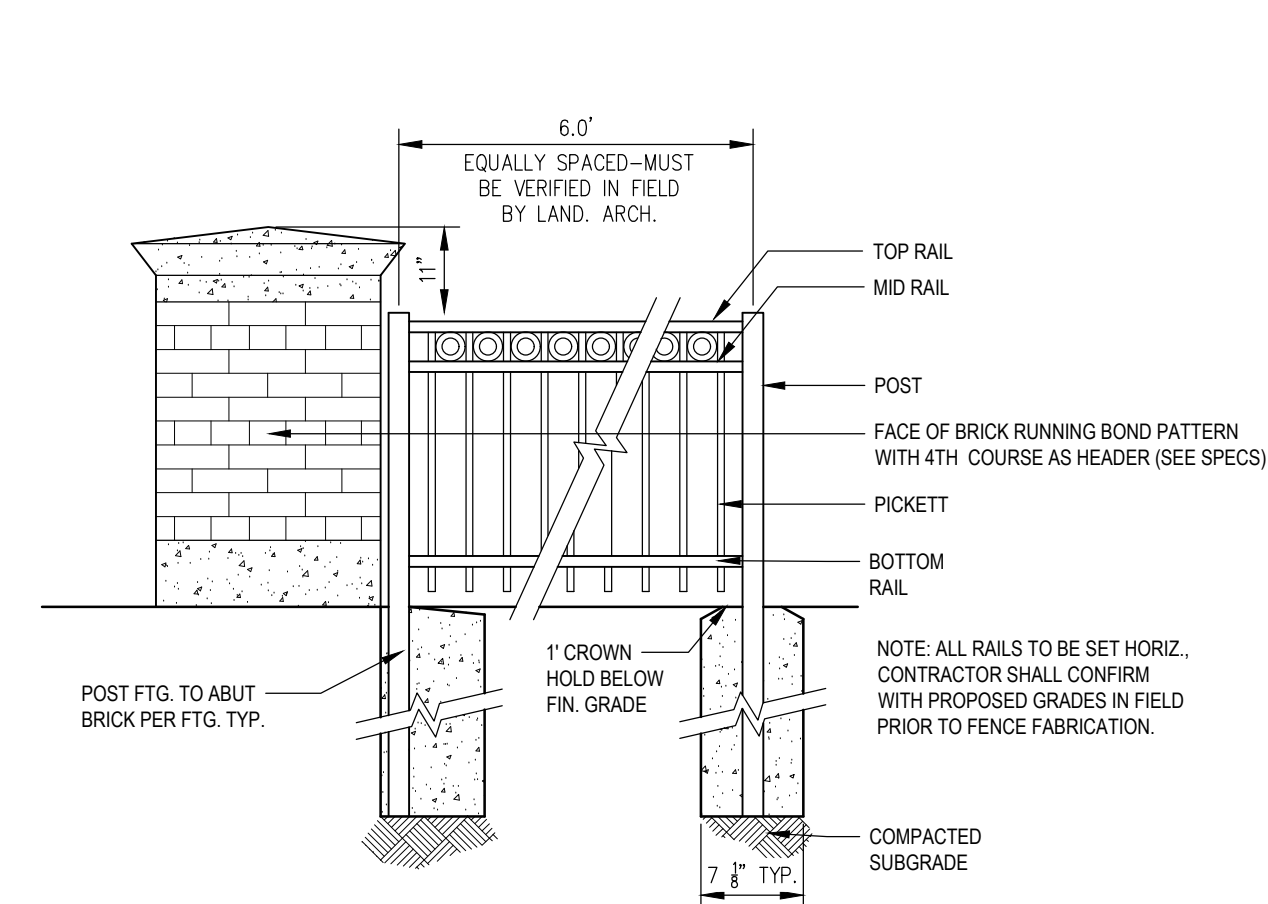
PARKING SUMMARY:
Proposed Standard Parking Spaces: 40



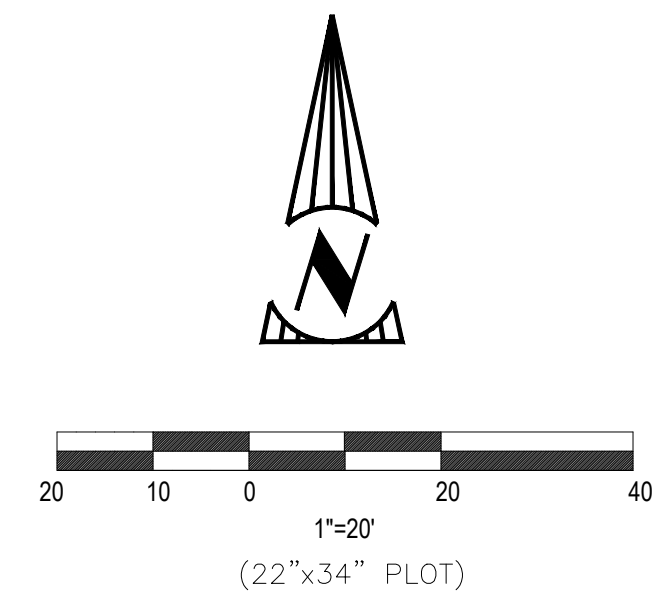
TYPICAL LIGHT POLE AND BASE



ORNAMENTAL FENCE

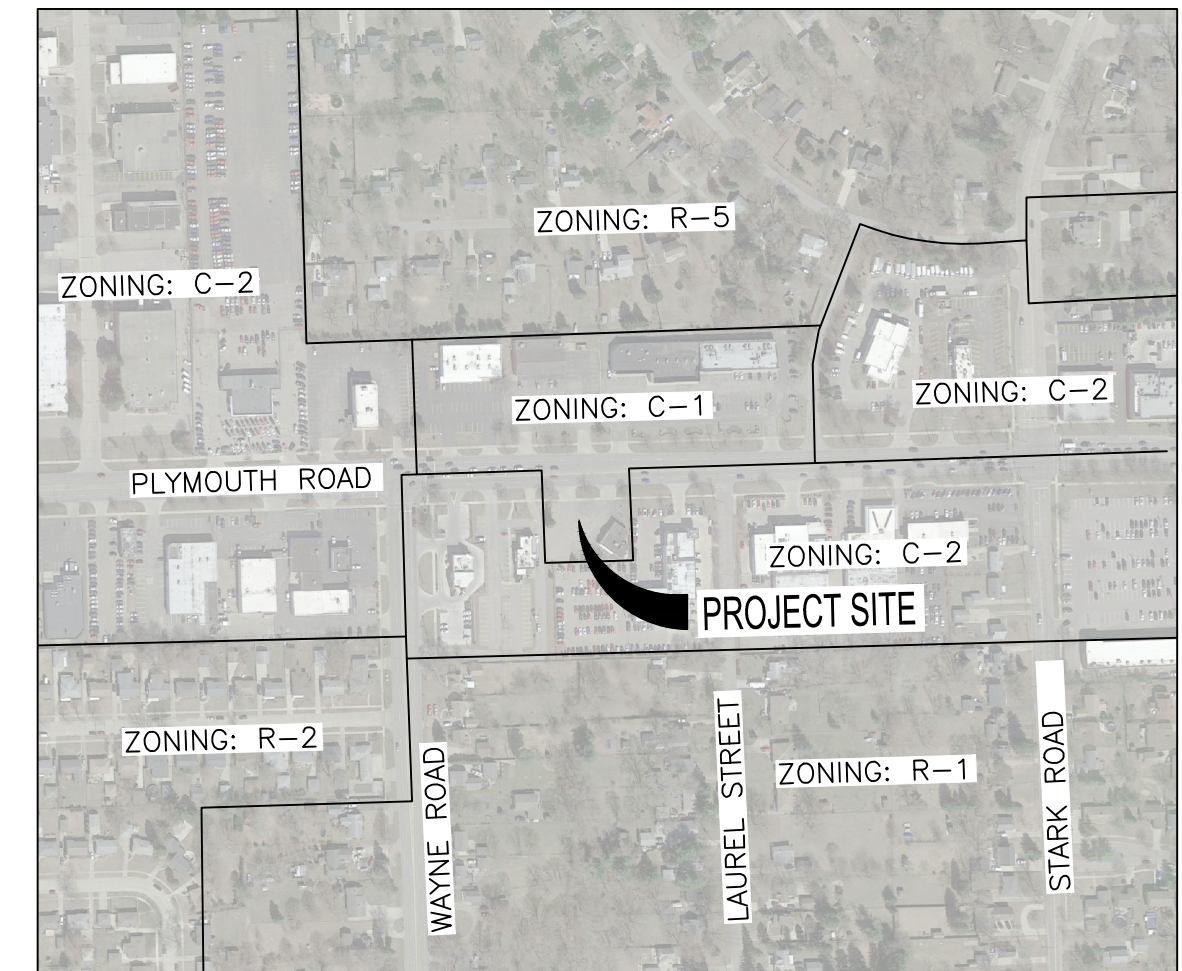


BRICK PIER ORNAMENTAL FENCING



SOME FEATURES SHOWN ON LEGEND
MAY NOT APPEAR ON DRAWING.

- | | |
|--|----------------------------|
| | TELEPHONE PEDESTAL |
| | TELEPHONE POLE |
| | POWER POLE |
| | WATER GATE VALVE |
| | WATER SERVICE VALVE |
| | WATER SERVICE VALVE |
| | WATER LINE |
| | EXISTING SANITARY LINE |
| | BUSH |
| | TREE |
| | SIGN |
| | AXLE FOUND |
| | ELECTRIC METER |
| | GAS METER |
| | FF ELEVATION |
| | SIGN |
| | BENCHMARK |
| | LIGHT POLE |
| | POWER POLE |
| | STANDARD PARKING SPACE |
| | BARRIER FREE PARKING SPACE |



SCALE: 1" = 400'
(22"x34" PLOT)



(From City of Livonia Municode)

(G) New and Used Car Lots and Showrooms, New or Used Mobile Home Sales and Automobile Rental Facilities (including repair and service facilities only when owned and operated in conjunction therewith by the same proprietor and located on the same property), provided that:

- (1)Such use shall be located on a parcel of land containing no less than one-half (½) acre and having a width of at least one hundred (100) feet at the front lot line.
- (2)No vehicles shall be parked within twenty (20) feet from the front lot line or at the side lot line adjacent to the street.
- (3)All exterior lighting, including illuminated signs, shall be erected and hooded or shielded so as to be deflected away from the adjacent or neighboring residential property
- (4)The entire area used for the display, storing or parking of vehicles shall be hard surfaced with concrete or plant-mixed bituminous material and such landscaping as is recommended by the Planning Commission and approved by the City Council.
- (5)The total number of vehicles proposed to be displayed or stored shall be subject to recommendation by the Planning Commission and approval by the City Council.
- (6)Such use shall have direct access to a major thoroughfare having an existing or proposed right-of-way width of one hundred twenty (120) feet or more as designated on the Master Thoroughfare Plan.
- (7)Outdoor storage of disabled, damaged or unlicensed vehicles is prohibited.

FRONT LOT WIDTH: 174 FEET±

OPEN SPACE AREA, TOTAL
AREA = 4,523 SF
TOTAL SITE AREA = 25,575 SF
OPEN SPACE % = 17.7%

DRIVE WIDTHS:
32.6' (WEST), 32' (EAST)

PRELIMINARY
NOT FOR CONSTRUCTION

NO.	DATE	BY	DESCRIPTION
1	10/20/2021	YES	REV. PARKING FOR LANDSCAPE
2	11/09/2021	YES	REV. PARKING AND REMOVE BUILDINGS
3	12/13/2021	YES	REV. PARKING AND FENCE/PER. DETAILS
4	12/27/2021	YES	REV. LIGHT FIXES AND DETAIL
5	07/26/2022	YES	REV. PARKING LAYOUT
PROJECT DATE: 9/23/2021			
PROJECT NO.: L3470015			
DRAWN BY: TES			
CHECKED BY: MAM			

**TECHNICAL SKILL.
CREATIVE SPIRIT.**



PREPARED FOR:

LAFONTAINE
AUTOMOTIVE GROUP

4000 WEST HIGHLAND RD,
HIGHLAND, MICHIGAN 48357

**SITE PLAN
DEVELOPMENT**

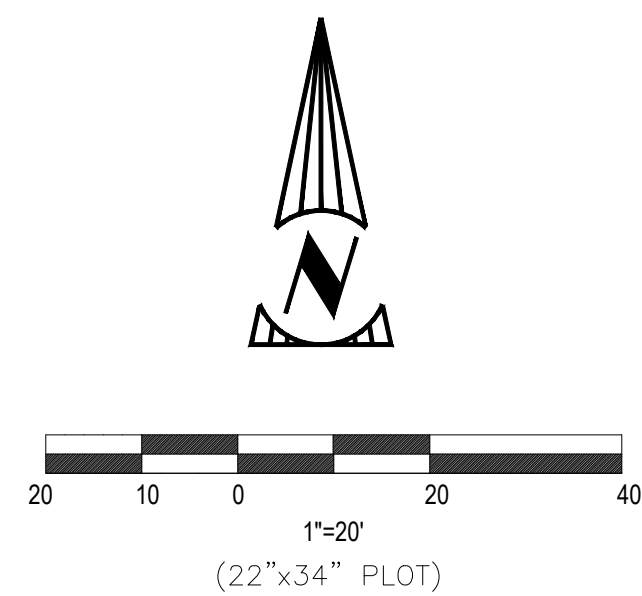
34801 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150

SITE PLAN LAYOUT



PLANT LIST

Key	Qty.	Botanical Name	Common Name	Size	Method	Spacing
AC	2	<i>Acer x freemanii</i> Celebration	Celebration Maple	2 1/2" caliper	B&B	see plan
AA	2	<i>Acer x freemanii</i> 'Armstrong Gold'	Armstrong Gold Maple	2 1/2" caliper	B&B	see plan
AL	2	<i>Amelanchier laevis</i> 'Cumulus'	Cumulus Serviceberry	1 3/4" caliper	B&B	see plan
RA	15	<i>Ribes alpinum</i>	Alpine Currant	5 gallon	Container	4' o.c.



LEGEND

- EVERGREEN TREE 
- DECIDUOUS TREE 
- SHRUB 
- EXISTING TREE 

LANDSCAPING NOTES

1. ALL LANDSCAPE MATERIALS, INSTALLATION AND MAINTENANCE METHODS SHALL MEET CITY OF LIVONIA STANDARDS.
2. ALL DISTURBED UNPAVED PORTIONS OF THE SITE TO BE FINE GRADED TO THE PROPER ELEVATION AND SOODED/SEDED, OR PLANTED WITH TREES AND SHRUBS WITHIN MULCHED PLANTING BEDS AS NOTED ON THE DRAWINGS PER CITY STANDARDS.
3. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, NEAT AND ORDERLY STATE FREE FROM REFUSE AND DEBRIS. ANY DEAD OR DISEASED PLANTS SHALL BE REMOVED AND REPLACED IN THE FIRST PLANTING PERIOD.
4. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS. AN IRRIGATION PLAN WILL BE SUBMITTED FOR REVIEW AND APPROVAL.
5. PLANTS REQUIRED ON THE SITE PLAN MUST BE MAINTAINED TO REMAIN IN COMPLIANCE WITH THE SITE PLAN. UNHEALTHY VEGETATION MUST BE REPLACED. REQUIRED LANDSCAPING SHALL NOT BE REMOVED UNLESS APPROVED BY THE CITY OF LIVONIA.
6. PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. ALL CONTAINER SIZES AND PLANT SIZE SPECIFICATIONS ARE MINIMUM SIZES. IN THE EVENT THAT PLANT MATERIALS CANNOT BE OBTAINED OR SATISFIED IN THE SIZES INDICATED ON THE PLANT LIST, LARGER SIZE OR CONTAINER MATERIALS MUST BE OBTAINED SO THAT ALL MINIMUM PLANT MATERIAL SIZE SHOWN ARE MET.
7. THE CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES. VERIFY ALL COUNTS WITH PLANS.
8. TREES ARE MULCHED SEPARATELY PER TREE DETAILS. SHRUBS LOCATED IN THE LANDSCAPE BEDS ARE MULCHED TO INCLUDE THE ENTIRE BED AREA.



PREPARED FOR:

LAFONTAINE
AUTOMOTIVE GROUP

4000 WEST HIGHLAND RD,
HIGHLAND, MICHIGAN 48357

**SITE PLAN
DEVELOPMENT**

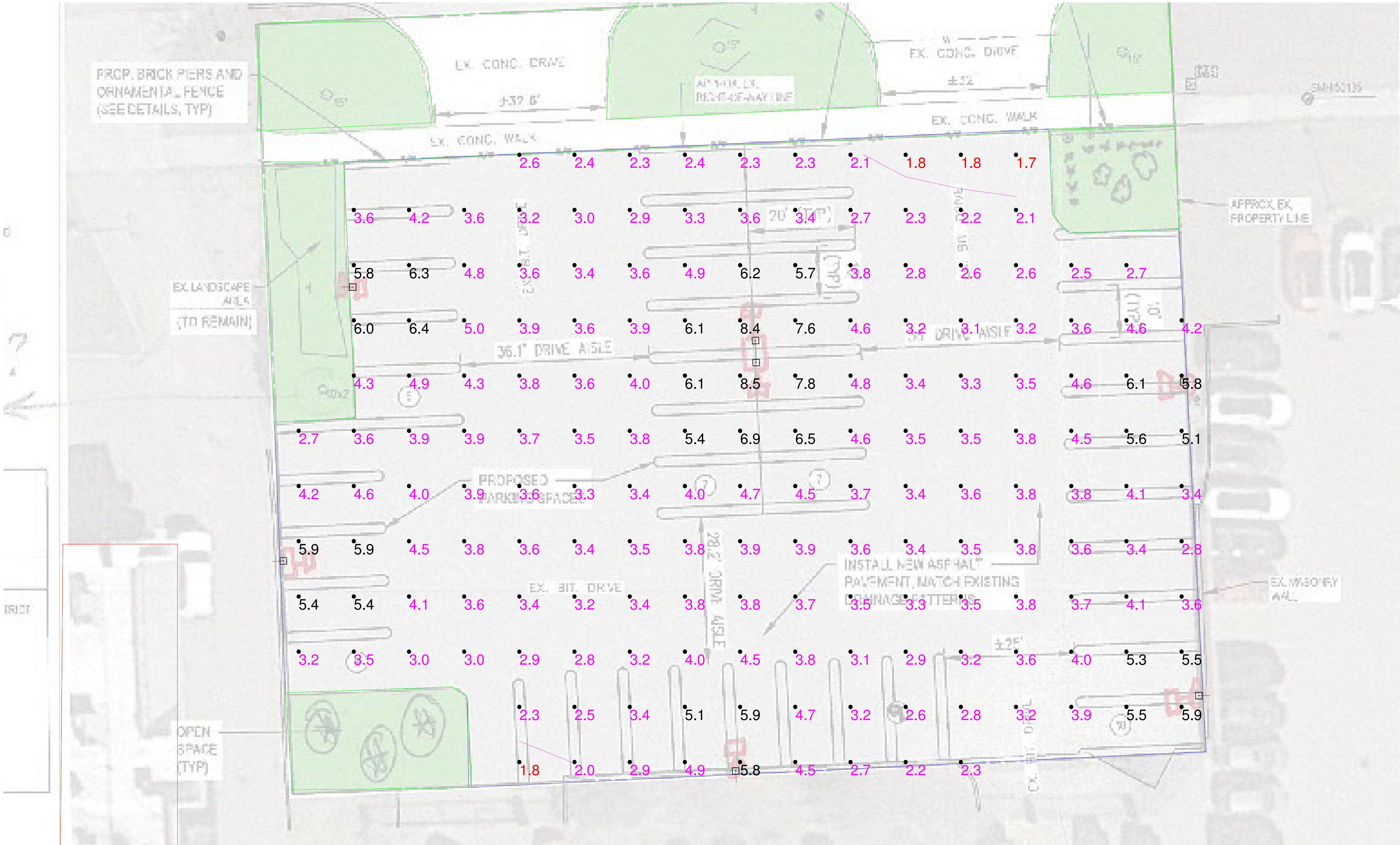
**34801 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150**

LANDSCAPE
PLAN

3

3

PRELIMINARY
NOT FOR CONSTRUCTION



Luminaire Schedule							
Symbol	Qty	Label	Lum. Lumens	LLF	Description	Mounting Height	Luminaire Watts
	7	LDS-SAL-110-T4	15952	0.890	LDS-SAL-110-DB-T4-1-NW-MAS-X-X	22	107.54

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
AsphaltLOT_Planar	Illuminance	Fc	3.92	8.5	1.7	2.31	5.00

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE THE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

Illuminance Values

- 0.2 - 0.29 fc
- 0.3 - 0.49 fc
- 0.5 - 0.99 fc
- 1.0 - 1.99 fc
- 2.0 - 5.0 fc

LED Innovation Since 2006

#	Date	Comments

Revisions

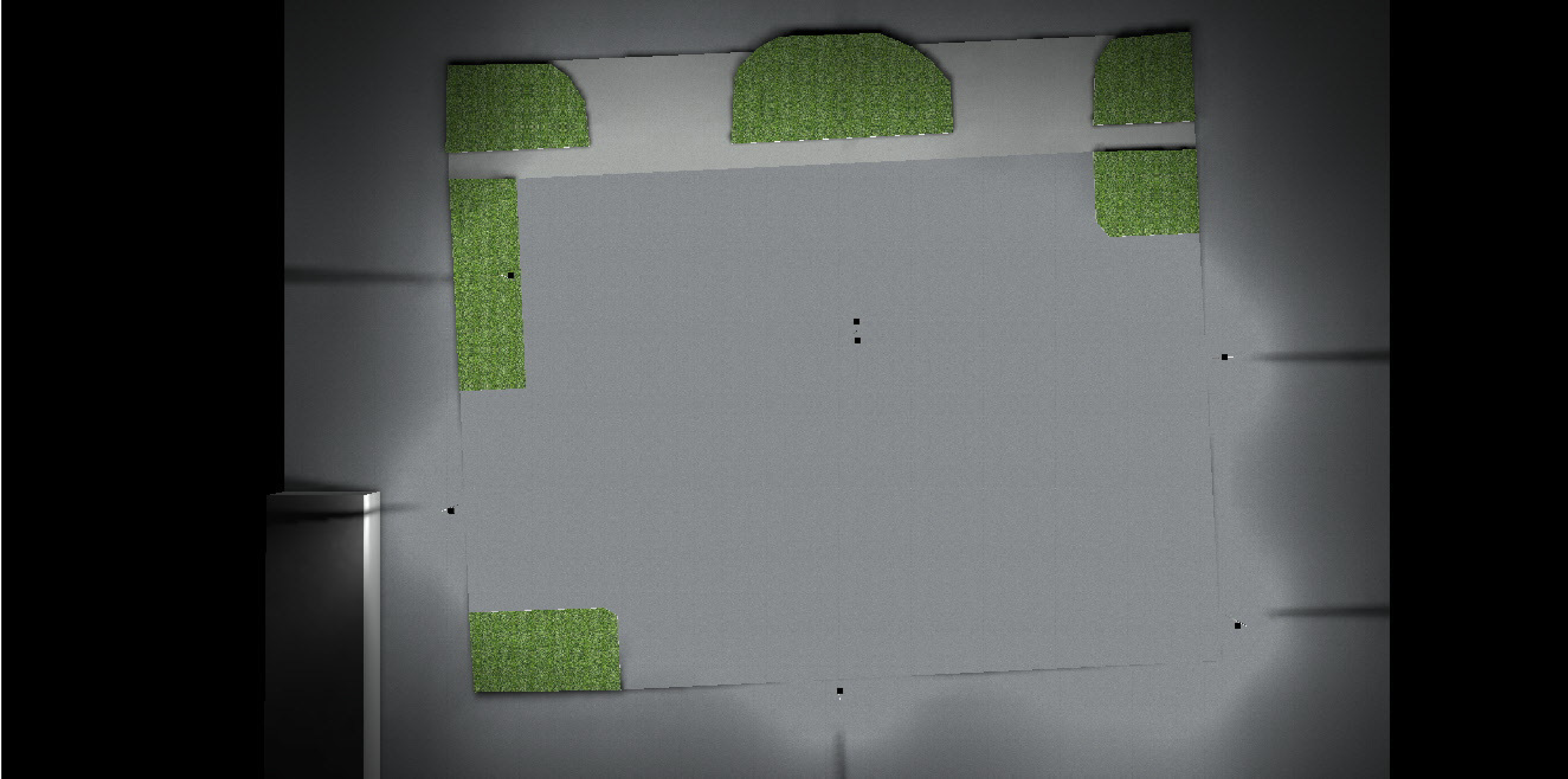
Drawn By: M. Woznicki, LC
Checked By:
Date: 1/10/2022

Scale:

LaFontaine Plymouth Rd

1

Page 1 of 3

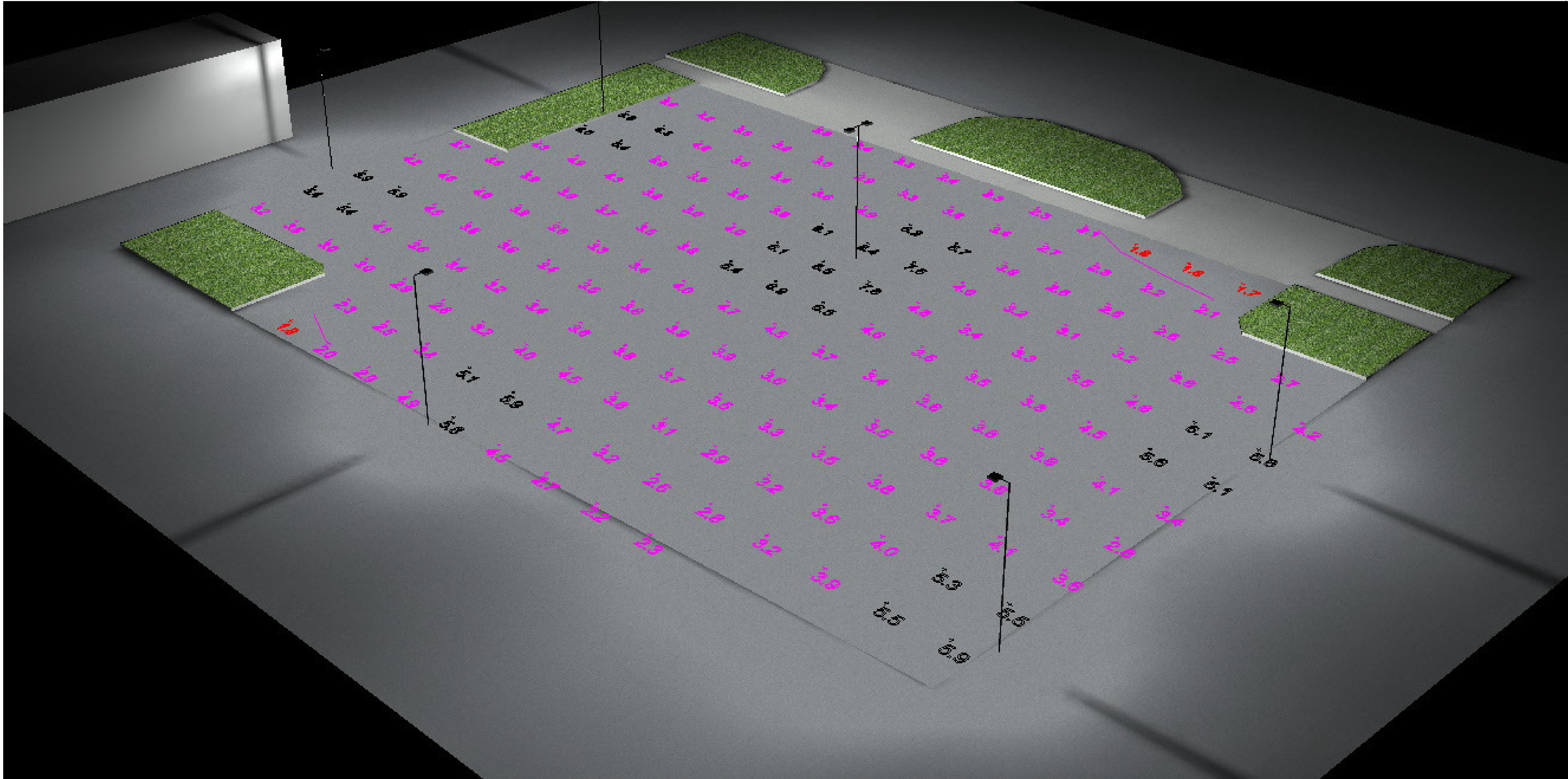


LaFontaine Plymouth Rd

1

Drawn By: M. Woznicki, LC
Checked By:
Date:1/10/2022
Scale:

Revisions			
#	Date	Comments	



LaFontaine Plymouth Rd

1

Drawn By: M. Woznicki, LC
Checked By:
Date: 1/10/2022

Scale:

Comments

Date

#

Revisions

Page 3 of 3

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

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



MAUREEN MILLER BROSINAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2571
FAX: (734) 466-2195

January 21, 2022

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2022-01-02-01 – 34801 Plymouth Road

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed waiver use at this time. The proposed project parcel is assigned the address of **#34801 Plymouth Road**.

The existing building is currently serviced by public water main and sanitary sewer, as well as private storm sewer. Since the owner is planning to demolish the existing building and not replace it with a structure, there should not be any impacts to the existing facilities. The owner will need to obtain demolition permits from this Department, should the petition be approved.

It should be noted that the developer may be required to obtain a permit from the Michigan Department of Transportation (MDOT), should any work occur within the Plymouth Road right-of-way.

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 black ink, appearing to read "David W. Lear", is written over a horizontal line.

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

cc: 2022 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

DAVE HEAVENER
FIRE CHIEF



MAUREEN MILLER BROSNAN
MAYOR

14910 FARMINGTON ROAD
LIVONIA, MICHIGAN 48154-5419
734-466-2444
734-466-2082 fax

DATE: January 26th, 2022

TO: Scott O. Miller, Planner IV

FROM: Livonia Fire Prevention Division

SUBJECT: Petition 2022-01-02-01, 34801 Plymouth Rd. LaFontaine Hyundai

This office has reviewed the site plan submitted in connection with a request to construct a automobile display area on property located at the above referenced address.

We have no objections to this proposal.

Sincerely,

Greg Thomas

Greg Thomas
Fire Marshal

DEPARTMENT OF PUBLIC SAFETY

DIVISION OF POLICE

THOMAS GORALSKI

CHIEF OF POLICE



MAUREEN MILLER BROSNAN

MAYOR

15050 FARMINGTON ROAD
LIVONIA, MICHIGAN 48154-5499
(734) 466-2470
FAX: (734) 261-2265

January 20, 2022

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

Petitions 2022-01-02-01 - 34801 Plymouth Road

Dear Mr. Miller,

I have reviewed the plans in connection with the petitions. I have no objections to the proposals.

Please feel free to contact me should you have any questions.

Sincerely,

FOR THE CHIEF OF POLICE

Sgt. Scott Sczepanski #543

Scott Sczepanski, Sergeant
Traffic Bureau
(734) 466-2107

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
SANITATION
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2580
FAX: (734) 466-2095

Date: February 4, 2022

To: Scott O. Miller

From: Jerome Hanna

RE: Petition 2022-01-02-01 – 34801 Plymouth Road

Pursuant to your request, the above referenced Petition has been reviewed.

This Department has no objections to this Petition.

I trust this provides the requested information.

Jerome Hanna

Jerome Hanna
Director of Inspection

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

January 26, 2022

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

Petition 2022-01-02-01 - 34801 Plymouth Road

Dear Mr. Miller,

I have reviewed the address connected with the above noted petition. The following amounts are due to the City of Livonia:

Unpaid water and sewer charges: (currently due on 2/10/22)	\$ 179.93
---	-----------

Total Due City of Livonia	\$ 179.93
---------------------------	-----------

Please contact me if you have any further questions.

Very truly yours,

Connie Kumpula
Chief Accountant

CK: jw

From: Taylor Lin <tlin@lafountainmotors.com>
Sent: Tuesday, February 15, 2022 2:36 PM
To: Miller, Scott <smiller@livonia.gov>
Subject: FW: Petition 2022-01-02-01 - 34801 Plymouth Road.pdf

Scott,

Please see below. It looks like the bill was paid last week.



Taylor Lin

Project Manager | LaFontaine Automotive Group |
LAG Development

P: 248.714.1504

E: tlin@lafontaine.com

A: 9990 E Highland Road, Howell, MI 48843.

From: Rachele Myrold <rmyrold@lafountainmotors.com>
Sent: Tuesday, February 15, 2022 2:32 PM
To: Taylor Lin <tlin@lafountainmotors.com>; Erin McClain <emcclain@lafountainmotors.com>; Nicole Chamberlain <nbuchanan@lafountainmotors.com>; Stephen Hartwig <shartwig@lafountainmotors.com>
Cc: Gary Laundroche <glaundroche@lafountainmotors.com>
Subject: RE: Petition 2022-01-02-01 - 34801 Plymouth Road.pdf

It did I didn't notice or open it 😞

That was paid last week

City of Livonia, Michigan Utilities Services Powered by
Tyler Technologies

☐



34801 PLYMOUTH014206400-001

\$0.00 ▼

☐



Account Summary

☐

☐



Account Details ▼

□.



Payments ▼

□.



eBill Enrollment

□.

□.



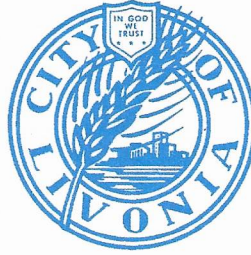
User Profile ▼

Account Summary

Billing Status		Account Information	
View Bill	Make a	Account #	014206400-
Payment			001
Balance on Last Bill	\$179.93	Service Address	34801 PLYMOUTH LIVONIA, MI 48150
All Activity Since Last Bill	(\$179.93)		
Total Due	\$0.00		

OFFICE OF THE TREASURER

LYNDA L. SCHEEL
CITY TREASURER



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

February 7, 2022

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

Re: Petition 2022-01-02-01

34801 Plymouth Road
LAG Development

Dear Mr. Miller,

In accordance with your request, the Treasurer's Office has reviewed the name and addresses connected with the above noted petition. At this time there are taxes due, but they are not delinquent, therefore I have no objections to the proposal.

Sincerely,


Lynda L. Scheel
Treasurer, City of Livonia

**OTHER ITEMS
RELATED TO THE
PETITION**

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MINUTES OF THE 1,174th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, August 17, 2021, the City Planning Commission of the City of Livonia held its 1,174th 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 Glen Long
 Betsy McCue Carol Smiley Peter Ventura
 Ian Wilshaw

Members absent: None

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 2021-07-01-06 LAG Development

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2021-07-01-06 submitted by LAG Development pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone the property at 34801 Plymouth Road, located on the south side of Plymouth Road between Stark and Wayne Roads in the Northwest ¼ of Section 33, from C-1, Local Business to C-2, General Business.

Mr. Taormina: This a request to rezone property from C-1 (Local Business) to C-2 (General Business). The property is on the south side of Plymouth Road between Wayne Road and Laurel Ave. The size of the property is roughly 0.6 acre. It includes 173 feet of frontage on Plymouth Road with a depth of 147 feet. This is the former Dough Boy Doughnut shop. The existing building on this property measures approximately 2,150 square feet. It was originally built as a gas station and later converted to a doughnut shop in 1975. As you can see from the zoning map, the site is surrounded by commercial land uses. To the east and to the south is the LaFontaine Hyundai of Livonia Auto Dealership. It was formerly Ralph Thayer. To the west is the Burger King and Dunkin' Donuts. The site was recently acquired by LAG of Livonia L.L.C., with is part of the LaFontaine Auto Group. The objective is to expand the dealership operations, presumably for vehicle display purposes. If the zoning is approved, then the existing building, as we understand it, would be demolished. The use of the property for the storage and display of vehicles in connection with the dealership operation will require waiver-use approval. If this rezoning petition moves forward, the second step of the process would be to file a waiver-use application for the use of the property for auto dealership purposes. The Livonia Vision 21 Future Land Use Map does show the subject area as corridor commercial. The site is suitable for the proposed rezoning and use. 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 July 20, 2021, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed rezoning at this time. The subject parcel is assigned the address of #34801 Plymouth Road. The existing building is currently serviced by public water main and sanitary sewer. Should the owner wish to redevelop the site, there is public storm sewer available to the site, however the developer may need to cross Plymouth Road to tie into the system. The developer will need to meet current Engineering requirements for the proposed project, including storm water detention per the Wayne County Storm Water Ordinance. It should be noted that the developer may be required to obtain a permit from the Michigan Department of Transportation should any work occur within the Plymouth Road right-of-way."* The letter is signed by David W. Lear, P.E.,

Assistant City Engineer. The next letter is from the Finance Department, dated July 28, 2021, which reads as follows: *"I have reviewed the address connected with the above noted petition. The following amounts are due to the City of Livonia: Unpaid water and sewer charges: \$ 85.29 (past due as of 7/19/21) Total Due City of Livonia \$ 85.29"* The letter is signed by Connie Kumpula, Chief Accountant. The next letter is from the Treasurer's Department, dated July 21, 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. At this time there are taxes due, but they are not delinquent, therefore I have no objections to the proposal."* The letter is signed by Lynda Scheel, Treasurer. That is the extent of the correspondence.

Mr. Wilshaw: Are there any questions of the Planning Director? I don't see any. I believe our petitioner is here. We will need your name and address for the record please.

Taylor Lin, LaFontaine Automotive Group, 4000 West Highland Road, Highland, MI, 48357. Bear with me here guys, I am a little nervous as this is my first time I am speaking for LaFontaine. As you know, we recently acquired the Thayer Group dealerships. The doughnut shop's owner had approached us and made an offer. We had thought it would be a good idea. It could potentially compliment the westerly property. As you guys know, it is the only C-1 zoning on the strip with everything surrounding it being C-2. We currently have no plans for the building at the moment. We would currently be using parcel for inventory parking. We have plans to take down the doughnut shop sign, increase landscaping, restripe the lot, and we have already removed some of the weeds on the site. We are willing to install a brick pier wrought iron wall, as well. Regarding it previously being a gas station, we have extensive environmental studies. There are no environmental concerns and there are currently no underground storage tanks. I did also want to address that the monies that were due to the city have been paid since July.

Mr. Wilshaw: Thank you, Ms. Lin. We appreciate your presentation and just for everyone's benefit, this is a rezoning request from C-1 to C-2. Most of the discussion tonight is going to focus on the zoning and if that use is appropriate. You will have to come back of course as you know for a site plan or waiver-use if that is approved. We may possibly get more into the details of layout of parking and so forth at that stage. I just wanted to set everyone's expectations. We may have some questions

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regarding the use of the property, and we will see how this goes. Is there any questions for our petition from any of our commissioners?

Mr. Long: I wanted to be clear. I am not sure I understood properly. Is the building staying or is the building coming down?

Ms. Lin: At the moment we don't have any plans for it. It could potentially be demolished in the future, or we could repurpose it. At the moment we are unsure what we would be doing. It would remain standing as it is.

Mr. Long: So, if we rezone it, obviously, they will have to come back with a site plan down the road and have an idea of what the disposition would be at that time, correct? Mr. Chair?

Mr. Wilshaw: I believe their intended use would require a waiver-use. Is that correct, Mr. Taormina?

Mr. Taormina: That is correct.

Mr. Wilshaw: So, yeah, they would have to come back for that. We could get into the details at that stage.

Mr. Long: Okay. I won't take this any further then. Thank you.

Mr. Wilshaw: Thank you, Mr. Long. Any other questions from any of our commissioners?

Mr. Caramagno: I heard you are going to make some improvements to the property if this goes through, and I think it's a good thing. I noticed the fencing along the Burger King western side of the property. Some of it has been knocked down and in disrepair. What is the plan for that to maintain your current property? What is the plan there?

Ms. Lin: Yeah, absolutely. We want to make this site presentable and obviously if there was any fencing issue thing or in disrepair, we would go ahead and correct that.

Mr. Caramagno: Fix it all up at the same time?

Ms. Lin: Yes.

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Mr. Caramagno: It looks like someone might have drove through that. I don't know if someone got wild in the Burger King property lot. It loos like someone drove right through the fence.

Ms. Lin: Maybe.

Mr. Caramagno: Thank you. You will take care of it. Thank you.

Ms. Lin: Thank you.

Mr. Wilshaw: That could have been one heck of a test drive there.

Mr. Caramagno: Yeah. (laughs)

Mr. Wilshaw: Any other questions for our petitioner? I don't see any. Is there anybody in the audience that wishes to speak for or against this item? You can come forward. We will let you speak. Thank you, Ms. Lin.

James Arnold, 11205 Laurel, Livonia, MI. I have 288 length of frontage. I live right behind 34803. Basically, that is a dump right there. The Thayer Group got it from Al Tanski, which put a commercial wall in and put in Arbor Vitae in all around it and it is terrible. Like Sam was saying, I don't know how to say your last name. There are nine sections of fence down in 3408, nine sections of fence that are tore up. It looks pretty bad. There is a pile of tires that is probably 40 feet wide, 30 feet deep, and probably 10 feet tall. There is two coaxial cables, one that is on my property 11205 in the very south or the very northeastern corner and there is one down in the Burger King parking lot that goes across. The parking lot wraps around coaxial cable, probably like the cable stuff. It's not powered, so...the grass is unkept. They have just purchased this property and I understand that they are just staring, but they basically weed wacked a little bit and tore a little bit out compared to what hasn't been done in the last 20 years. I do give them commendment to do that, you know? There is probably hundreds of feet that are overgrown of property line. I only own two hundred, three hundred feet, but it is just overgrown. I walked the whole thing looking at it. There is metal boxes in the back on 34803. Metal boxes. Fencing. It is on the commercial wall. The cap is basically torn off on the commercial wall. So, there is quite a lot of upkeep to get this place up before you can even think about...God says you have to take care of what I give you before I can give you more. There is mulch that they have just basically piled and there is a pile of cement that they have just torn out, just piles. If I lived

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that way, I know you guys would be knocking on my door saying pick it up, please. So, that is all I have to say. Thank you for your time.

Mr. Wilshaw: Thank you for your comments, Mr. Arnold. We appreciate that. Is there anyone else who wishes to speak for or against this petition? Good evening, sir.

Matt Chambleau, LaFontaine Group. We are working on all of these issues. We have already mowed the grass by the Burger King. We know that the gate is in disarray. We have a bunch of junk. A forty-yard dumpster was delivered today. We are in the process of throwing all the stuff that has accumulated over years and getting all the pavement done. All that done. All the trees trimmed. All the brush picked up. We are working on all of this stuff. We literally just took ownership of that facility and this current facility. We are working on cleaning and addressing all of these issues. I have my card here and I can give it to you. You can reach out to me directly.

Mr. Wilshaw: Great. Thank you. Excellent. We appreciate those comments.

Mr. Chambleau: Anything...anything the neighbors need; we want to reach out to the neighbors, and we are working on all that stuff. It's only been 40 or 45 days, so it is a work in progress. We have been improving...obviously, we started on the front. If you have driven by on Plymouth Road, we have trimmed up all that brush. We have done a bunch of landscaping and wood chips upfront. We are working our way back. So, we are working on it, sir. If anyone else has any concerns, we are working on landscaping extensively in all departments and every facility we have, including the rezoning one.

Mr. Wilshaw: Sure. Thank you, sir, for your comments.

Ms. Smiley: First of all, thank you. Secondly, did you talk to PRDA? Is that where you got your landscape ideas from? The Plymouth Road Development Authority.

Mr. Chambleau: We have not talked to them yet. It was brought up, obviously, in last weeks meeting. We made note of it with LAG Development.

Ms. Smiley: I heard her talk about he wrought iron fences and what you are doing in front, I just wondered. Thank you.

Mr. Wilshaw: Thank you. Anyone else wishing to speak to this item? If not, we always give our petitioner the last word. Is there anything else, Ms. Lin, that you wanted to mention. Your good, alright. If there is no other questions or comments, I can close the public hearing at this time. I will go to my fellow commissioners and ask for a motion.

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

#08-40-2021 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on August 17, 2021, on Petition 2021-07-01-06 submitted by LAG Development pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone the property at 34801 Plymouth Road, located on the south side of Plymouth Road between Stark and Wayne Roads in the Northwest ¼ of Section 33, from C-1, Local Business to C-2, General Business, the Planning Commission does hereby recommend to the City Council that Petition 2021-09-01-07 be approved for the following reasons:

1. That a change of zoning to C-2, General Business is compatible to and in harmony with the surrounding land uses and zoning districts in the area.
2. That the proposed change of zoning would allow the property owner to seek waiver use approval to utilize the property for the storage and display of vehicles in connection with an automobile dealership operation.
3. That the proposed change of zoning is consistent with the developing character of the area.
4. That the proposed change of zoning represents a reasonable and logical zoning plan for the subject property which adheres to the principles of sound land use planning, and
5. That the proposed change of zoning is supported by The Livonia Vision 21 (LV21) Future Land Use map which shows the subject area of the rezoning as *Corridor Commercial*.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

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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.

From: [Jim Dupuie](#)
To: [Planning](#)
Subject: Resident comments regarding Petition 2022-01-02-01 by LAG Development
Date: Tuesday, February 22, 2022 1:08:31 PM

Livonia Planning Commission,

I wish to offer the following input regarding this request by LAG.

I do not oppose the demolition of this building or the use for storage and display.

However, as 28+ year resident of Laurel Street, I have attended several meetings related to our neighboring businesses.

There is an existing CR 182-03 adopted by the Livonia City Council on April 23, 2003 with conditions that read in part:

2. "For safety purposes, the parking or standing of delivery trucks and car haulers on Laurel Avenue is strictly prohibited. All vehicle loading and unloading at this dealership shall be accomplished on the premises only, and not within 'any public rights-of-way, as shown on the "Truck Hauler Unload Area" plan marked Sheet 1a of 4, dated March 13, 2003 . . ."

We would appreciate that consideration be given to designate an area in this parcel for loading and unloading car haulers and tow trucks. I met with Mr. Matt Szabla in September of 2021 to discuss my concerns. He related that they have an offsite location for this practice but, I believe it is often ignored by hauling and towing companies. Car haulers continue to use Laurel for loading/unloading vehicles. Most often they drive south on Laurel Street when finished offloading. This continues to be the practice and as recent as yesterday (Feb 21, 2022), a car hauler drove south from the dealership.

Thanks for your consideration.

James Dupuie

11196 Laurel Street

Livonia, MI 48150

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MINUTES OF THE 1,184th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, February 22, 2022, the City Planning Commission of the City of Livonia held its 1,184th Public Hearing and Regular Meetings 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 Glen Long
 Betsy McCue Carol Smiley Ian Wilshaw

Members absent: Peter Ventura

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 2022-01-02-01

LAG Development

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2022-01-02-01 submitted by LAG Development requesting waiver use approval pursuant to Section 6.05 of the Livonia Vision 21 Zoning Ordinance to demolish the existing commercial building and use the property for the storage and display of vehicles in connection with an automobile dealership (Lafontaine Hyundai of Livonia) at 34801 Plymouth Road, located on the south side of Plymouth Road between Stark and Wayne Roads in the Northwest ¼ of Section 33.

Mr. Taormina: This project would convert the former Dough Boy Doughnut property on Plymouth Road to a vehicle display lot. Located at the southwest corner of Plymouth and Laurel Roads, the subject property is now under the ownership of LaFontaine Hyundai of Livonia. The site is a little over a half-acre with 173 feet of frontage on Plymouth Road and approximately 147 feet on Laurel. This site was originally developed as a gas station and then converted to a doughnut shop sometime around 1975. The existing building, which is about 2,150 square feet in size, would be removed. As you can see from the zoning map, the current zoning is C-1 (Local Business). A petition currently under review would change the zoning to C-2 (General Business). City Council gave first reading to the zoning change on October 18, 2021. Per Section 6.05 of the zoning ordinance, C-2 zoning allows for automobile sales as a waiver-use, subject to review and approval by both the Planning Commission and City Council. Under that same section, there are a number of special requirements that apply to new and used car lots. First, the site must be at least a half-acre in size and have 100-feet of frontage on a major thoroughfare. In addition, no vehicles can be parked within 20-feet from the front lot line. Another requirement is that all exterior lighting must be shielded and reflected so as not to create a nuisance. Also, the number of vehicles to be displayed or stored is determined by the city. And lastly, there can be no outside storage of disabled, damaged, or unlicensed vehicles. As mentioned previously, this parcel is over a half-acre in size and contains over 100-feet of frontage on Plymouth Road, which is a major thoroughfare. The site would be combined with the adjacent dealership property, which by itself is approximately 2.2 acres and includes another 175 feet of frontage on Plymouth Road. So, the site easily exceeds the minimum size and frontage requirements of the zoning ordinance. The site plan shows that with the building gone, the restriped parking lot would have the capacity to accommodate up to 40 vehicles. The subject property currently has access to Plymouth Road via two driveway approaches. The existing dealership also has two other driveways: one on Plymouth Road and the other on Laurel Road. The two properties would be connected by means of a new driveway opening that would be created in the southeast corner of the property. I am going to go back to the main aerial so you can see where this property lies in relationship to the other main dealership. The Hyundai dealership is located here. It is this L-shaped parcel. You can also see the building of the former Dough Boy Doughnut property located here, highlighted in yellow. This building, as mentioned, would be removed. The site plan that we are looking is for this parcel here. There was discussion at the study meeting about the possibility of eliminating one of the three Plymouth Road approaches and converting the area to landscaping. With respect to the vehicle display

lot, there are three parking spaces shown on the plan that encroach into the minimum required 20-foot setback from the Plymouth Road right-of-way, and which will require City Council approval to modify this special provision. Additional green areas would be added along Plymouth Road to accommodate the landscaping that is required pursuant to Article X of the zoning ordinance. Required are three full-size trees, two ornamental trees, and 21 shrubs. Landscaping would also be added to the southwest corner of the site. In addition, the plan includes PRDA streetscape improvements in the form of brick pillars and ornamental fencing. Overall, the submitted landscape plan complies with Article X. Lastly, with respect to site lighting, a photometric plan has been provided. It shows six pole-mounted fixtures. As required, all six (6) would be full cut-off fixtures and would have maximum height of 20-feet. The illumination levels vary from a high of approximately 8.5-foot candles, which is at the center of the property, to about 2 foot candles on the edges. While this is greater than what the ordinance recommends, since the lighting will not directly affect any residential areas, City Council can approve the higher-than-average illumination levels. 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 January 21, 2022, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed waiver use at this time. The proposed project parcel is assigned the address of #34801 Plymouth Road. The existing building is currently serviced by public water main and sanitary sewer, as well as private storm sewer. Since the owner is planning to demolish the existing building and not replace it with a structure, there should not be any impacts to the existing facilities. The owner will need to obtain demolition permits from this Department, should the petition be approved. It should be noted that the developer may be required to obtain a permit from the Michigan Department of Transportation (MOOT), should any work occur within the Plymouth Road right-of-way."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated January 26, 2022, which reads as follows: *"This office has reviewed the site plan submitted in connection with a request to construct a automobile display area on property located at the above referenced address. We have no objections to this proposal."* The letter is signed by Greg Thomas, Fire Marshal. The next letter is from the Division of

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Police, dated January 20, 2022, which reads as follows: *"I have reviewed the plans in connection with the petition. I have no objections to the proposal."* The letter is signed by Scott Sczepanski, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated February 4, 2022, which reads as follows: *"Pursuant to your request, the above-referenced petition has been reviewed. This Department has no objections to this Petition."* The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated January 26, 2022, which reads as follows: *"I have reviewed the address connected with the above noted petition. The following amounts are due to the City of Livonia: Unpaid water and sewer charges: (currently due on 2/10/22) Total Due City of Livonia \$ 179.93"*. The letter is signed by Connie Kumpula, Chief Accountant. Those charges have been taken care of. The next letter is from the Treasurer's Department, dated February 7, 2022, 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. At this time there are taxes due, but they are not delinquent, therefore I have no objections to the proposal."* The letter is signed by Lynda Scheel, Treasurer. Lastly, we have an email correspondence that we received today, February 22, 2022, from James Dupuie, it reads: "Livonia Planning Commission, I wish to offer the following input regarding this request by LAG. I do not oppose the demolition of this building or the use for storage and display. However, as 28+ year resident of Laurel Street, I have attended several meetings related to our neighboring businesses. There is an existing CR 182-03 adopted by the Livonia City Council on April 23, 2003, with conditions that read in part: 2. "For safety purposes, the parking or standing of delivery trucks and car haulers on Laurel Avenue is strictly prohibited. All vehicle loading and unloading at this dealership shall be accomplished on the premises only, and not within 'any public rights-of-way, as shown on the "Truck Hauler Unload Area" plan marked Sheet 1a of 4, dated March 13, 2003." We would appreciate that consideration be given to designate an area in this parcel for loading and unloading car haulers and tow trucks. I met with Mr. Matt Szabla in September of 2021 to discuss my concerns. He related that they have an offsite location for this practice but, I believe it is often ignored by hauling and towing companies. Car haulers continue to use Laurel for loading/unloading vehicles. Most often they drive south on Laurel Street when finished offloading. This continues to be the practice and as recent as yesterday (Feb 21, 2022), a car hauler drove south from the dealership. Thanks for your

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consideration. James Dupuie, 11196 Laurel Street, Livonia, MI 48150.” That is the extent of the correspondence.

Mr. Wilshaw: Are there any questions of the Planning Director? I don't see any questions for our planning staff. Our petitioner is here in the audience. If you would like to come to one of the podiums you can introduce yourself. Tell us about your project.

Taylor Lin, LAG Development, 4000 West Highland Road, Highland, MI. Good evening. I am here this evening with Matt Szabla. He is the General Sales Manager for both our Dearborn and Livonia complexes. As you guys have already gone over, we are here to present our project located at 34801 Plymouth Road, formerly known as the Doughboy Doughnut Shop. Our intention with this parcel is to beautify it by demolishing the building, adding some more landscaping, and then turning this eye sore into a parking lot displaying beautiful new vehicles.

Mr. Wilshaw: Great. Thank you. Do we have any questions? Thank you for your presentation by the way.

Ms. Lin: No problem.

Mr. Wilshaw: Do we have any questions for Ms. Lin?

Ms. Smiley: Just a quick one. Have you worked with the Plymouth Road Development Authority?

Ms. Lin: Yes.

Ms. Smiley: Okay, you have. So, you have a plan that is worked out with them?

Ms. Lin: Yes.

Ms. Smiley: Great. Thank you.

Mr. Wilshaw: Thank you, Ms. Smiley. Any other questions?

Ms. McCue: I do think that it is a valid point or question about the car haulers going up and down the road. Have you addressed that at all?

Ms. Lin: Actually, I am going to bring Matt up. This would be his territory.

Matt Szabla, 34801 Plymouth Road, Livonia, MI, 48150. All instructions for all OEM's and all semi-trucks to drop off either Hyundai's, Mazda's,

or Volkswagen's are communicated with their car haulers to drop off at our lot that is about a half-mile down the street. I am not aware of any semi's dropping off cars, nor have I seen any. If they do and I am on the property, I make sure we get them down there and that they aren't dropping them there and they drop them down the street where all of the new cars are received, and our porters take them. They go down there with the keys and grab them and take them to our current location and then PDI them. Now, if there are any service cars or anything like that being unloaded or on loan, we do the same thing. I have instructed all of the managers to do the same thing with any car haulers that are there. We are continuously working on it. I am not saying that it is perfect, but I think we are a lot better than it was before and we will continue to make sure we address it moving forward. All that communication was done with all of the manufacturers six to eight months ago when we took over the property and I made it crystal clear there is to be no semi's unloading brand new cars on Laurel Street.

Ms. McCue: Thank you.

Mr. Wilshaw: Thank you, Ms. McCue. Anything else, Ms. McCue?

Ms. McCue: Mr. Taormina, is there anything we can do about that or maybe add to discussion? I do get it. I really do understand. It might sound kind of petty, but like right here, we were talking about potholes when we walked in today and just the conditions of our streets anyway are not always the best or always the most passable or wide enough for parking, so...

Mr. Szabla: I deal with a lot of similarities of how close it is to the main road at the Dearborn complex and the confines of how much we work with the residents and how close the residents are. I am very compassionate with that, as well as the City Council and Planning Commission of Dearborn. I have very similar conversations. We can go a step further and if there is anybody parking or speeding or any of our employees parking there, we can do internal ticketing that we have done in Dearborn and have some conversations like that. The problem lies typically with the independents that are picking up one car or dropping off one car that is either used or they are transporting it or some wholesale piece and we are continuously working on that. Now, if we have more room, I think they would be able to pull in if they are dropping off one car or picking one car up or a tow truck or something if we had some more room and access points there

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with this new parcel. I think we can accommodate them a little bit better as well, and our neighbors.

Ms. McCue: Thank you.

Mr. Wilshaw: All set, Ms. McCue?

Ms. McCue: I think so, thank you.

Mr. Wilshaw: Good questions. Ms. Smiley?

Ms. Smiley: Are we closing one of those entrances or exits on Plymouth Road?

Mr. Szabla: So, we have talked about that. We are not particularly opposed to it. We kind of want to lay out the plans and all that stuff too. You know that still leaves us two. I am not opposed to it. I don't think LAG Development is oppose to it, but when we move forward with the plan, I think we can kind of get into more details of mapping out everything. I am not opposed to it.

Ms. Smiley: Okay, then back to Ms. McCue's question. Are you aware of the one on February 21, 2022?

Mr. Szabla: I am not aware of the one on February 21, 2022.

Ms. Smiley: That gentleman mentioned...I am hoping that if this clears out, they would be more inclined to go in there.

Mr. Szabla: I totally agree.

Ms. Smiley: Thank you.

Mr. Wilshaw: Thank you, Ms. Smiley. Mr. Long?

Mr. Long: I don't have a question, but a comment. I know we have talked about eliminating one of those curb cuts and considering it, but given this information about the trucks going through, in order to maximize the ability for people getting in and out we may want to reconsider.

Mr. Szabla: That is the other thing too. If we want to map out them coming in...the smaller trucks. I am talking about a single or double car hauler, because I know no semis are dropping off. If there is a semi, I am always on top of it right away or someone on my team is. We aren't parking giant semis on Laurel Street. I know

that for a fact. I have seen one or two that are small car haulers that load...they are pulled by a pickup truck; they load one or two or they drop off real quick. Yes, the large car haulers aren't there. They drop them off down the street. If we have more entrances and exits, they can swing in and swing out and drop-off or pick-up any vehicles. That is a good point.

Mr. Long: This is something that I was, at the study session, in favor of, but I am kind of reconsidering it now. I am interested in, as this progresses and I don't need an answer today, obviously, but as this progresses down the road, I will be interested in what you come up with. Thank you.

Mr. Szabla: We want to be good neighbors. We truly do. We want to be good stewards of the community. We want to comply with anything that the city needs as far as greenery and foliage, and we have improved a lot of landscaping. We put in...they requested those original pine trees that go along the Burger King that there were 12 or 13 pine trees that were supposed to be there in the original plans of the site...we put those in right away. We spent a bunch of money right in the fall there. We cleaned up all the leaves. Did all the landscaping and we are going to continue to improve the properties.

Mr. Wilshaw: Great news. Any other questions for our petitioner? No questions from anyone else. Thank you, sir. Is there anybody in the audience that wishes to speak for or against this item? Feel free to come forward, sir. Please start with your name and address.

Brad Arnold, 11205 Laurel, Livonia, MI 48150. In July I will be a 30-year resident there. I am right to the south of the dealership. Could you put that one up? Right there. That one. My question is, and I don't think it has been explained or not, but I don't have a problem tearing it down. That is a good improvement. Are they opening up the yard though? That is what I am asking. Are they opening that yard and is it going to be all the way open to the commercial wall? We have had cars roll out of there in 30 years. Kids and people jump over the commercial wall from the Burger King area. That was my concern. I was wondering if it is enclosed on the yard or will it be open and if it is open will they work on the cosmetics of where the back was...where that yellow line is, is a wall fence right now with trees. It is overgrown. They have done a lot of good things, like he said. They put the trees in and picked it up. Made it a whole lot nicer than it has been in the last ten years.

- Mr. Wilshaw: I think, to answer your question and Mr. Taormina can help by pointing out as well, the intent is to make this part of the entire site to make it look as much as one large parking area and there would be an opening...Mr. Taormina is pointing to it with his mouse. That would be...there would be an opening...
- Mr. Arnold: Are you guys opening all that up and not leaving it a closed yard?
- Mr. Wilshaw: Correct. It would be opened up so that it would be all one so you can flow through the property.
- Mr. Arnold: My thing is that it become safe, ya know. That you, basically, opening it up to the back of my house from...is what you are doing. My house is right here. The first house. Then it would open all of that up. Basically, they have got gates here and fenced in everywhere all the way around.
- Mr. Wilshaw: I see what you are saying.
- Mr. Arnold: So, I am asking for cosmetic that it is nice and that it is safe. I hate to see them open it up and have all kinds of different kind of folks coming in.
- Mr. Wilshaw: Right. Definitely. I understand.
- Mr. Arnold: That is my concern.
- Mr. Wilshaw: I think Mr. Bongero has a question for you.
- Mr. Bongero: Thank you, Mr. Chair. Are you...I don't think they are taking that back wall down next to his house.
- Mr. Wilshaw: Correct.
- Mr. Bongero: They aren't going to open that. It is up further on the left behind where the Doughboy building...they are going to open that little section up so they can get through to the big lot. They aren't going to come back by your house and take the wall down.
- Mr. Arnold: No, I am not saying by my house. I am saying right on the edge of that property is trees and a fence and that is what I am asking. Are they going to clear that open and open all that up?

UNAPPROVED MINUTES

10

- Mr. Bongero: That we would have to ask the petitioner. I know there was talk at the study session opening it up so they could get through to the big lot. I don't know if they would take it down all of that.
- Mr. Szabla: Right now, that building...our current Hyundai building is between the square of the yellow and the service...yeah, right there. That is all open right there. Between...there is no fence dividing our lot right there where he is going in there...so, that is all open. There is, obviously, fencing along the border of the Burger King with trees as well. Right there. That fence has been repaired. Now there is a like half fence in the front there, but there is no fencing...so, someone can walk all the way through already. It isn't totally enclosed right now.
- Mr. Arnold: Okay, so what I am asking is, are you taking that out and clearing all that part out by the building so you have an open area. Will that be open? That is what I am curious about.
- Mr. Wilshaw: Sir, you will need to talk to us through the microphone so that everybody can hear you on TV as well.
- Mr. Arnold: I was asking about the...we can tear a building down, but if you are going to improve it and I was asking if they were tearing that down and that is going to be part of tearing the building down and opening all that up and creating a open area there?
- Mr. Wilshaw: I am not...all we know is what they are proposing. They can come back up and detail this a little bit more if they wish, but once the building is torn down there is going to be an opening in the fence that is currently between the doughnut property and their dealership parking lot to allow for cars to flow for pedestrians...well, not for pedestrians, but customers to flow through and shop for cars. There is not going to be any changes to any of the fencing that happens on the western edge of the property along Burger King or there or along the southern property that abuts you. That wall will be there. Nothing will change there as far we are aware. There will be some additional landscaping. There is going to be quite a bit of landscaping that they are adding to this site to add some greenery as well. Make it look nice and they want it to be a nice-looking showroom, if you will, parking lot for their new vehicles. I am sure they aren't going to have debris or anything unsightly there.
- Mr. Arnold: I still haven't heard if that is opening. Is that all opening?

Mr. Taormina: May I answer his question?

Mr. Wilshaw: Sure, Mr. Taormina.

Mr. Taormina: This area is not going to be fully opened. Only a driveway connection between the two properties where the building currently sits. This area will remain as it is. If what you are asking is will all the landscaping be removed and the area opened up to parking, the answer is no. There is some landscaping and I believe some fencing...a gate right here. Is that correct?

Ms.Lin: Yes.

Mr. Taormina: There is going to be additional landscaping provided in the southwest corner that will pretty much close off the opportunity for another connection between the two properties. The only opening is going to be located here as I indicated. Now, going back to the area by your property, nothing is shown on the plan that would impact or change the buffer that currently exists between your house and the common property line that you share with them.

Mr. Arnold: You have answered my question. Thank you.

Mr. Taormina: That is accurate, correct? Okay.

Mr. Wilshaw: We got you settled now?

Mr. Arnold: Yeah, I'm settled. I just want to make sure we have some safety, and we got a little bit of cosmetics, so we look good. You can put lipstick on a pig, but she is still a pig.

Mr. Wilshaw: Exactly. One thing we did talk to the petitioner about at our study meeting is lighting and security. They are going to make sure to have adequate lighting that can apparently change in intensity if there is motion on the property so that way, they can provide for security for that site at night too.

Mr. Taormina: It is likely that LAG will be back before this Commission sometime later this year with plans to make additional changes to the dealership building. Allowing for an opening between the two properties, as shown, should be an improvement. It will provide the opportunity for vehicles to enter and exit to Plymouth Road from the back lot where currently these cars

have to use Laurel. I think it will improve the situation for the neighbors to the south.

Mr. Wilshaw: Definitely. It would draw traffic directly to Plymouth Road instead of Laurel.

Mr. Taormina: Correct.

Mr. Arnold: Thank you.

Mr. Wilshaw: Thank you, sir. There is no one else in the audience. I don't think there is anyone else wishing to speak. We always like to give the petitioner the last word before we make our decision. Is there anything else that you would like to add?

Ms. Lin: I just wanted to address the gentleman's concern about security and go a little bit more in depth with our lighting system.

Mr. Wilshaw: Please do.

Ms. Lin: You covered it pretty much. We are able to adjust the lighting intensity. Usually in the evening we tone it down and we do have lighting controls and motion sensors. In the evening we turn them down or completely off and when someone goes into the lot the lights go on and grow in intensity. Then the police are aware that someone is there that is not supposed to be there. The police actually like it because it helps them monitor the dealerships and the surrounding area. That would be our security for that lot.

Mr. Wilshaw: Excellent. We appreciate you explaining that. If there is any other questions from any of our commissioners for our petitioner...I don't think there is. I close the public hearing and a motion would be in order.

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

#02-14-2022 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on February 22, 2022, Petition 2022-01-02-01 submitted by LAG Development requesting waiver use approval pursuant to Section 6.05 of the Livonia Vision 21 Zoning Ordinance to demolish the existing commercial building and use the property for the storage and display of vehicles in connection with an automobile dealership (Lafontaine Hyundai of Livonia) at 34801 Plymouth Road, located on the south side of Plymouth Road between Stark and

Wayne Roads in the Northwest ¼ of Section 33, the Planning Commission does hereby recommend to the City Council that Petition 2022-01-02-01 be approved subject to the following conditions:

1. That the Site Plan identified as 2 of 3, dated January 26, 2022, as revised, prepared by Mannik Smith Group, is hereby approved and shall be adhered to.
2. That the number of vehicles to be stored and displayed on this site shall be limited to a total of forty (40) vehicles, and unless waived by a two-thirds majority of City Council, no vehicles for sale shall be displayed closer than twenty feet (20') from the front lot line.
3. That the parking lot shall be repaired, resealed, and restriped as necessary to the satisfaction of the Inspection Department. Parking spaces shall be doubled striped at ten feet (10') wide by twenty feet (20') in length.
4. That unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.
5. That the display of any vehicles on car lifts is strictly prohibited.
6. That the Landscape Plan identified as 3 of 3, dated January 26, 2022, as revised, prepared by Mannik Smith Group, is hereby approved and shall be adhered to.
7. That all disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding.
8. That the Petitioner shall work with the Planning Department and the Plymouth Road Development Authority (PRDA) on plans to install additional landscaping and other streetscape improvements (i.e., brick piers and ornamental fencing) along Plymouth Road.
9. That all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadways, and

10. Pursuant to Section 13.13 of the Livonia Vision 21 Zoning Ordinance, this approval is valid for a period of one year only from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 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 – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MARCH 14, 2022**

Meeting was called to order at 8:20 p.m. by President Jim Jolly. Present: Vice President Laura Toy, Scott Bahr, Rob Donovic, Scott Morgan, Brandon McCullough, and Kathleen McIntyre. Absent: None

Elected and appointed officials present: City Clerk, Susan Nash, Mark Taormina, Director of Planning and Economic Development, Todd Zilincik, City Engineer, Paul Bernier; City Attorney, Thomas Goralski, Police Chief, Dave Heavener, Fire Chief, Jacob Rushlow, Assistant Director of Public Works, Mike Slater, Finance Director, LaShawn Thomas, Director of Government Affairs, Brandie Isaacson, Housing Director, Ted Davis; Superintendent of Parks and Recreation.

2. WAIVER PETITION: Planning Commission, re: Petition 2022-01-02-01 submitted by LAG Development, requesting waiver use approval to demolish the existing commercial building and use the property for the storage and display of vehicles in connection with an automobile dealership (Lafontaine Hyundai of Livonia) at 34801 Plymouth Road, located on the south side of Plymouth Road between Stark and Wayne Roads in the Northwest ¼ of Section 33.

Taylor Lin, 9990 East Highland Road, Howell, employee of LAG Development, presented the request to Council. She stated that they are planning to demo the existing Dough Boy donut shop, as presented at the Planning Commission meeting on February 22, 2022. This will remove an eyesore and optimize the development of the site. This allows better flow into the Hyundai site. If removing a drive is contingent on approval, they would like to remove the westward most drive and would fill the drive with a 10-foot greenspace. They will also be asking for a waiver for the 20-foot setback to allow for more parking spots.

Vice President Laura Toy asked to hear from the Planning and Economic Development Director, Mark Taormina. Mark added that one of the benefits to their landscape design, which are new requirements with the new zoning regulations, along with PRDA treescape improvements with brick piers and fencing to the three areas on either side of the driveways and center. He noted that although their illumination levels are higher than what is required, there were no residential areas directly affected by the lighting.

Vice President, Laura Toy, offered an approving resolution for the Regular Agenda.

Brandon McCullough asked to verify where new asphalt would be located. Taylor Lin indicated that there would be patching here and there. Brandon asked about the pavement condition. Taylor replied that it wasn't too bad. Brandon stated that

adding a seal coat to the surrounding areas might be beneficial. Taylor agreed that it would be necessary once everything is done.

DIRECTION:	APPROVING	REGULAR
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LETTER TO THE LIVONIA CITY COUNCIL

2.

Planning
March 3, 2022

MEETING DATE

Regular Meeting of
March 23, 2022

PREPARED BY

Stephanie Reece, Program Supervisor

AGENDA ITEM

REZONING PETITION: Planning Commission, re: Petition 2020-08-01-06 submitted by Middlebelt Plymouth Venture L.L.C., to rezone parts of the properties at 29707 & 30273 Plymouth Road, located on the south side of Plymouth Road between Middlebelt Road and Milburn Avenue in the Northeast ¼ of Section 35, from C-2 (General Business) to NM2 (Neighborhood Multifamily). Public Hearing held on Monday, March 7, 2022.

BACKGROUND

RECOMMENDATION

At the 1,177th Public Hearing and Regular Meeting held by the City Planning Commission on October 19, 2021, the following resolution was unanimously adopted:

#10-53-2021 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on October 19, 2021, on Petition 2020-08-01-06 submitted by Middlebelt Plymouth Venture, L.L.C, pursuant to Section 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone parts of the properties at 29707 & 30273 Plymouth Road, located on the south side of Plymouth Road between Middle Belt Road and Milburn Avenue in the Northeast ¼ of Section 35, from C-2 (General Business) to NM2 (Neighborhood Multi-family), the Planning Commission does hereby deny Petition 2021-08-01-06 for the following reasons:

1. That the Petitioner has failed to affirmatively show that the proposed change of zoning to NM2 Multifamily Residential and the intended design and layout of the development as presented to the Planning Commission would be compatible to and in harmony with the surrounding residential neighborhoods.
2. That the design concept as presented by the Petitioner fails to achieve the goals and objectives of the Livonia Vision 21 Master Plan which seeks to create a mixed-use development in which the apartments are integrated within the surrounding commercial land uses.
3. That the plan to construct two (2) very large, three-story apartment buildings, each containing approximately 100 dwelling units, is contrary to the goals and objectives of the Livonia Vision 21 Master Plan which recommends high density residential in buildings that have a residential scale and character by creating smaller buildings close to streets and in smaller blocks to establish a walkable pedestrian environment with better connectivity to the surrounding area.

4. That development of multifamily residential on the subject site pursuant to the standards and guidelines as set forth in Section 5.04, Form-Based Development Option in Commercial Districts, would achieve the desired outcome of creating a mixed-use development that is consistent with the Livonia Vision 21 Master Plan and that integrates multifamily housing with the existing surrounding commercial land uses.
5. That the proposed change of zoning is inconsistent with the established pattern of development in the surrounding area and would adversely alter the character of the neighborhood, and
6. That the proposed zoning and use is contrary to the purposes, goals and objectives of the Zoning Ordinance, which seek to ensure compatibility and appropriateness of uses so as to enhance property values and to create and promote a more favorable environment for neighborhood use and enjoyment.

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

FISCAL CONSIDERATION

ATTACHMENTS

1. 2020-08-01-06_3rd Revision_E-COUNCIL Pkt
2. NOTICE - REZONE - 2020-08-01-06 Middlebelt Plymouth
3. LTC PH030722
4. PH030722 New Data
5. R032322 New Data - Rezoning at Plymouth and Middlebelt
6. R032322 DIRECTION - REZONE - Middlebelt Plymouth
7. PH030722 Petition 2020-08-01-06 Minutes

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: October 26, 2021



Maureen Miller Brosnan, Mayor

Date: October 29, 2021

Petition 2020-08-01-06 submitted by Middlebelt Plymouth Venture L.L.C. pursuant to Section 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone parts of the properties at 29707 & 30273 Plymouth Road, located on the south side of Plymouth Road between Middlebelt Road and Milburn Avenue in the Northeast ¼ of Section 35, from C-2 (General Business) to NM2 (Neighborhood Multifamily).

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: 8.21.2020 Petition 2020-08-31-06

Site Address: Vacant parcel-see sidwell # Sidwell Portion 137-99-0008-010 & 137-99-0004-002

Requesting To Rezone Property From General Business (C-2) To High-Rise Residential (R-8)

For the Following Reason (s) Proposed use is a non-permitted use under current zoning district.

Applicant: Stephen E. Duczynski Business/Company: Middlebelt Plymouth Venture LLC

Applicant's Address: 17800 N. Laurel Park Dr., ste 200C City: Livonia State: MI Zip Code: 48152

Applicant's Phone # (248) 357-6272 Applicant's Email duczynskis@schostak.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 (13 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: Middlebelt Plymouth Venture LLC

Owner's Address: 17800 N. Laurel Park Dr. Ste 200C City: Livonia State: MI Zip Code: 48152

Owner's Phone # 248 262-1000 Owner's Email schostakjj@schostak.com

Signature of Owner: [Signature] Print Name: Jeffrey Schostak

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

on this 26th day of August 20 20

Signature of Notary [Signature] My commission expires 12-1-20

APPROVED AS FORM
Department of Law

By: [Signature]

Date: 8/21/2020



RECEIVED
OFFICE OF THE CITY CLERK
2020 AUG 20 PM 4:08



17800 Laurel Park Drive North, Suite 200C
Livonia, MI 48152
248.262.1000
www.schostak.com

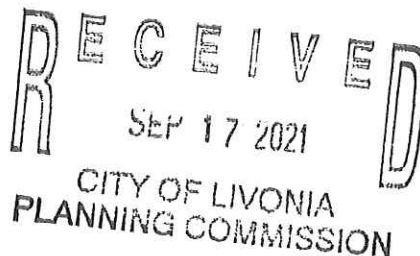
STEPHEN E. DUCZYNSKI
Vice President
Development and Construction Division

direct: 248.357.6272
duczynski@schostak.com

September 17, 2021

VIA HAND DELIVERY

Mr. Mark Taormina
Planning and Economic Development Director
City of Livonia
33000 Civic Center Drive
Livonia, MI 48154



**RE: Petition #2020-08-01-06
Rezoning Re-Submission Planning Commission Agenda
Wonderland Village – Plymouth and Middlebelt**

Dear Mr. Taormina:

At the July 27, 2021, Planning Commission Public Hearing, Middlebelt Plymouth Venture LLC requested that Petition #2020-08-01-06 be tabled to allow for additional time to further evaluate our preliminary site and building plans and further discussion with the City. Middlebelt Plymouth Venture LLC is now requesting to be placed back on the Planning Commission Agenda.

We recognize the new Livonia Vision 21 Zoning Ordinance is now in effect and therefore, we ask that our previous proposed rezoning submission to R-8 (High Rise Residential District), be revised to reflect the new NM2 (Neighborhood Multifamily District).

The required Sign Board(s) for the property will reflect the new NM2 rezoning designation.

We acknowledge the \$300.00 re-advertising fee and plan to provide payment to the Clerk's Office the day of submission of these three (3) sets of updated rezoning plans.

Should you have any questions, please feel free to reach out at your convenience.

Sincerely,

MIDDLEBELT PLYMOUTH VENTURE LLC

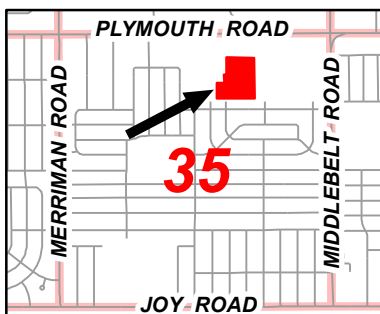
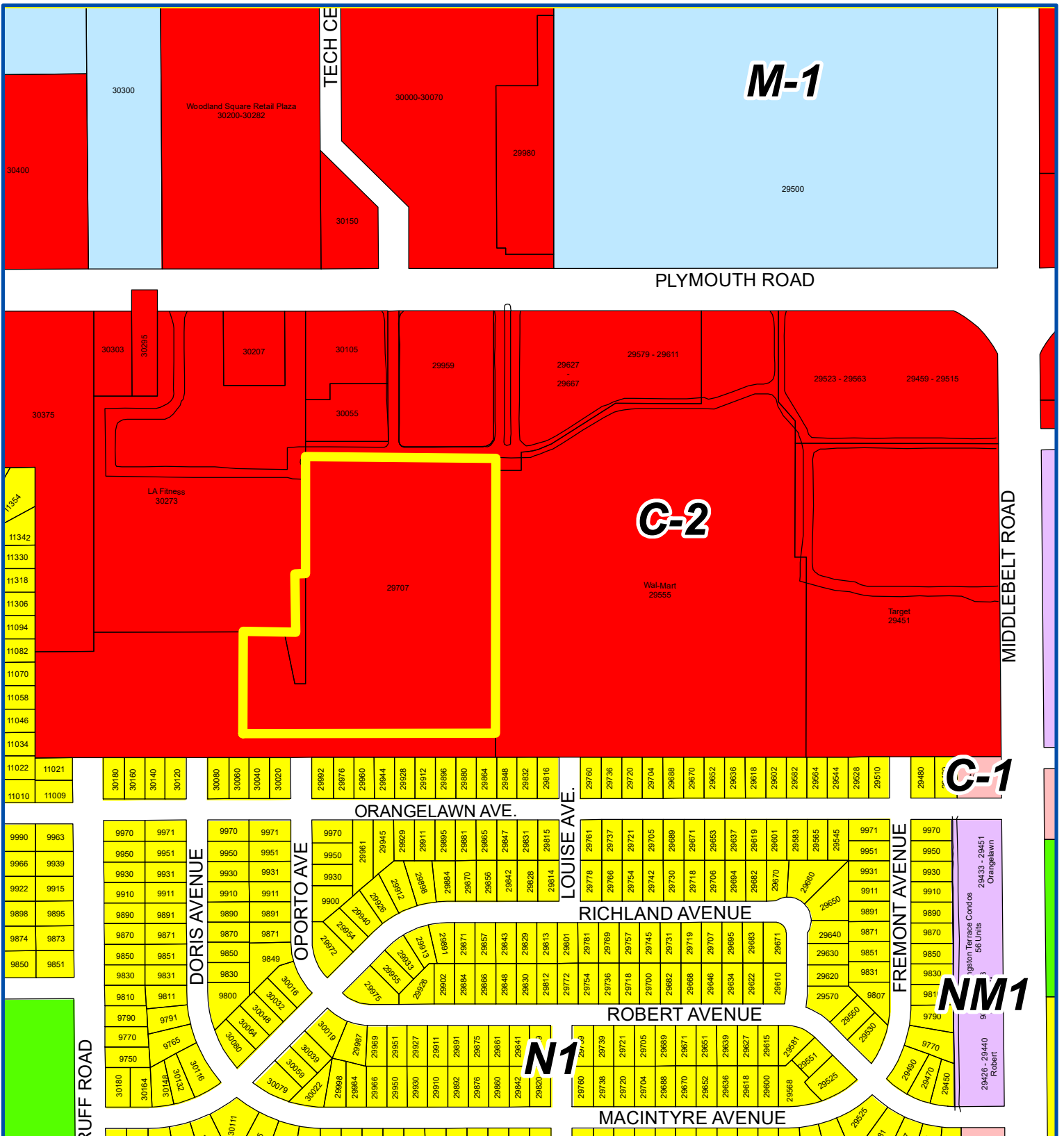
By: Schostak Brothers & Company, Inc.
Its: Authorized Agent

By: Stephen E. Duczynski
Its: Authorized Representative

SED/amg

Encls.





Address & Zoning Map

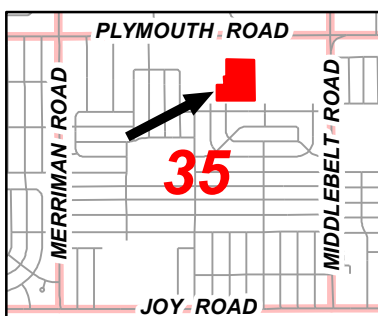
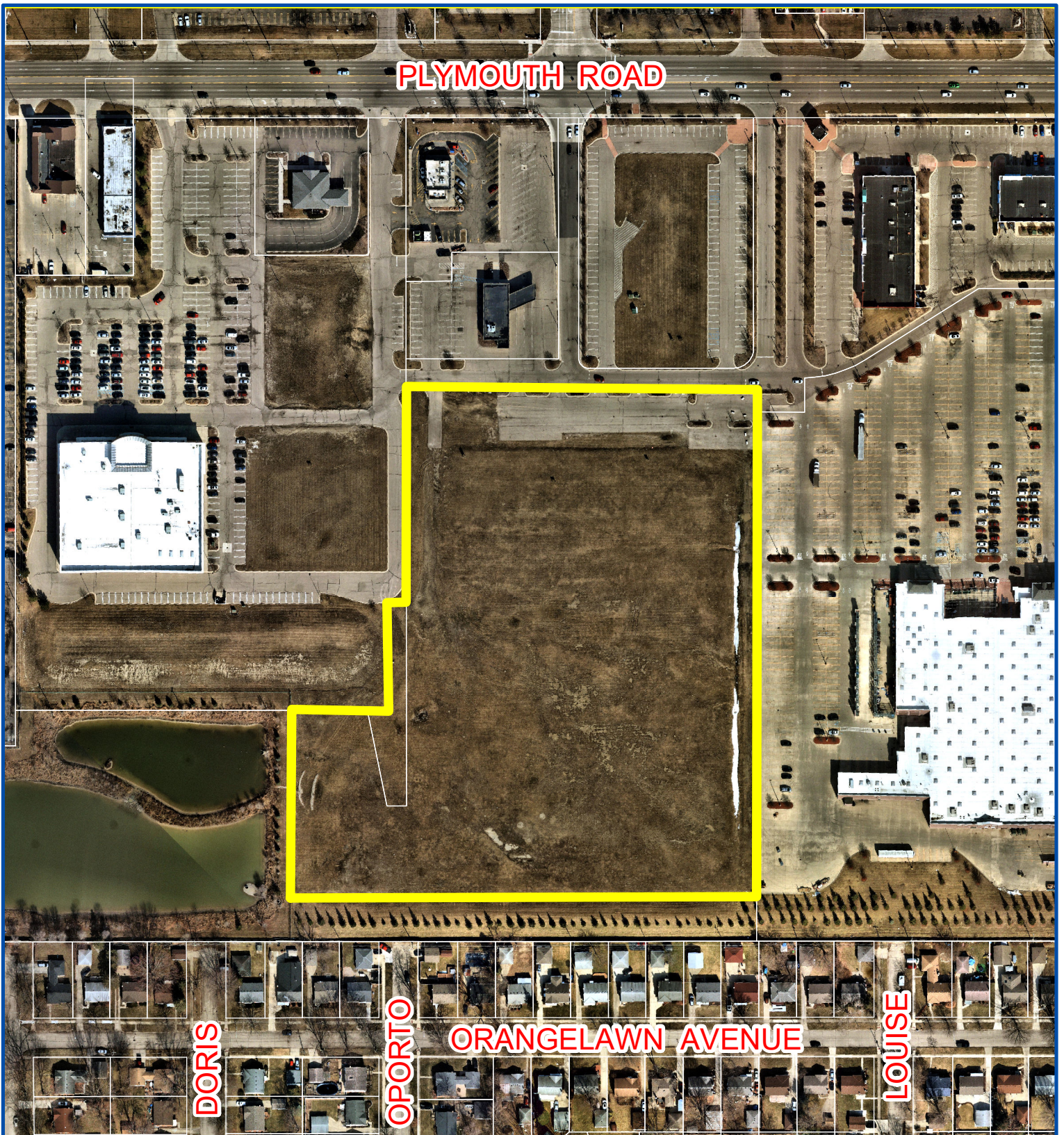
Petition 2020-08-01-06
 Middlebelt Plymouth Venture L.L.C.
 29707 & 30273 Plymouth Road
 C-2 to NM2



Not to Scale



City of Livonia
 Planning Department



Aerial Map

Petition 2020-08-01-06
Middlebelt Plymouth Venture L.L.C.
29707 & 30273 Plymouth Road
C-2 to NM2



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 1

Petition 2020-08-01-06 submitted by Middlebelt Plymouth Venture L.L.C. pursuant to Section 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone parts of the properties at 29707 & 30273 Plymouth Road, located on the south side of Plymouth Road between Middlebelt Road and Milburn Avenue in the Northeast $\frac{1}{4}$ of Section 35, from C-2 (General Business) to NM2 (Neighborhood Multifamily).

October 27, 2020: Study Meeting:

This petition seeks to rezone a large portion of the remaining vacant land at Wonderland Village. The change would be from commercial, C-2 (General Business), to R-8 (High Rise Multiple Family Residential). The area to be rezoned consists of approximately 10.86 acres located between the Walmart Supercenter and LA Fitness. Abutting the site to the south is an approximate 8-foot-high berm and masonry screen wall that extends along the rear of the commercial shopping complex forming a barrier between the non-residential zoning district and the adjacent single-family homes that are a part of the Bel-Aire Gardens Subdivision, zoned R-1 (One Family Residential). The distance between the wall, which runs coterminous with the property line, and southerly limit of the proposed R-8 District is 69.1 feet. As proposed, this relatively narrow strip of land between the wall and the proposed zoning boundary would remain under the C-2 zoning classification. Site access is available from both Plymouth and Middlebelt Roads via the existing commercial drive aisles located within Wonderland Village.

The purpose of the rezoning is to facilitate the future development of an apartment complex. Article XXVII of the City of Livonia Zoning Ordinance No. 543, as amended, sets forth the standards and regulations that govern land development in an R-8 zoning district. Multiple dwellings are treated as a permitted use and must be over two (2) stories in height but not exceeding four (4) stories in height. Setback, lot coverage, and density requirements are also provided, as well as other minimum development standards including a provision under Section 27.07 that requires the site of a multiple family development not be located within one thousand (1,000) feet of any other residentially zoned property as measured from any point on the respective properties. As mentioned above, the site abuts single-family to south, and therefore fails to comply with this standard.

A preliminary site plan submitted with the application shows five (5) three-story apartment buildings and a one-story clubhouse. The north half of the site includes the clubhouse along with an outdoor pool flanked on either side by apartment buildings identified on the plan as Building Type "B". Each Type "B" apartment building has overall dimensions of approximately 244 ft. x 56 ft. and would contain thirty-six (36) one- and two-bedroom units. Shown on the south half of the site are three (3) apartment buildings, two (2) of which are identified as Building Type "A" and the other identified as Building Type "C". The Type "A" building is the largest of the five (5), measuring 328 ft. x 56 ft. and containing forty-eight (48) one- and two-bedroom units. Whereas the Type "C" is the smallest with overall measurements of 170 ft. x 56 ft. with twenty-four (24) one- and two-bedroom units. Combined, the five (5) buildings would contain 192 apartments, including 89 one-bedroom units and 103 two-bedroom units.

Section 27.06 limits building ground coverage to twenty percent (20%) of the overall site. According to the data on the site plan, total building coverage would equal 15%. Minimum lot area per dwelling unit (also referred to as maximum allowed density) is based on building height (expressed in stories) and the corresponding number of bedrooms per dwelling unit. The minimum land area requirements for each one- and two-bedroom unit in a 3-story building are 2,200 square feet or 3,300 square feet, respectively. Accordingly, the minimum required site area based on a total of 89 one-bedroom units and 103 two-bedroom units is 535,700 square feet ($89 \times 2,200 + 103 \times 3,300$), or 12.3 acres. However, the total area of the site is 473,258 square feet, 10.86 acres, and is therefore deficient. The planned number of units exceeds the density allowance under Section 27.06(2) and would therefore require a variance from the Zoning Board of Appeals (ZBA). Required setbacks are also determined by building height. The minimum front yard setback for a 3-story building is seventy-five feet (75') and the minimum required rear and side yards are both fifty feet (50'). As shown, this development would meet all setback requirements.

Required off-street parking is $2\frac{1}{2}$ spaces per dwelling unit. As such, a proposed apartment complex with 192 units requires no fewer than 480 spaces. The preliminary site plan shows 385 off-street parking spaces, resulting in a deficiency of 95 spaces. The R-8 District also requires enclosed parking at a ratio of one (1) space per dwelling unit. The preliminary plan shows carports with a capacity to accommodate a total of 117 vehicles and a resulting deficiency of 75 enclosed spaces. The deficiencies in both off-street parking and enclosed parking would require variances from the ZBA.

The Livonia Vision 21 (LV21) Future Land Use map designates the entire Wonderland development, including the subject land area, as Mixed Development Center. Attached dwellings and apartments are identified in LV21 as an appropriate land use within a Mixed Development Center, subject to a maximum density of 20 dwelling units per acre. Residential options include attached and upper-story units, including townhomes, lofts, and apartments. Mixed Development Centers are intended to have higher densities and massing, be walkable and pedestrian-friendly, and integrated with and connected to surrounding areas and neighborhoods.

The Petitioner's concept plan for the apartment complex reflects an overall density of 17.67 dwelling units per acre. Zoning districts that permit multiple dwelling housing are R-C, R-7, R-8, R-8C, and R-9. Below is a comparison of the five (5) multi-family zoning districts, including the type of housing allowed, building height, and overall density based according to the current site and design parameters: parcel size (10.86 acres), building height (2 or 3 stories depending on the district's height limitation), and applying the same proportion of 1- and 2-bedroom units (46% and 54%, respectively):

- 1) R-C, Condominium Residential District
 - a. Permitted uses – condominium multiple dwellings.
 - b. Building height – 2 stories (maximum)
 - c. Density – 119 dwelling units (10.95 units/acre)

- 2) R-7, Multiple Family Residential District
 - a. Permitted uses – condominium multiple dwellings and apartments.
 - b. Building height – 2 stories (maximum)
 - c. Density – 119 dwelling units (10.95 units/acre)
- 3) R-8, High Rise Multiple Family Residential District
 - a. Permitted uses – condominium multiple dwellings and apartments.
 - b. Building height – 3 stories
 - c. Density – 176 dwelling units (16.2 units/acre)
- 4) R-8C, Condominium High Rise Multiple Family Residential District
 - a. Permitted uses – condominium multiple dwellings.
 - b. Building height – 3 stories
 - c. Density – 165 dwelling units (15.2 units/acre)
- 5) R-9, Housing for the Elderly District
 - a. Permitted uses – housing for the elderly.
 - b. Building height – 3 stories
 - c. Density – 184 dwellings units (16.9 units/acre)

November 10, 2020: Public Hearing:

At the Study Meeting, the Petitioner responded to questions regarding the size of the units, projected rental rates, building design, landscaping, and parking. It was indicated that the units would range in size from approximately 735 square feet for the smallest 1-bedroom apartment to 1,015 square feet for the largest 2-bedroom apartment. Rental rates would average approximately \$1.35 per square foot. With respect to parking, the Petitioner believes the number of spaces currently shown on the preliminary site plan is adequate. This is based on current market trends and the Developer's experience with other multi-family apartment projects. Little information is known about the architecture of the buildings. Regarding landscaping, mostly as it affects the view of the apartments from the abutting single-family homes, the Petitioner stated that additional evergreen trees would be planted on top of the existing berm that runs parallel with the southern boundary of the site.

Please note that the October 27th Staff Notes on this item have been corrected regarding the Future Land Use designation of the property. On the original report, it was erroneously stated that the site is classified as Corridor Commercial. The correct LV21 designation is Mixed Development Center which recommends a maximum residential density of 20 units/acre.

July 20, 2021: Study Meeting:

At the Petitioner's request, this item was tabled at the November 10, 2020, Public Hearing. On June 25, 2021, new revised preliminary plans were submitted with a request from the

Petitioner that this item be placed back on the Planning Commission's agenda. This item has been readvertised and is scheduled for a public hearing on July 27th.

The new design reduces the number of three-story apartment buildings from five (5) down to two (2). Both buildings are "C"-shaped, identified on the plans as Building A and Building B. Similar to the layout of the apartments at Haggerty Center, the two (2) apartment buildings would mirror one another, creating a central courtyard and common area. Building A would have a gross floor area of 101,194 square feet with 104 one and two-bedroom units. Building B is slightly larger at 101,338 square feet and would have 97 one and two-bedroom units. Combined, the two (2) apartment buildings would contain a total of 201 units on 10.86 acres, which corresponds to an overall density of 18.5 dwelling units per acre. In comparison, the original site plan had 192 units over the same land area, representing a density of 17.68 dwelling units per acre.

Section 27.06(1) of the R-8 High Rise Multiple Family Residential District regulations limits the ground coverage by principal structures to twenty percent (20%) of the site. As proposed, the ground coverage of the two (2) apartment buildings would constitute 14.27%, which is slightly less than the 15% shown on the previous preliminary plans.

Minimum lot area per dwelling unit is specified under Section 27.06(2). This provision establishes the minimum amount of land that is needed to support the number of apartment dwelling units and is calculated as a function of both building height and the number of bedrooms per unit. Based on the revised number of one- and two-bedroom units, the minimum required total land area for this project is 577,500 square feet ($78 \times 2,200 + 123 \times 3,300$), or 13.25 acres. As with the original plan, the land area of the site at 473,258 square feet, or 10.86 acres, is not sufficient for the number of proposed units. (Note: Under the current draft of the Livonia Vision 21 Zoning Ordinance, this requirement would no longer apply.)

A major advantage of the revised site plan over the original design is the placement of the buildings with respect to the adjoining residential district. The more compact arrangement allows the buildings to be moved further north on the site, away from the single-family homes. At the closest point, the rear of apartment Building B would be approximately 300 feet from the residential district. The original plan, on the other hand, showed the closest apartment building at a distance of 129.6 feet from the rear lot lines of the homes along Orangelawn Avenue. Separating the single-family district from the multi-family district is a five foot (5') high masonry screen wall, as well as an approximate nine foot (9') high berm planted with a double row of evergreen trees and a green space area. Located between the edge of the green space and Building B, the plan shows a paved lot with four (4) rows of parking spaces, including a carport along the south end.

For parking, the proposed apartment complex requires 503 total spaces ($2\frac{1}{2}$ parking spaces for each unit) of which 201 spaces (1 space per unit) are required to be contained in enclosed parking structures, such as garages or carports. The plan shows a total 436 parking spaces, 112 of which are enclosed in carports, resulting in shortages that would require variances for both the total number of available spaces as well as the number of enclosed spaces.

Access to the apartment complex would be from two (2) driveways, both of which are at the north end of the complex with connections to the main east-west drive aisle at Wonderland Village and which are located on either side of the existing signalized driveway that runs north-south and connects to Plymouth Road across from Tech Center Drive.

July 27, 2021: Public Hearing:

At the July 20, 2021, Prehearing Study Meeting, the Planning Commission asked for both approving and denying resolutions. The biggest concerns revolved around density, integration with the surrounding commercial uses to create a mixed-use development, and the appearance/design of the apartment buildings.

The following considers the various scenarios that are possible with the adoption of the LV21 Zoning Ordinance:

- 1) R-8 zoning automatically converts to NM2 which eliminates certain standards, including the minimum land area requirement (density) and the minimum 1,000-foot separation from other residential districts.
- 2) R8C zoning would also convert to NM2. Under the current zoning ordinance, the R8C district regulations allow only condominium multiple dwellings and not apartments. This would no longer be the case with the NM2 zoning district, as both forms of housing—condominiums and apartments—would be permitted. R8C zoning also has an overall lower density of roughly one (1) dwelling unit per acre. However, this too, would no longer be applicable under the LV21 Zoning Ordinance.
- 3) Both the RC and R-7 zoning districts become NM1, which would restrict the type of multi-family housing to condominiums and also limit building height to 2-½ stories. Like the NM2, the proposed NM1 district regulations do not have specific density limitations.
- 4) If this petition is rejected, then the site would remain under the C-2 zoning classification which would continue to be the case with the LV21 Zoning Ordinance. The Petitioner would then have the option of filing an application under the provisions as set forth in Section 5.02, Special Waiver Use Standards for Planned Residential Developments, which would be available in any commercial zoning district and is intended to encourage the implementation of form-based design standards.

October 12, 2021: Study Meeting:

At the Petitioner's request, for a second time, this item was tabled at the July 27, 2021, Public Hearing. On September 17, 2021, new revised preliminary plans were submitted with a request from the Petitioner that this item be placed back on the Planning Commission's agenda. This item has been readvertised and is scheduled for a public hearing on October 19th.

Since the last time this item was considered, the Livonia Vision 21 Zoning Ordinance and Livonia Vision 21 Zoning Map were officially adopted thus changing the proposed zoning classification from R-8 High-Rise Multiple Family Residential to NM2 Neighborhood Multifamily. In most respects, the NM2 District regulations align with the former R-8 District; however, there are a few significant changes as noted below:

- 1) Minimum building height has been reduced from three (3) stories to one (1) story.
- 2) 20% Maximum ground coverage by principal structure was replaced with 30% Maximum useable floor area as percentage of lot area.
- 3) Minimum lot area per dwelling unit was eliminated.
- 4) The requirement that multiple family developments not be located within 1,000 feet of any other residentially zoned property was eliminated.
- 5) The requirement for covered parking spaces was eliminated.

These, along with a few other changes between Ordinance #543 and the Livonia Vision 21 Zoning Ordinance as they affect the revised plans, were identified by the Petitioner and itemized in an email correspondence as provided below. (Note: where applicable and for ease of reference, the relevant sections of the new ordinance have been provided and are highlighted in red):

SITE PLANS C-3 (black & white) & C-4 (colored up), C-5 (colored up overviewed)

On C-3, to supplement this email, we provide further detail on legend: (1) "TABLE OF LAND USE AND ZONING" and (2) "OFF STREET PARKING REQUIREMENT", to further describe the "required" vs "proposed"

Most of the changes to the site plans (C-3, 4, 5) were the result of the NM2 ordinance, now incorporated into the plans as follows:

- NM2 does not seem to suggest any covered parking requirements, however we are still proposing +/-101 carports.
- NM2 no longer requires 1,000-foot set back, we are still proposing +/- 300-foot set back from single family residence to the south.
- NM2 reduced parking spaces to 2 per unit (*Section 9.05*) (in lieu of 2.5), there are 422 proposed, whereas 402 spaces are required.
- NM2 now requires a 20-foot commercial side yard "landscape" buffer (*Section 10.03(5)*), which we've satisfied, whereas the prior ordinance did not specify landscape sets backs, but rather only 50-foot building setbacks.
 - o In an effort to accommodate the 20-foot landscape buffer the driveways on east and west sides were reduce to 22 feet with 18 feet deep parking stalls, with 2 foot hang over at the perimeter outer parking stalls only. All other drive isles are 24 feet, with 20 feet deep parking stalls.
- NM2 now requires 10% of the parking areas to be designated for snow storage, which has been satisfied. (*Section 9.03(7)*)
- NM2 now requires 300 square foot landscape island every 20 spaces (*Section 10.03(2B)*), which has been satisfied.

- Waiver requirement remains for max useable floor area 30% permitted, whereas 33.5% proposed.

RENDERINGS C-6 thru C11:

In general, we incorporated more exterior façade features, provided additional perspective views, as inquired and requested by Planning Commission at the 2 previous study sessions:

- 1) Added a varying range of smaller building façade “bump outs” along the exterior façade, giving more balanced to the overall residential appearance.
- 2) Added full size balconies, and a mixture of Juliet balconies (facing single-family), for additional architectural feature.
- 3) Added a mixture of “eyebrow” decorative details above various window locations.
- 4) New mixture and arrange of material colors and textures to soften the overall reside.
- 5) Provided the additional drawing perspectives C-8, C-9, & C-11.

October 19, 2021: Regular Meeting:

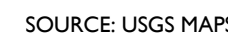
At the October 12, 2021 Study Meeting, Commissioners continued to express concerns over the preliminary site plan and building designs, suggesting that the current proposal fails to meet the goals and objectives of the Livonia Vision 21 Master Plan of creating a mixed-use development that includes multifamily residential on more of a neighborhood scale and with better integration with the surrounding commercial and single-family land uses.

Approving Resolution: That the request to rezone portions of 29707 and 30273 Plymouth Road as described in the submitted application, from C-2 (General Business) to R-8 (High Rise Multiple Family Residential) is hereby approved, subject to City Council approval, for the following reasons:

1. That the proposed change of zoning is compatible to and in harmony with the surrounding land uses and zoning districts in the area.
2. That the proposed change of zoning is consistent with the developing character of the area.
3. That the proposed change of zoning will provide for the development of the subject property in a manner that is appropriate with its size and location.
4. That the proposed change of zoning will allow the development of a multi-family residential apartment complex that can be integrated within the surrounding commercial land uses, and
5. That the proposed zoning change is supported by Livonia Vision 21 and the Future Land Use Plan which shows the subject land area as Mixed Development Center which recommends a maximum residential density of twenty (20) units per acre.

Denying Reasons: That the request to rezone parts of the properties at 29707 & 30273 Plymouth Road from C-2 to R-8 is hereby denied for the following reasons:

1. That the Petitioner has failed to affirmatively show that the proposed change of zoning to NM2 Multifamily Residential and the intended design and layout of the development as presented to the Planning Commission would be compatible to and in harmony with the surrounding residential neighborhoods.
2. That the design concept as presented by the Petitioner fails to achieve the goals and objectives of the Livonia Vision 21 Master Plan which seeks to create a mixed-use development in which the apartments are integrated within the surrounding commercial land uses.
3. That the plan to construct two (2) very large, three-story apartment buildings, each containing approximately 100 dwelling units, is contrary to the goals and objectives of the Livonia Vision 21 Master Plan which recommends high density residential in buildings that have a residential scale and character by creating smaller buildings close to streets and in smaller blocks to establish a walkable pedestrian environment with better connectivity to the surrounding area.
4. That development of multifamily residential on the subject site pursuant to the standards and guidelines as set forth in Section 5.04, Form-Based Development Option in Commercial Districts, would achieve the desired outcome of creating a mixed-use development that is consistent with the Livonia Vision 21 Master Plan and that integrates multifamily housing with the existing surrounding commercial land uses.
5. That the proposed change of zoning is inconsistent with the established pattern of development in the surrounding area and would adversely alter the character of the neighborhood, and
6. That the proposed zoning and use is contrary to the purposes, goals and objectives of the Zoning Ordinance, which seek to ensure compatibility and appropriateness of uses so as to enhance property values and to create and promote a more favorable environment for neighborhood use and enjoyment.



SCALE: 1" = 2000'±



SCALE: 1" = 300'±

PARCEL IDS: 137-99-0008-010, 137-99-0004-002
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

STEPHEN E. DUCZYNSKI II
MIDDLEBELT PLYMOUTH VENTURE LLC
17800 NORTH LAUREL PARK DRIVE
#200C
LIVONIA, MICHIGAN



SCALE: 1" = 300'±

1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:

- SURVEY PREPARED BY HUBBELL, ROTH & CLARK, INC DATED: JUNE 2019
- REZONING LEGAL EXHIBITS PREPARED BY HUBBELL, ROTH & CLARK, INC, REVISED 09/15/2021
- ARCHITECTURAL PLANS PREPARED BY SPIRE DESIGN GROUP DATED: 09/17/2021
- GEOTECHNICAL REPORT PREPARED BY SME DATED: 06/28/2019
- AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO
- LOCATION MAP OBTAINED FROM USGS MAPS

2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.



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607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

ADDITIONAL SHEETS	
DRAWING TITLE	SHEET #
WONDERLAND MALL TOPOGRAPHIC & ALTA/NSPS LAND TITLE SURVEY	1 THRU 2 OF 2
OVERALL WONDERLAND MALL ALTA/NSPS LAND TITLE SURVEY	1 THRU 2 OF 2
WONDERLAND MALL REZONING LEGAL EXHIBITS	1 THRU 4 OF 4

[illegible]

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REZONING DOCUMENTS



PARCEL IDS: 137990008008, 137990008001, & 137990004002
11320 MIDDLEBELT ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

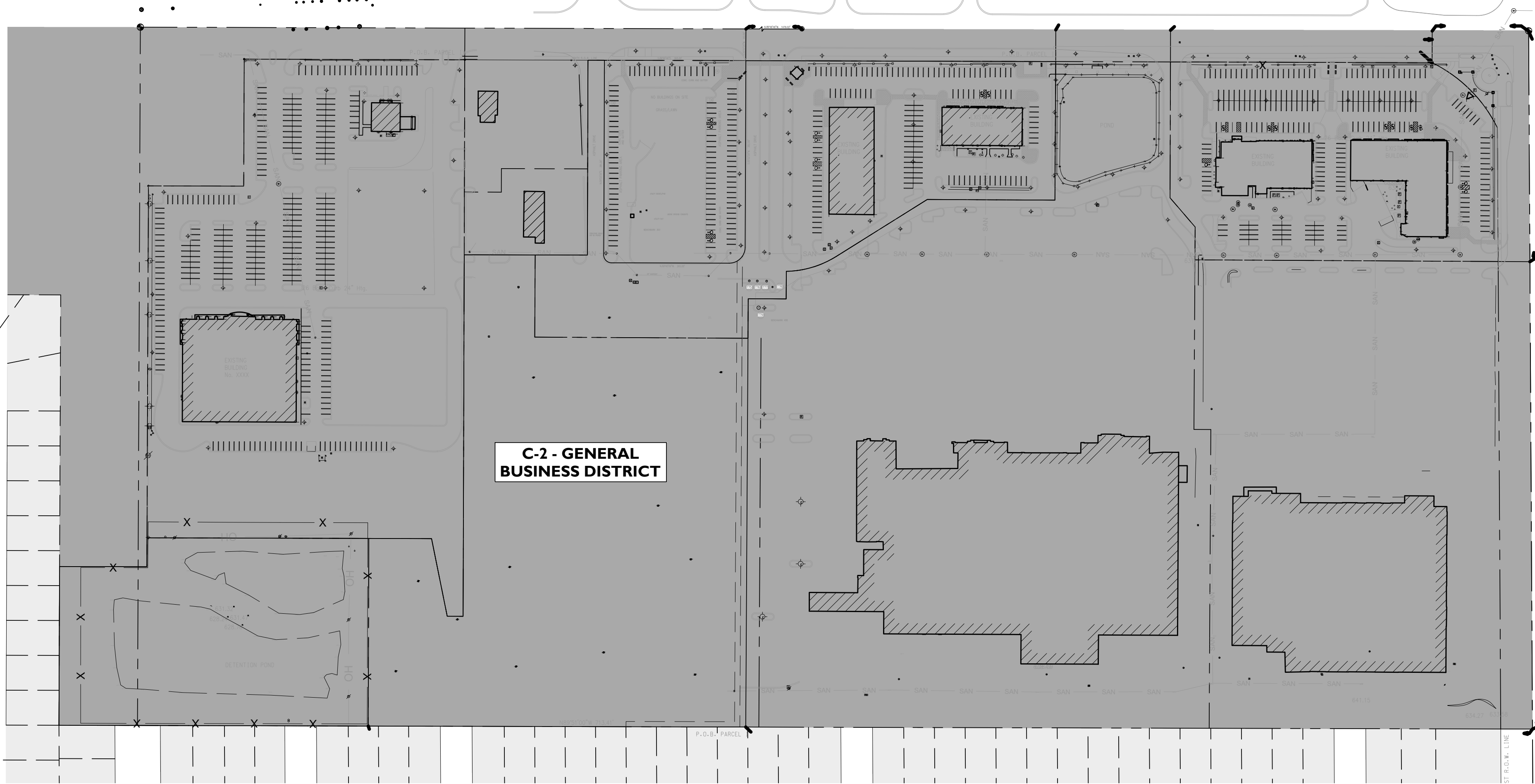


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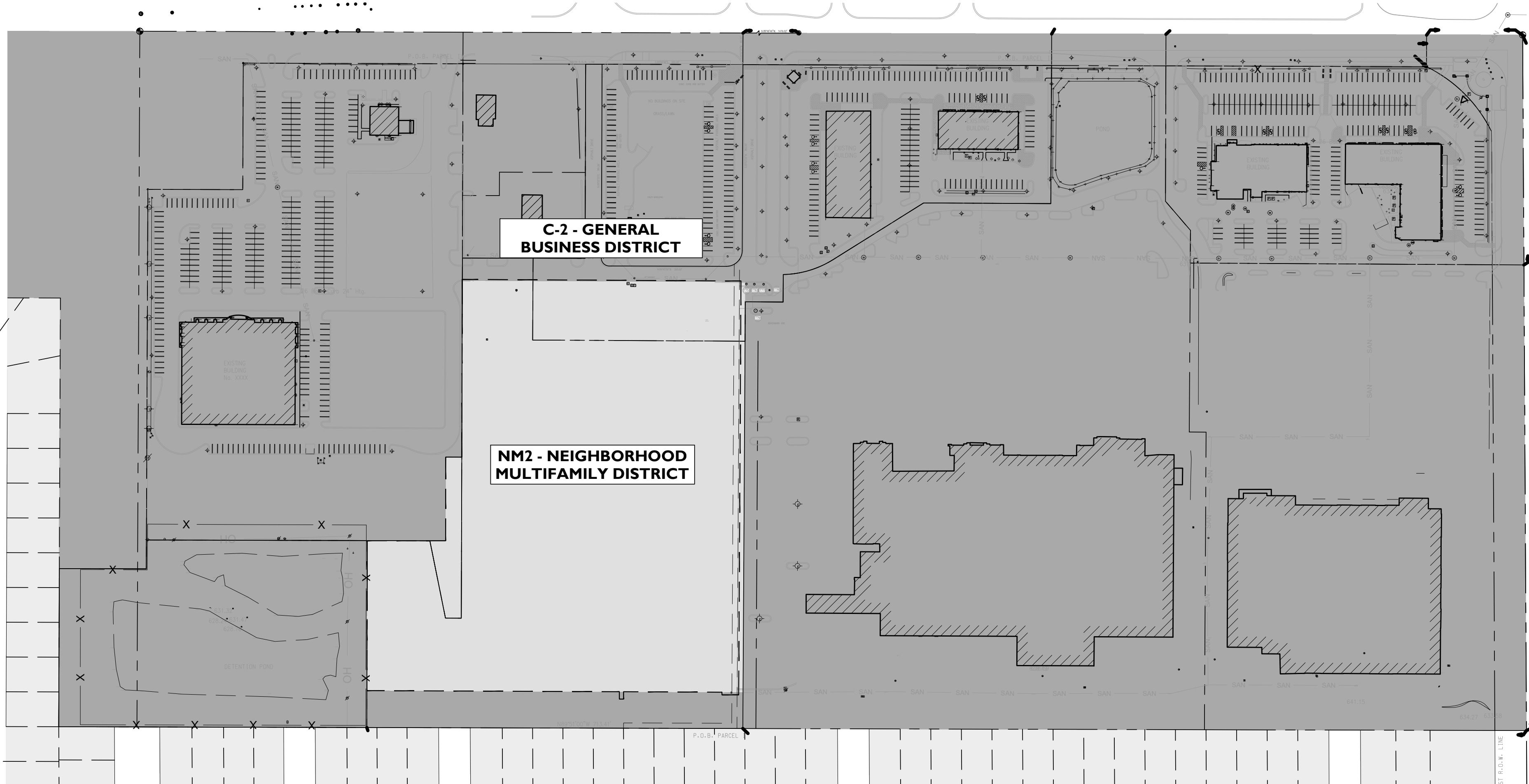
DRAWING:

C-1

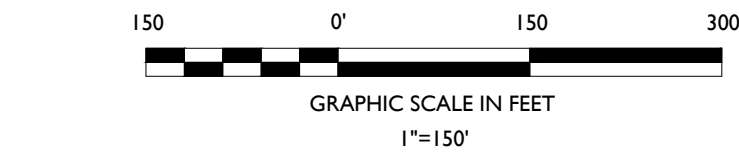
V:\MIDWEST\190523 SCHOSTAK BROTHERS\HOLBELL ROAD AND LYNDEN ROAD, LIVONIA, MI\CDR\ZONING EXHIBIT\LOT 2D - B REZONING



CURRENT ZONING



PROPOSED ZONING



SYMBOL	DESCRIPTION
---	PROPERTY LINE
Light Gray Box	NEIGHBORHOOD MULTIFAMILY DISTRICT (NM2)
Dark Gray Box	GENERAL BUSINESS DISTRICT (C-2)

NOT APPROVED FOR CONSTRUCTION

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SITE DEVELOPMENT PLANS

Schostak
BROTHERS & COMPANY

PROPOSED RESIDENTIAL DEVELOPMENT

PARCEL IDS: 137990008008, 137990008001, & 137990004002
11320 MIDDLEBELT ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN



STONEFIELD
engineering & design

SCALE: 1" = 150' PROJECT ID: M-19052.01

TITLE:

REZONING PLAN

DRAWING:

C-2

V:\P\19052\M-19052-SCHOSTAK BROTHERS-RESIDENTIAL DEVELOPMENT\19052-SCHOSTAK BROTHERS-RESIDENTIAL DEVELOPMENT.dwg

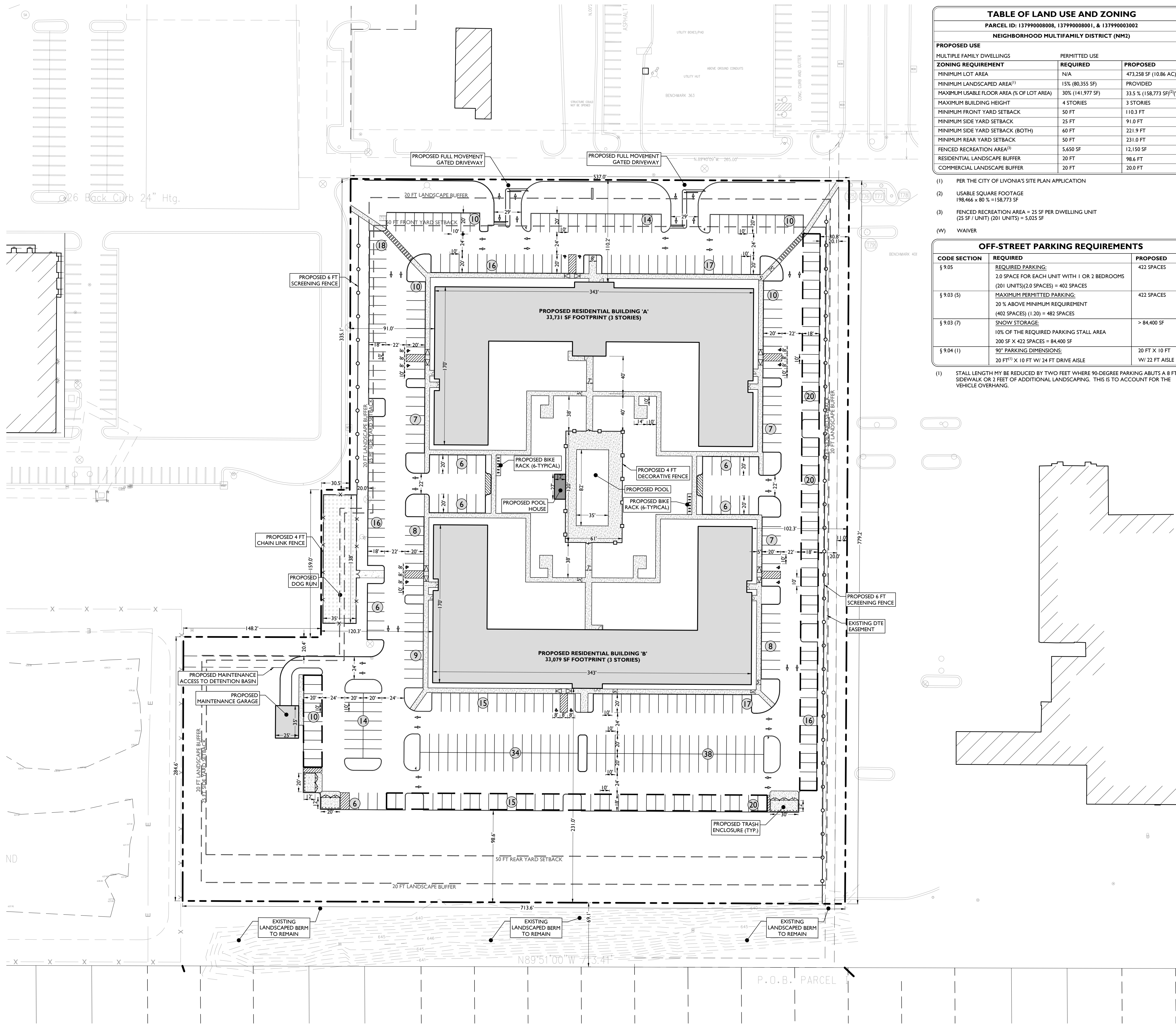


TABLE OF LAND USE AND ZONING		
PARCEL ID: 137990008008, 137990008001, & 137990003002		
NEIGHBORHOOD MULTIFAMILY DISTRICT (NM2)		
PROPOSED USE		
MULTIPLE FAMILY DWELLINGS		
PERMITTED USE		
ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	N/A	473,258 SF (10.86 AC)
MINIMUM LANDSCAPED AREA ⁽¹⁾	15% (80,355 SF)	PROVIDED
MAXIMUM USABLE FLOOR AREA (% OF LOT AREA)	30% (141,977 SF)	33.5 % (158,773 SF) ⁽²⁾ (VV)
MAXIMUM BUILDING HEIGHT	4 STORIES	3 STORIES
MINIMUM FRONT YARD SETBACK	50 FT	110.3 FT
MINIMUM SIDE YARD SETBACK	25 FT	91.0 FT
MINIMUM SIDE YARD SETBACK (BOTH)	60 FT	221.9 FT
MINIMUM REAR YARD SETBACK	50 FT	231.0 FT
FENCED RECREATION AREA ⁽³⁾	5,650 SF	12,150 SF
RESIDENTIAL LANDSCAPE BUFFER	20 FT	98.6 FT
COMMERCIAL LANDSCAPE BUFFER	20 FT	20.0 FT

- (1) PER THE CITY OF LIVONIA'S SITE PLAN APPLICATION
- (2) USABLE SQUARE FOOTAGE
198,466 x 80 % = 158,773 SF
- (3) FENCED RECREATION AREA = 25 SF PER DWELLING UNIT
(25 SF / UNIT) (201 UNITS) = 5,025 SF
- (VV) WAIVER

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 9.05	REQUIRED PARKING: 2.0 SPACE FOR EACH UNIT WITH 1 OR 2 BEDROOMS (201 UNITS) (2.0 SPACES) = 402 SPACES	422 SPACES
§ 9.03 (5)	MAXIMUM PERMITTED PARKING: 20 % ABOVE MINIMUM REQUIREMENT (402 SPACES) (1.20) = 482 SPACES	422 SPACES
§ 9.03 (7)	SNOW STORAGE: 10% OF THE REQUIRED PARKING STALL AREA 200 SF X 422 SPACES = 84,400 SF	> 84,400 SF
§ 9.04 (1)	90° PARKING DIMENSIONS: 20 FT ⁽¹⁾ X 10 FT VW/ 24 FT DRIVE AISLE	20 FT X 10 FT VW/ 22 FT AISLE

- (1) STALL LENGTH MAY BE REDUCED BY TWO FEET WHERE 90-DEGREE PARKING ABUTS A 8 FT SIDEWALK OR 2 FEET OF ADDITIONAL LANDSCAPING. THIS IS TO ACCOUNT FOR THE VEHICLE OVERHANG.

SYMBOL

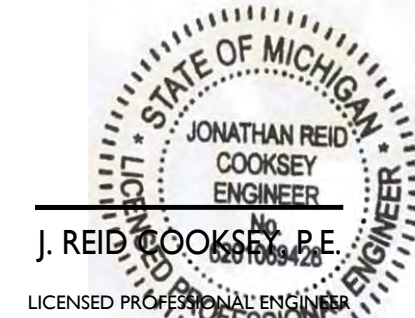
	PROPERTY LINE
	SETBACK LINE
	PROPOSED CURB AND GUTTER
	PROPOSED FLUSH CURB
	PROPOSED SIGNS / BOLLARDS
	PROPOSED CARPORT SPACES
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED STORM STRUCTURES

DESCRIPTION

SITE DEVELOPMENT PLANS

Schostak
BROTHERS & COMPANY
PROPOSED RESIDENTIAL DEVELOPMENT

PARCEL IDS: 137990008008, 137990008001, & 137990004002
11320 MIDDLEBELT ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN



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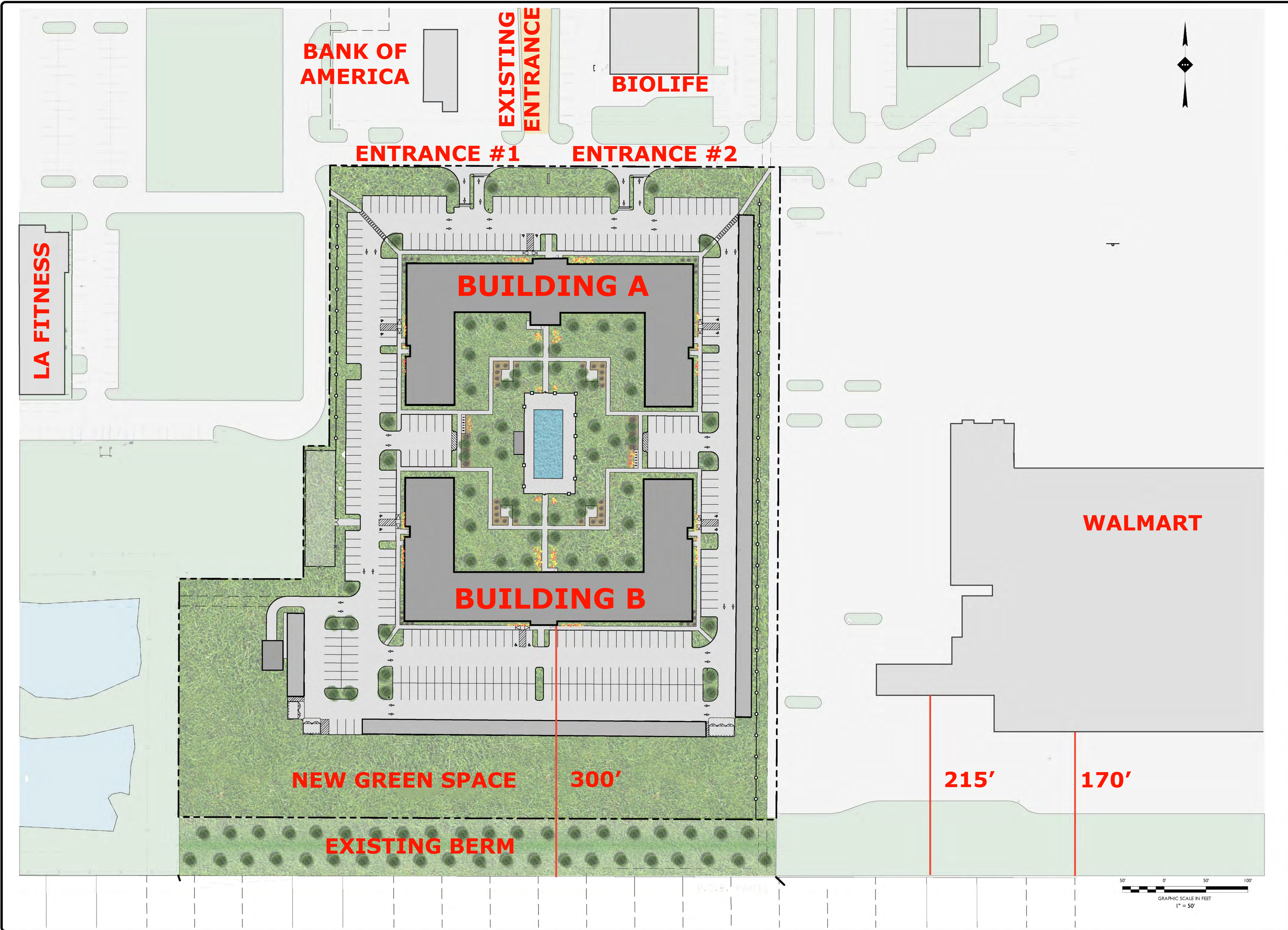
SCALE: 1" = 50' PROJECT ID: M-19052.01

TITLE: PRELIMINARY SITE PLAN

DRAWING:

C-3

W/30' R/W - 11320 MIDDLEBELT ROAD AND LIVINGSTON ROAD, LIVINGSTON, MICHIGAN. PREPARED FOR: S.D.P. & S.T.E.L.D.I.N.G.



SITE DEVELOPMENT PLANS			
STONEFIELD engineering & design			
Detroit, MI • New York, NY • Boston, MA Princeton, NJ • Tampa, FL • Rutherford, NJ www.stonefieldeng.com			
607 Shelby Suite 200, Detroit, MI 48226 Phone 248.247.1115			
NOT APPROVED FOR CONSTRUCTION			
PRELIMINARY SITE PLAN RENDERING			
DRAWING: C-4			

ISSUE	DATE	BY	DESCRIPTION
1	09/17/2021	MC/MPH	FOR REZONING APPROVAL

C-5



C-6



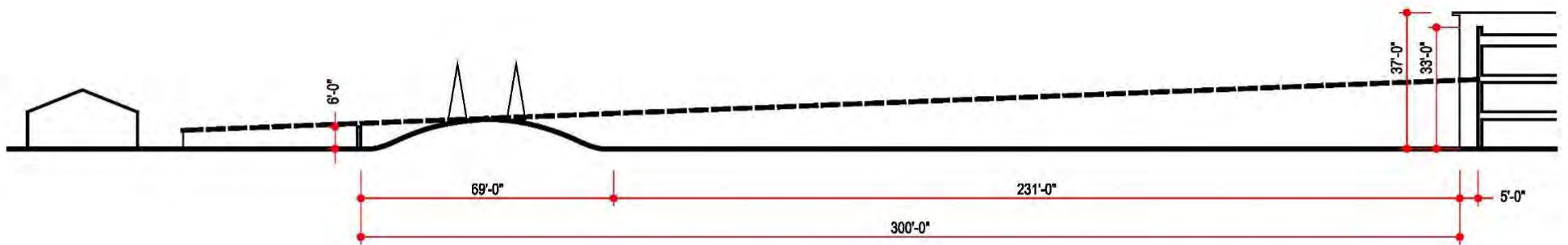
C-7



C-8



C-9



C-10



C-11

6/11/2019 4:58 PM
HRC_OLW.ctb
V: 201902120190258\F\20190258_FR_APT.dwg
Piggott, Robert

FLOOD ZONE INFORMATION

SUBJECT PROPERTY FALLS IN ZONE "X",
MINIMAL FLOODING, AS SHOWN IN FEMA MAP
26163C0227E, DATED 02/02/2012.

NOTES

NO EVIDENCE OF RECENT EARTH MOVING WORK ON SITE.

I AM NOT AWARE OF ANY PROPOSED CHANGES IN STREET
RIGHT OF WAY LINES.

UTILITY STATEMENT

THE LOCATIONS AND ELEVATIONS OF EXISTING
UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING
ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER
EXPRESSED OR IMPLIED AS TO THE COMPLETENESS
OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE
EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE
EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO
THE START OF CONSTRUCTION.

LEGEND

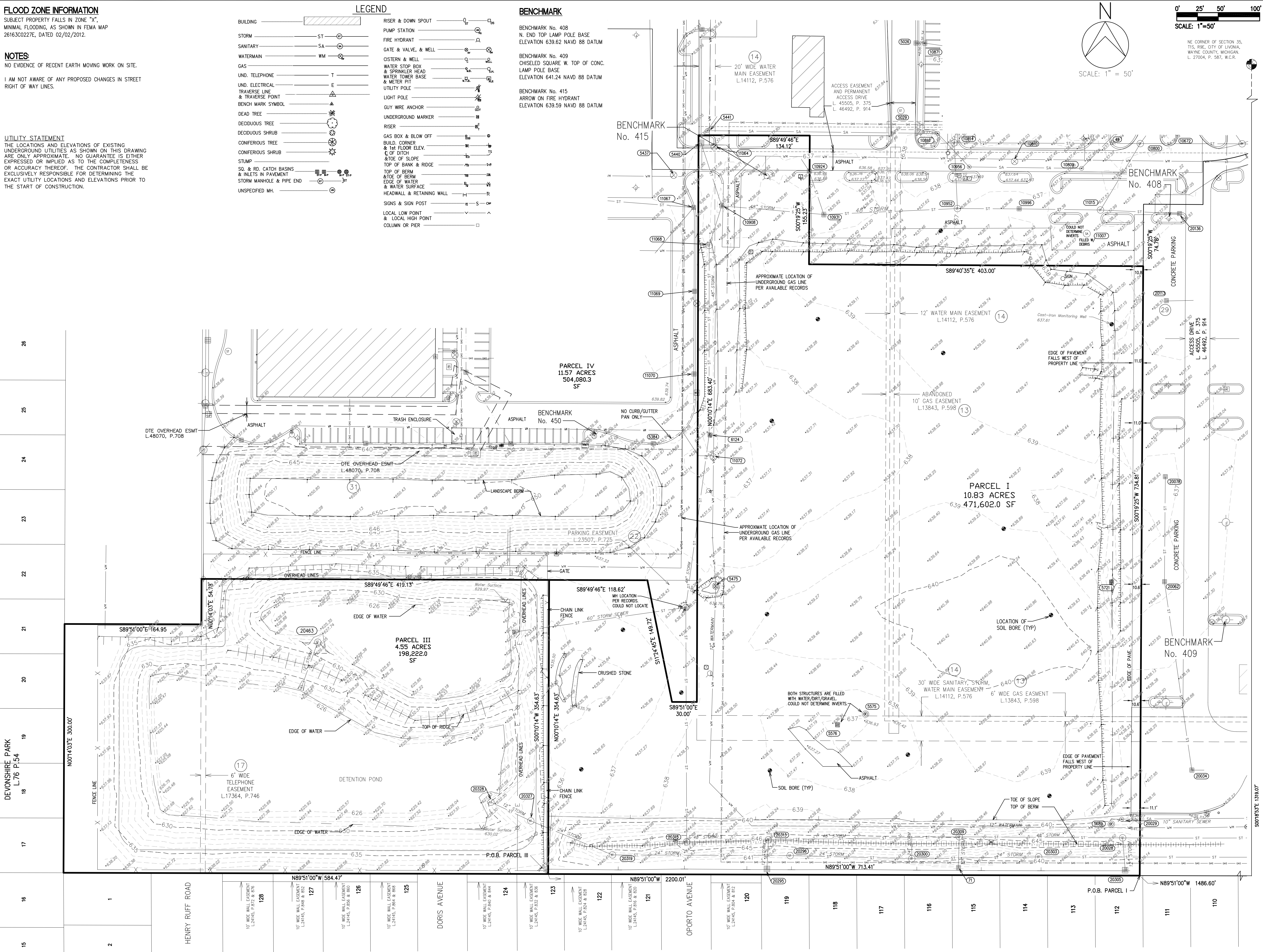
BUILDING		RISER & DOWN SPOUT		
STORM	ST 	PUMP STATION		
SANITARY	SA 	FIRE HYDRANT		
WATERMAIN	WM 	GATE & VALVE, & WELL		
GAS		CISTERN & WELL		
UND. TELEPHONE	T 	WATER STOP BOX & SPRINKLER HEAD		
UND. ELECTRICAL	E 	WATER TOWER BASE & METER PIT		
TRAVERSE LINE & TRAVERSE POINT		UTILITY POLE		
BENCH MARK SYMBOL		LIGHT POLE		
DEAD TREE		GUY WIRE ANCHOR		
DECIDUOUS TREE		UNDERGROUND MARKER		
DECIDUOUS SHRUB		RISER		
CONIFEROUS TREE		GAS BOX & BLOW OFF		
CONIFEROUS SHRUB		BUILD. CORNER & 1st FLOOR ELEV.		
STUMP		C. OF DITCH		
SQ. & RD. CATCH BASINS & INLETS IN PAVEMENT		TOE OF SLOPE		
STORM MANHOLE & PIPE END		TOP OF BANK & RIDGE		
UNSPECIFIED MH.		TOP OF BERM		
		EDGE OF WATER		
		WATER SURFACE		
		HEADWALL & RETAINING WALL		

BENCHMARK

BENCHMARK No. 408
N. END TOP LAMP POLE BASE
ELEVATION 639.62 NAVD 88 DATUM

BENCHMARK No. 409
CHISELED SQUARE W. TOP OF CONC.
LAMP POLE BASE
ELEVATION 641.24 NAVD 88 DATUM

BENCHMARK No. 415
ARROW ON FIRE HYDRANT
ELEVATION 639.59 NAVD 88 DATUM



NE CORNER OF SECTION 35,
T1S, R9E, CITY OF LIVONIA,
WAYNE COUNTY, MICHIGAN,
L. 27004, P. 587, W.C.R.

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915
555 HULET DRIVE
BLOOMFIELD HILLS, MICH.
P.O. BOX 824
48303 - 0824
PHONE: (248) 454-6300
FAX (1st Floor): (248) 454-6312
FAX (2nd Floor): (248) 454-6359
WEB SITE: <http://www.hrcengr.com>

DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	
DRAWN	B.PIGGOTT
CHECKED	G.CHALICE
APPROVED	G.CHALICE

CITY OF LIVONIA
WONDERLAND MALL

TOPOGRAPHICAL
SURVEY

HRC JOB NO. 20190258	SCALE 1"=50'
DATE June 2019	SHEET NO. 1 OF 2

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SANITARY STRUCTURE DATA	
Structure Name	Structure Details
49	RM=637.64 INV IN=623.37 SW 12" TO FROM 10809 INV IN=623.14 W 12" FROM INV OUT=624.4 E 18" TO 10672
5441	RM=637.46 INV IN=625.40 NE 12" FROM INV OUT=624.75 E 12" TO 10816
10672	RM=637.67 INV IN=623.08 W 18" FROM INV OUT=623.68 E 18" TO
10809	RM=638.10 INV IN=624.26 W 12" FROM 10956 INV OUT=624.52 NE 12" TO 444
10816	RM=638.27 INV IN=624.69 W 12" FROM 5441 INV OUT=624.65 SE 12" TO 10956
10956	RM=637.50 INV IN=623.66 NW 12" FROM 10816 INV OUT=623.59 E 12" TO 10809
11007	RM=637.47
20029	RM=639.69 INV IN=629.74 W 12" FROM INV OUT=629.72 E 12" TO

WATER STRUCTURE DATA	
Structure Name	Structure Details
5437	RM=638.19 T/P IN=632.26 W 12" DI FROM T/P OUT=632.26 E 12" DI TO
5475	RM=636.90 T/P IN=629.89 N 12" DI FROM T/P OUT=629.90 S 12" DI TO
10810	RM=638.31 T/P IN=631.95 W 12" DI FROM T/P OUT=631.95 E 12" DI TO
11064	RM=638.76 T/P IN=630.21 W 12" DI FROM T/P OUT=630.21 E 12" DI TO
11072	RM=636.60 T/P IN=630.60 W 12" DI FROM T/P OUT=630.60 N 12" DI TO

STORM STRUCTURE DATA	
Structure Name	Structure Details
71	RM=635.73 INV OUT=631.61 N 12° RCP TO 20309
5026	RM=636.34 INV OUT=631.70 E 12° RCP TO 10871
5029	RM=636.88
5054	RM=635.87 INV OUT=632.57 SW 12° RCP TO 5020
5384	RM=637.91 INV OUT=628.02 E 24° RCP FROM INV OUT=631.51 W 24° RCP TO
5440	RM=636.11 INV IN=631.61 N 15° RCP FROM INV IN=631.44 W 12° RCP FROM INV OUT=631.36 S 15° RCP TO 10908
5575	RM=637.14 (FILLED WITH WATER & DIRT)
5576	RM=636.82 (FILLED WITH WATER & DIRT)
5689	RM=640.77 (FILLED WITH DEBRIS)
5721	RM=634.88 INV OUT=632.11 S 12°
6124	RM=634.85 INV IN=626.91 N 48° CONC FROM 11068 INV OUT=626.91 S 48° CONC TO
10692	RM=635.71 INV OUT=632.19 E 12° RCP TO 10691
10708	RM=635.67 INV IN=632.21 W 12° RCP FROM 10709 INV OUT=631.91 E 12° RCP TO 10598
10709	RM=635.59 INV OUT=632.46 E 12° RCP TO 10708
10747	RM=635.72 INV OUT=632.60 S 12° RCP TO 10770
10770	RM=637.75 INV IN=633.40 N 12° RCP FROM 10747 INV OUT=633.33 E 12° RCP TO 10598
10800	RM=638.59 INV IN=630.87 NE 36° RCP FROM INV OUT=630.74 SW 36° RCP TO 11015
10814	RM=638.42 INV IN=631.85 N 15° RCP FROM 10817 INV IN=631.66 W 48° RCP FROM INV IN=631.46 E 48° RCP FROM INV OUT=631.85 S 18° RCP TO 10952
10817	RM=638.44 INV IN=631.96 N 15° RCP FROM 10831 INV IN=632.84 W 12° RCP FROM INV OUT=631.94 S 18° RCP TO 10814
10831	RM=637.18 INV IN=631.62 N 15° RCP FROM 10850 INV IN=631.62 W 12° RCP FROM 10871 INV IN=632.63 E 12° RCP FROM INV OUT=631.41 S 18° RCP TO 10817
10850	RM=637.63 INV IN=631.47 N 15° RCP FROM 10851 INV IN=631.47 W 12° RCP FROM 10868 INV IN=632.26 E 12° RCP FROM INV OUT=631.33 S 18° RCP TO 10831
10851	RM=637.81 INV IN=631.97 W 12° RCP FROM 5020 INV IN=631.84 NE 12° RCP FROM 10861 INV OUT=631.77 S 18° RCP TO 10850
10859	RM=636.73 INV OUT=632.76 W 12° RCP TO 10861
10861	RM=637.36 INV IN=632.30 E 12° RCP FROM 10859 INV OUT=632.26 SW 12° RCP TO 10851
10868	RM=635.93 INV IN=631.97 W 12° RCP FROM 5019 INV OUT=631.71 E 12° RCP TO 10826
10871	RM=636.31 INV IN=631.82 W 12° RCP FROM 5050 INV OUT=632.01 E 12° RCP TO 10831
10908	RM=635.93 INV IN=630.79 N 15° RCP FROM 5440 INV IN=630.00 W 33° RCP FROM 10867 INV OUT=628.21 E 48° RCP TO 10908

STORM STRUCTURE DATA	
Structure Name	Structure Details
11068	RM=637.11 INV IN=628.53 S 48° RCP FROM 11070 INV OUT=628.49 N 48° RCP TO
11069	RM=637.99 INV IN=632.75 S 12° RCP FROM 11070 INV OUT=632.71 N 12° RCP TO 11067
11070	RM=638.11 INV OUT=633.11 N 12° RCP TO 11069
20028	RM=644.28 INV IN=630.75 S 12° CONC FROM 20305 INV IN=627.73 W CONC FROM 20309 INV IN=627.93 E
20034	RM=634.73 INV IN=628.87 N 21° RCP FROM 20062 INV OUT=628.83 E 24° RCP TO
20062	RM=635.90 INV IN=631.25 S 15° RCP FROM 20078 INV OUT=631.00 S 21° RCP TO 20034
20078	RM=635.98 INV OUT=631.56 S 15° RCP TO 20062
20113	RM=635.90 INV OUT=631.72 E 12° RCP TO
20136	RM=636.26 INV OUT=630.76 NW 12° RCP TO
20295	RM=636.03 INV IN=632.08 N 12° RCP TO
20296	RM=641.20 INV IN=622.92 W 24° RCP FROM 20319 INV OUT=622.70 E 24° RCP TO 20300
20300	RM=641.85 INV IN=622.13 W 24° RCP FROM 20296 INV OUT=622.33 N 24° RCP FROM INV OUT=622.25 E 24° RCP TO 20303
20303	RM=642.35 INV IN=621.91 S 24° RCP FROM 20300 INV OUT=621.79 E 24° RCP TO
20305	RM=635.46 INV OUT=631.26 N 12° RCP TO
20309	RM=645.02 INV IN=627.81 E 48° RCP FROM INV IN=631.10 S 12° RCP FROM 71 INV OUT=627.98 W 48° RCP TO 20313
20313	RM=646.87 INV IN=627.85 E 48° RCP FROM 20309 INV OUT=627.75 W 48° RCP TO 20315
20315	RM=647.23 INV IN=627.36 E 48° RCP FROM 20313 INV IN=628.11 W 48° RCP FROM
20319	RM=644.93 INV IN=623.50 W 24° RCP FROM 20327 INV OUT=623.43 E 24° RCP TO 20328
20327	RM=632.57 INV IN=625.15 NW 12° RCP FROM 20328 INV OUT=623.75 E 24° RCP TO 20319
20328	RM=632.82 INV OUT=627.24 SE 12° RCP TO 20327
20463	RM=630.68 T/P=627.48
10924	RM=635.71 INV IN=631.41 NW 12° RCP FROM INV OUT=629.35 S 12° RCP TO 10931
10931	RM=635.77 INV IN=629.07 W 12° RCP FROM 10924 INV IN=629.01 W 48° RCP FROM 10928 INV OUT=629.01 E 48° RCP FROM 10952
10952	RM=636.93 INV IN=630.17 N 18° RCP FROM 10814 INV IN=628.43 W 48° RCP FROM 10931 INV OUT=629.43 E 48° RCP TO 10996
10996	RM=636.01 INV IN=628.53 W 48° RCP FROM 10952 INV OUT=628.53 E 48° RCP TO 11015
11015	RM=637.37 INV IN=628.82 W 48° RCP FROM 10996 INV IN=630.00 NE 48° RCP FROM 10800 INV OUT=629.82 E 48° RCP TO
11067	RM=638.35 INV IN=633.73 SW 12° RCP FROM INV IN=628.74 NW 33° RCP FROM INV IN=632.54 S 12° RCP FROM 11069 INV OUT=628.75 S 33° RCP TO 10959

PROPERTY DESCRIPTION

AS PROVIDED BY CLIENT IN TITLE WORK BY FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT No: 844447 AND DATED MARCH 08, 2019

Land in the City of Livonia, Wayne County, MI, described as follows:

PARCEL 1:

Part of the Northeast $\frac{1}{4}$ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:

Commencing at the Northeast corner of said section; thence

South 00 degrees 18 minutes 53 seconds East, 1,319.07 feet along the East line of said section and the centerline of Middlebelt Road (120 feet right of way) to the extended South line of Be-Airé Gardens*, a subdivision according to the plat thereof as recorded in Liber 75 of Plats, page 48, Wayne County Records; thence North 89 degrees 51 minutes 00 seconds West, 1,486.60 feet along said extended North line to the Point of Beginning; thence North 89 degrees 51 minutes 00 seconds West, 73.41 feet along said North line extended; thence North 00 degrees 10 minutes 14 seconds East, 116.62 feet; thence South 89 degrees 49 minutes 46 seconds East, 116.62 feet; thence South 11 degrees 24 minutes 45 seconds East, 149.72 feet; thence South 89 degrees

51 minutes 00 seconds East, 30.00 feet; thence North 00 degrees 10 minutes 14 seconds East, 683.40 feet; thence South 89 degrees 49 minutes 46 seconds East, 134.12 feet; thence South 00 degrees 10 minutes 25 seconds West, 155.23 feet; thence South 89 degrees 40 minutes 35 seconds East, 403.00 feet; thence South 00 degrees 19 minutes 25 seconds West, 734.81 feet to the Point of Beginning. Containing 471,602 sq and/or 10.83 acres of land.

PARCEL III:

Part, City of Lionville, Wayne County, Michigan, described as: Commencing at the Northeast corner of said section; thence South 00 degrees 18 minutes 53 seconds East, 1,318.67 feet along the East line of said section and the line between the same and Section 120 (20 acres) to the extended North line of "Big-A Gardens," a subdivision according to the plat thereof as recorded in Liber 75 of plats, page 48, Wayne County Records; thence North 89 degrees 51 minutes 00 seconds West, 2,200.01 feet along said extended North line to the Point of Beginning; thence North 89 degrees 51 minutes 00 seconds West, 584.47 feet; thence North 00 degrees 14 minutes 03 seconds East, 300.00 feet; thence South 89 degrees 51 minutes 00 seconds East, 1,318.67 feet to the Point of Beginning; thence North 89 degrees 51 minutes 00 seconds East, 300.00 feet; thence South 89 degrees 49 minutes 46 seconds East, 419.13 feet; thence South 00 degrees 14 minutes 03 seconds West, 354.63 feet to the Point of Beginning, Containing 198,222.02 sf and/or 4.55 acres of land.

EXCEPTIONS

- 11 Water Easement in favor of Board of County Road Commissioners of the County of Wayne and the Covenants, Conditions and Restrictions contained in Instrument recorded in Liber 6221, page 394, Register #C0614562. (CANNOT DETERMINE LOCATION DUE TO POOR UNREADABLE DOCUMENT)
- 12 Underground Permit in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in Instrument recorded in Liber 10350, page 682, Register #D044486, as to Parcel IV. (CANNOT DETERMINE LOCATION DUE TO POOR UNREADABLE DOCUMENT)
- 13 Agreement for Right of Way in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 11943, page 598, Register #E3634005, page 572, Register #E3634006, in Liber 12199, page 129, Register #E3634006, and in Liber 14112, page 581, Register #E048956. (AS SHOWN ON SURVEY)
- 14 Terms and Conditions contained in Easement as disclosed by instrument recorded in Liber 14112, page 572, Register #E048956, in Liber 12199, page 129, Register #E3634006, and in Liber 14112, page 581, Register #E048956. (AS SHOWN ON SURVEY)
- 15 Release of Right-of-Way in favor of County of Wayne and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 14186, page 497, Register #E506328, as to Parcels I and IV. (SHOW ON SURVEY)
- 16 Terms and Conditions contained in Warranty Deed as disclosed by instrument recorded in Liber 16639, page 70, Register #F334920, as to Parcel IV. (NOT PLOTTABLE)
- 17 Terms and Conditions contained in Easement Agreement as shown by instrument recorded in Liber 17364, page 746, Register #F075971, as to Parcel III. (SHOW ON SURVEY)
- 18 Easement in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 19200, page 933, Register #G032769, as to Parcel II. (SHOW ON SURVEY)
- 19 Right of Way in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 21399, page 129, Register #G0634006.
- 20 Right of Way in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 21399, page 130, Register #G663406 and Modification of Right of Way recorded in Liber 21645, page 636, Register #G0763037. (SHOW ON SURVEY)
- 21 Grant of Easement in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 22458, page 91. (SHOW ON SURVEY)
- 22 Terms and Conditions contained in Easement Agreement as disclosed by instrument recorded in Liber 23507, page 725. (SHOW ON SURVEY)
- 23 Terms and Conditions contained in Walled Easement Agreement as disclosed by instrument recorded in Liber 24145, page 804, Liber 24145, page 812, Liber 24145, page 816, Liber 24145, page 820, Liber 24145, page 824, Liber 24145, page 828, Liber 24145, page 832, Liber 24145, page 836, Liber 24145, page 840, Liber 24145, page 844, Liber 24145, page 848, Liber 24145, page 852, Liber 24145, page 856, Liber 24145, page 860, Liber 24145, page 864, Liber 24145, page 868, Liber 24145, page 872, and in Liber 24145, page 876. (AS SHOWN ON SURVEY)
- 24 Highway Easement Release for signal poles in favor of Michigan Department of Transportation and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 24610, page 483, as to Parcel II. (SHOW ON SURVEY)
- 25 Terms and Conditions contained in Beautification Easement Agreement as disclosed by instrument recorded in Liber 34069, page 321, and in Liber 34069, page 339. (SHOW ON SURVEY)
- 26 Terms and Conditions contained in Easement as disclosed by instrument recorded in Liber 35211, page 153, as to Parcel IV. (SHOW ON SURVEY)
- 27 Easements, Terms and Conditions contained in Easement as disclosed by instrument recorded in Liber 45464, page 101, as to Parcels I and II. (NOT PLOTTABLE)
- 28 Terms and Conditions contained in Grant of Easement as disclosed by instrument recorded in Liber 45464, page 101, as to Parcel I and II. (NOT PLOTTABLE)
- 29 Terms and Conditions contained in Operation and Easement Agreement as disclosed by instrument recorded in Liber 45505, page 375, and in First Amendment to Operation and Easement Agreement as disclosed by instrument recorded in Liber 46492, page 914. (SHOW ON SURVEY)
- 30 Terms and Conditions contained in Dedication of Covenants, Conditions, Restrictions, and Easements as disclosed by instrument recorded in Liber 46878, page 103, as to Parcel IV. (SHOW ON SURVEY)
- 31 Detroit Edison Underground Easement (Right of Way) in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 48070, page 790, as to Parcel IV. (SHOW ON SURVEY)
- 36 Survey by Hussell, Roth and Clark, Inc., dated February 27, 2003, Job No. 20030115, discloses the following:
a. There is built over 10 foot gas main, which has been abandoned. (N/A)
b. Partially built from the enclosed main and the Target Stone. (N/A)
c. Partly built over/and at various depths.
d. Asphalt paving over the various areas, gas mains, water, sewer, telephone and electric lines.
e. Building designed as Ward's Automotive Center built over the easement for sanitary records in Liber 14112, page 572, Wayne County Records

NOTE: (THE FOLLOWING WAS SHOWN ON HRC JOB No. 20090336.04, WITH A REVISION DATE OF 07/23/09.)

ASSESSMENTS SCHEDULED FOR TERMINATION PER DEED INFORMATION AND EASEMENT DRAWING OF
HUBBELL, ROLL & CLARK DEED DATED 02-09-06., FINAL REVISION 03-02-06.

12' WIDE SANITARY SEWER EASEMENT, L1494,
10' WIDE GAS EASEMENT, L13843, P.598 (ABANDONED LINE)
12' WIDE STORM SEWER EASEMENT, L14112, P.576
24' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.572
30' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.572
12' WIDE SANITARY SEWER EASEMENT, L14112, P.572
12' WIDE WATER MAIN EASEMENT, L14112, P.576
12' WIDE WATER MAIN EASEMENT, L14112, P.576
20' WIDE WATER MAIN EASEMENT, L14112, P.576
20' STORM SEWER AND WATER SYSTEM EASEMENT, L14112, P.576
12' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.576
30' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.576
20' WIDE SANITARY SEWER AND WATER MAIN EASEMENT, L14112, P.576
12' WIDE STORM SEWER EASEMENT, L14112, P.576



HRC
HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS SINCE 1915

555 HULET DRIVE
BLOOMFIELD HILLS, MICH.

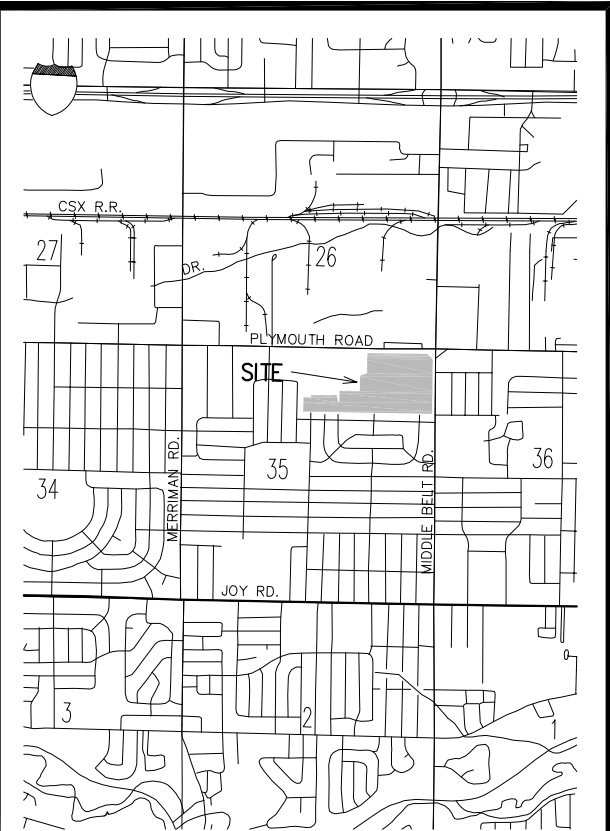
P.O. BOX 824
48303 - 0824

PHONE: (248) 454-6300
FAX (1st. Floor): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359

WEB SITE: [http:// www.hrcenr.com](http://www.hrcenr.com)

[illegible]

DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	
DRAWN	B.PIGGOTT
CHECKED	G.CHALICE
APPROVED	G.CHALICE



CITY OF LIVONIA
WONDERLAND MALL

ALTA/NSPS
LAND TITLE
SURVEY

HRC JOB NO. 20190258	SCALE 1"=50'
DATE June 2019	SHEET NO. 2 OF 2

6/12/2019 8:32 AM
HRC.dwg.ctb
V:\201902\20190258\F\20190258_OVERALL.dwg
Piggott, Robert

BENCHMARK

BENCHMARK No. 363
ARROW ON FIRE HYDRANT
ELEVATION 639.75 NAVD 88 DATUM

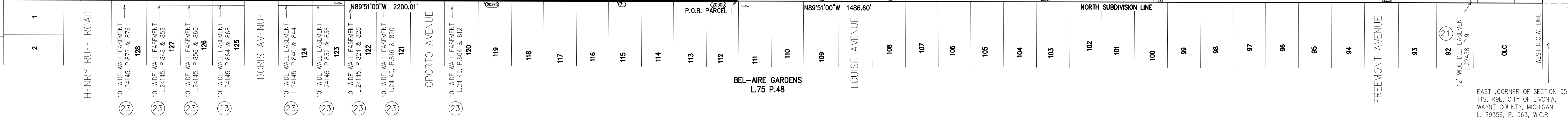
BENCHMARK No. 408
N. END TOP LAMP POLE BASE
ELEVATION 639.62 NAVD 88 DATUM

BENCHMARK No. 415
ARROW ON FIRE HYDRANT
ELEVATION 641.98 NAVD 88 DATUM

BENCHMARK No. 450
ARROW ON FIRE HYDRANT
ELEVATION 641.98 NAVD 88 DATUM

BENCHMARK No. 409
CHISELED SQUARE W. TOP OF CONC.
LAMP POLE BASE
ELEVATION 641.24 NAVD 88 DATUM

N. CORNER OF SECTION 35,
T1S, R9E, CITY OF LIVONIA,
WAYNE COUNTY, MICHIGAN.
L. 30034, P. 444, W.C.R.



LEGEND

BUILDING		RISER & DOWN SPOUT	
STORM	ST	PUMP STATION	
SANITARY	SA	FIRE HYDRANT	
WATERMAIN	WM	GATE & VALVE, & WELL	
GAS		CISTERN & WELL	
UND. TELEPHONE	T	WATER STOP BOX & SPRINKLER HEAD	
UND. ELECTRICAL	E	WATER TOWER BASE & METER PIT	
TRAVERSE LINE & TRAVERSE POINT		UTILITY POLE	
BENCH MARK SYMBOL		LIGHT POLE	
DEAD TREE		GUY WIRE ANCHOR	
DECIDUOUS TREE		UNDERGROUND MARKER	
DECIDUOUS SHRUB		RISER	
CONIFEROUS TREE		GAS BOX & BLOW OFF	
CONIFEROUS SHRUB		BUILD. CORNER & 1st FLOOR ELEV.	
STUMP		C.O. OF DITCH	
SQ. & RD. CATCH BASINS & INLETS IN PAVEMENT		% OF SLOPE	
STORM MANHOLE & PIPE END		TOP OF BANK & RIDGE	
UNSPECIFIED MH.		TOP OF BERM	
		% OF BERM	
		EDGE OF WATER & WATER SURFACE	
		HEADWALL & RETAINING WALL	
		SIGNS & SIGN POST	
		LOCAL LOW POINT & LOCAL HIGH POINT	
		COLUMN OR PIER	

FLOOD ZONE INFORMATION

SUBJECT PROPERTY FALLS IN ZONE "X", MINIMAL FLOODING, AS SHOWN IN FEMA MAP 26163C0227E, DATED 02/02/2012.

PARKING INFORMATION

PARCEL I - 0 SPACES

PARCEL II - 519 SPACES (20 HANDICAP/499 REGULAR (EAST - 10 HANDICAP/250 REGULAR; WEST - 10 HANDICAP/249 REGULAR)

PARCEL III - 0 SPACES

PARCEL IV - 349 SPACES (10 HANDICAP/339 REGULAR)

TOTAL PARKING SPACES:
868 SPACES
(30 HANDICAP/838 REGULAR)

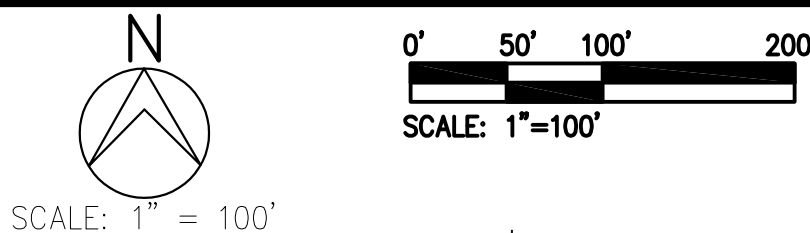
NOTES

NO EVIDENCE OF RECENT EARTH MOVING WORK ON SITE.

NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

UTILITY STATEMENT

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

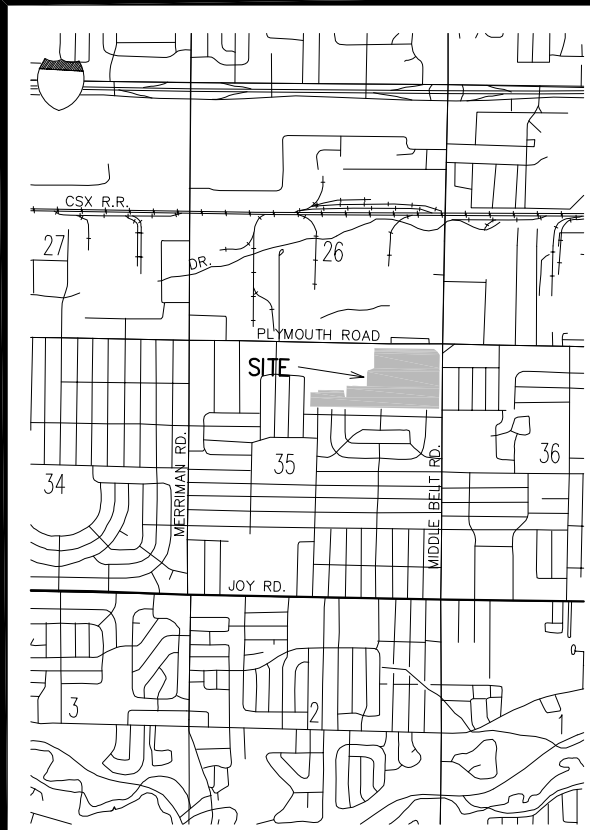
555 HULET DRIVE
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DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	
DRAWN	B.PIGGOTT
CHECKED	G.CHALICE
APPROVED	G.CHALICE



CITY OF LIVONIA

WONDERLAND MALL

ALTA/NSPS
LAND TITLE
SURVEY

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11, 13, 14, 16, 17, OF TABLE A THEREOF.

GARY M. CHALICE
PROFESSIONAL SURVEYOR No. 55939

HRC JOB NO. 20190258	SCALE 1"=100'
DATE June 2019	SHEET NO. 1 OF 2

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SANITARY STRUCTURE DATA		
Structure Name	Structure Details	
49	RIM=637.64	INV IN=623.37 SW 12" FROM 10809 INV IN=623.14 W 12" FROM INV OUT=623.14 E 18" TO 10672
	INV IN=625.40 NE 12" FROM INV OUT=624.75 E 12" TO 10816	
5441	RIM=637.46	INV IN=625.40 NE 12" FROM INV IN=623.14 W 12" RCP FROM INV OUT=623.07 E 18" TO 10672
	INV IN=623.08 W 18" FROM 49 INV OUT=623.07 E 18" TO 49	
10672	RIM=637.68	INV IN=623.08 W 18" FROM 49 INV OUT=624.22 NE 12" TO 49
	INV IN=623.08 W 18" FROM 49 INV OUT=624.22 NE 12" TO 49	
10809	RIM=638.10	INV IN=624.26 W 12" FROM 10956 INV OUT=624.65 SE 12" TO 10956
	INV IN=624.26 W 12" FROM 10956 INV OUT=624.65 SE 12" TO 10956	
10816	RIM=638.27	INV IN=624.69 W 12" FROM 5441 INV OUT=624.65 SE 12" TO 10956
	INV IN=624.69 W 12" FROM 5441 INV OUT=624.65 SE 12" TO 10956	
10956	RIM=637.50	INV IN=623.66 NW 12" FROM 10816 INV OUT=623.59 E 12" TO 10809
	INV IN=623.66 NW 12" FROM 10816 INV OUT=623.59 E 12" TO 10809	
11007	RIM=637.47	INV IN=623.66 NW 12" FROM 10816 INV OUT=623.59 E 12" TO 10809
	INV IN=623.66 NW 12" FROM 10816 INV OUT=623.59 E 12" TO 10809	
20029	RIM=639.69	INV IN=629.74 W 12" FROM INV OUT=629.72 E 12" TO
	INV IN=629.74 W 12" FROM INV OUT=629.72 E 12" TO	

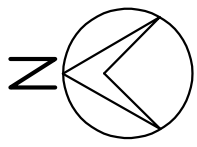
WATER STRUCTURE DATA		
Structure Name	Structure Details	
5437	RIM=636.19	T/P IN=632.26 W 12" DI FROM T/P OUT=632.26 E 12" DI TO
	INV IN=632.26 W 12" DI FROM INV OUT=632.26 E 12" DI TO	
5475	RIM=636.90	T/P IN=629.90 N 12" DI FROM T/P OUT=629.90 S 12" DI TO
	INV IN=629.90 N 12" DI FROM INV OUT=629.90 S 12" DI TO	
10810	RIM=636.31	T/P IN=631.95 W 12" DI FROM T/P OUT=630.21 E 12" DI TO
	INV IN=631.95 W 12" DI FROM INV OUT=630.21 E 12" DI TO	
11064	RIM=636.76	T/P IN=630.21 W 12" DI FROM T/P OUT=630.21 E 12" DI TO
	INV IN=630.21 W 12" DI FROM INV OUT=630.21 E 12" DI TO	
11072	RIM=636.60	T/P IN=630.60 W 12" DI FROM T/P OUT=630.60 N 12" DI TO
	INV IN=630.60 W 12" DI FROM INV OUT=630.60 N 12" DI TO	

STORM STRUCTURE DATA		
Structure Name	Structure Details	
71	RIM=635.73	INV IN=631.61 N 12" RCP TO 20309
	INV IN=631.61 N 12" RCP TO 20309	
5019	RIM=636.23	INV IN=632.43 E 12" RCP TO 10686
	INV IN=632.43 E 12" RCP TO 10686	
5020	RIM=636.64	INV IN=632.33 NE 12" RCP FROM 5054 INV IN=632.49 W 12" RCP FROM INV OUT=632.49 E 12" RCP TO 10871
	INV IN=632.33 NE 12" RCP FROM 5054 INV IN=632.49 W 12" RCP FROM INV OUT=632.49 E 12" RCP TO 10871	
5026	RIM=636.34	INV IN=631.70 E 12" RCP TO 10871
	INV IN=631.70 E 12" RCP TO 10871	
5029	RIM=636.88	(FILLED WITH WATER & DIRT)
	(FILLED WITH WATER & DIRT)	
5054	RIM=635.87	INV IN=632.72 SW 12" RCP TO 5020
	INV IN=632.72 SW 12" RCP TO 5020	
5384	RIM=637.91	INV IN=628.22 E 24" RCP FROM INV OUT=628.11 W 24" RCP TO
	INV IN=628.22 E 24" RCP FROM INV OUT=628.11 W 24" RCP TO	
5440	RIM=636.07	INV IN=631.61 N 15" RCP FROM INV IN=631.46 W 12" RCP FROM INV OUT=631.36 S 15" RCP TO 10908
	INV IN=631.61 N 15" RCP FROM INV IN=631.46 W 12" RCP FROM INV OUT=631.36 S 15" RCP TO 10908	
5575	RIM=637.14	(FILLED WITH WATER & DIRT)
	(FILLED WITH WATER & DIRT)	
5576	RIM=636.82	(FILLED WITH WATER & DIRT)
	(FILLED WITH WATER & DIRT)	
5689	RIM=640.77	(FILLED WITH DEBRIS)
	(FILLED WITH DEBRIS)	
5721	RIM=634.88	INV IN=632.11 S 12"
	INV IN=632.11 S 12"	
6124	RIM=634.85	INV IN=626.91 N 48" CONC FROM 11068 INV OUT=626.91 S 48" CONC TO
	INV IN=626.91 N 48" CONC FROM 11068 INV OUT=626.91 S 48" CONC TO	
10577	RIM=636.81	INV IN=631.09 W 18" RCP FROM 10585 INV OUT=631.09 SE 24" RCP TO
	INV IN=631.09 W 18" RCP FROM 10585 INV OUT=631.09 SE 24" RCP TO	
10584	RIM=635.66	INV IN=631.58 W 12" RCP FROM 10688 INV OUT=631.58 E 12" RCP TO 10585
	INV IN=631.58 W 12" RCP FROM 10688 INV OUT=631.58 E 12" RCP TO 10585	
10585	RIM=636.08	INV IN=631.33 N 18" RCP FROM 10597 T/P IN=629.90 N 12" DI FROM T/P OUT=629.90 S 12" DI TO
	INV IN=631.33 N 18" RCP FROM 10597 T/P IN=629.90 N 12" DI FROM T/P OUT=629.90 S 12" DI TO	
10595	RIM=635.63	INV IN=631.98 W 12" RCP FROM 10596 INV OUT=631.94 E 12" RCP TO 10597
	INV IN=631.98 W 12" RCP FROM 10596 INV OUT=631.94 E 12" RCP TO 10597	
10596	RIM=635.44	INV IN=632.09 W 12" RCP FROM 10708 INV OUT=632.19 E 12" RCP TO 10595
	INV IN=632.09 W 12" RCP FROM 10708 INV OUT=632.19 E 12" RCP TO 10595	
10597	RIM=635.94	INV IN=632.06 N 15" RCP FROM 10598 INV IN=632.00 W 12" RCP FROM 10600 INV OUT=632.05 S 18" RCP TO 10595
	INV IN=632.06 N 15" RCP FROM 10598 INV IN=632.00 W 12" RCP FROM 10600 INV OUT=632.05 S 18" RCP TO 10595	
10598	RIM=636.27	INV IN=631.86 W 12" RCP FROM 10770 INV IN=632.15 N 12" RCP FROM 10600 INV IN=631.73 E 12" RCP FROM INV OUT=631.64 S 15" RCP TO 10597
	INV IN=631.86 W 12" RCP FROM 10770 INV IN=632.15 N 12" RCP FROM 10600 INV IN=631.73 E 12" RCP FROM INV OUT=631.64 S 15" RCP TO 10597	
10600	RIM=635.78	INV IN=632.03 S 12" RCP TO 10598
	INV IN=632.03 S 12" RCP TO 10598	
10688	RIM=635.63	INV IN=631.71 W 12" RCP FROM 10691 INV OUT=631.65 E 12" RCP TO 10584
	INV IN=631.71 W 12" RCP FROM 10691 INV OUT=631.65 E 12" RCP TO 10584	
10691	RIM=635.70	INV IN=632.12 W 12" RCP FROM 10692 INV OUT=632.07 E 12" RCP TO 10688
	INV IN=632.12 W 12" RCP FROM 10692 INV OUT=632.07 E 12" RCP TO 10688	

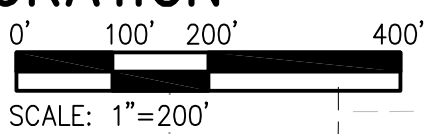
STORM STRUCTURE DATA		
Structure Name	Structure Details	
10692	RIM=635.71	INV IN=632.19 E 12" RCP TO 10691
	INV IN=632.19 E 12" RCP TO 10691	
10708	RIM=635.67	INV IN=632.21 W 12" RCP FROM 10709 INV OUT=631.91 E 12" RCP TO 10596
	INV IN=632.21 W 12" RCP FROM 10709 INV OUT=631.91 E 12" RCP TO 10596	
10709	RIM=635.59	INV IN=632.46 E 12" RCP TO 10708
	INV IN=632.46 E 12" RCP TO 10708	
10747	RIM=635.72	INV IN=632.60 S 12" RCP TO 10770
	INV IN=632.60 S 12" RCP TO 10770	
10770	RIM=637.75	INV IN=633.40 N 12" RCP FROM 10747 INV OUT=633.33 E 12" RCP TO 10598
	INV IN=633.40 N 12" RCP FROM 10747 INV OUT=633.33 E 12" RCP TO 10598	
10800	RIM=636.59	INV IN=630.87 NE 36" RCP FROM INV IN=630.74 SW 48" RCP TO 11015
	INV IN=630.87 NE 36" RCP FROM INV IN=630.74 SW 48" RCP TO 11015	
10814	RIM=638.42	INV IN=631.85 N 18" RCP FROM 10817 INV IN=631.66 W 48" RCP FROM INV IN=631.46 E 48" RCP FROM INV OUT=631.85 S 18" RCP TO 10952
	INV IN=631.85 N 18" RCP FROM 10817 INV IN=631.66 W 48" RCP FROM INV IN=631.46 E 48" RCP FROM INV OUT=631.85 S 18" RCP TO 10952	
10817	RIM=638.44	INV IN=631.96 N 18" RCP FROM 10831 INV IN=632.84 W 12" RCP FROM INV OUT=631.53 S 18" RCP TO 10814
	INV IN=631.96 N 18" RCP FROM 10831 INV IN=632.84 W 12" RCP FROM INV OUT=631.53 S 18" RCP TO 10814	
10831	RIM=637.18	INV IN=631.62 N 18" RCP FROM 10850 INV IN=631.62 E 12" RCP FROM 10871 INV IN=632.63 E 12" RCP FROM INV OUT=631.41 S 18" RCP TO 10817
	INV IN=631.62 N 18" RCP FROM 10850 INV IN=631.62 E 12" RCP FROM 10871 INV IN=632.63 E 12" RCP FROM INV OUT=631.41 S 18" RCP TO 10817	
10850	RIM=637.63	INV IN=631.47 N 18" RCP FROM 10851 INV IN=631.47 W 12" RCP FROM 10868 INV IN=632.26 E 12" RCP FROM INV OUT=631.33 S 18" RCP TO 10831
	INV IN=631.47 N 18" RCP FROM 10851 INV IN=631.47 W 12" RCP FROM 10868 INV IN=632.26 E 12" RCP FROM INV OUT=631.33 S 18" RCP TO 10831	
10851	RIM=637.81	INV IN=631.97 W 12" RCP FROM 5020 INV IN=621.91 W 24" RCP FROM 20309 INV OUT=631.77 S 18" RCP TO 10850
	INV IN=631.97 W 12" RCP FROM 5020 INV IN=621.91 W 24" RCP FROM 20309 INV OUT=631.77 S 18" RCP TO 10850	
10859	RIM=636.73	INV IN=632.76 W 12" RCP TO 10861
	INV IN=632.76 W 12" RCP TO 10861	
10861	RIM=637.36	INV IN=632.30 E 12" RCP FROM 10859 INV OUT=632.26 SW 12" RCP TO 10851
	INV IN=632.30 E 12" RCP FROM 10859 INV OUT=632.26 SW 12" RCP TO 10851	
10868	RIM=635.93	INV IN=631.82 W 12" RCP FROM 5019 INV OUT=631.71 E 12" RCP TO 10850
	INV IN=631.82 W 12" RCP FROM 5019 INV OUT=631.71 E 12" RCP TO 10850	
10871	RIM=636.31	INV IN=631.82 W 12" RCP FROM 5026 INV IN=632.01 E 12" RCP TO 10831
	INV IN=631.82 W 12" RCP FROM 5026 INV IN=632.01 E 12" RCP TO 10831	
10908	RIM=635.93	INV IN=630.79 N 15" RCP FROM 5440 INV IN=0.00 W 33" RCP FROM 10667 INV OUT=629.21 E 48" RCP TO 10931
	INV IN=630.79 N 15" RCP FROM 5440 INV IN=0.00 W 33" RCP FROM 10667 INV OUT=629.21 E 48" RCP TO 10931	
10924	RIM=635.77	INV IN=629.35 S 12" RCP TO 10931
	INV IN=629.35 S 12" RCP TO 10931	
10931	RIM=635.77	INV IN=629.01 W 12" RCP FROM 10924 INV OUT=629.01 E 48" RCP TO 10952
	INV IN=629.01 W 12" RCP FROM 10924 INV OUT=629.01 E 48" RCP TO 10952	
10952	RIM=636.93	INV IN=630.17 N 18" RCP FROM 10814 INV IN=630.15 W 48" RCP FROM 10931 INV OUT=629.43 E 48" RCP TO 10996
	INV IN=630.17 N 18" RCP FROM 10814 INV IN=630.15 W 48" RCP FROM 10931 INV OUT=629.43 E 48" RCP TO 10996	
10996	RIM=636.01	INV IN=628.53 W 48" RCP FROM 10952 INV OUT=628.53 E 48" RCP TO 11015
	INV IN=628.53 W 48" RCP FROM 10952 INV OUT=628.53 E 48" RCP TO 11015	
11015	RIM=637.37	INV IN=629.82 W 48" RCP FROM 10996 INV IN=0.00 NE 48" RCP FROM 10800 INV OUT=629.82 E 48" RCP TO
	INV IN=629.82 W 48" RCP FROM 10996 INV IN=0.00 NE 48" RCP FROM 10800 INV OUT=629.82 E 48" RCP TO	
11067	RIM=638.35	INV IN=633.73 SW 12" RCP FROM INV IN=628.74 NW 33" RCP FROM INV IN=632.54 S 12" RCP FROM 11069 INV OUT=628.75 E 33" RCP TO 10908
	INV IN=633.73 SW 12" RCP FROM INV IN=628.74 NW 33" RCP FROM INV IN=632.54 S 12" RCP FROM 11069 INV OUT=628.75 E 33" RCP TO 10908	

STORM STRUCTURE DATA		
Structure Name	Structure Details	
11068	RIM=637.11	INV IN=628.53 S 48" RCP FROM INV OUT=628.49 N 48" RCP TO
	INV IN=628.53 S 48" RCP FROM INV OUT=628.49 N 48" RCP TO	
11069	RIM=637.99	INV IN=632.73 S 12" RCP FROM 11070 INV OUT=632.71 N 12" RCP TO 11067
	INV IN=632.73 S 12" RCP FROM 11070 INV OUT=632.71 N 12" RCP TO 11067	
11070	RIM=638.11	INV OUT=633.11 N 12" RCP TO 11069
	INV OUT=633.11 N 12" RCP TO 11069	
20028	RIM=644.28	INV IN=628.87 N 21" CONC FROM 20305 INV IN=627.73 W CONC FROM 20309 INV IN=627.83 E
	INV IN=628.87 N 21" CONC FROM 20305 INV IN=627.73 W CONC FROM 20309 INV IN=627.83 E	
20034	RIM=634.73	INV IN=628.83 E 24" RCP FROM 20062
	INV IN=628.83 E 24" RCP FROM 20062	
20062	RIM=635.90	INV IN=631.25 N 15" RCP FROM 20078 INV OUT=627.73 E 12" RCP TO
	INV IN=631.25 N 15" RCP FROM 20078 INV OUT=627.73 E 12" RCP TO	
20078	RIM=635.98	INV OUT=631.56 S 15" RCP TO 20082
	INV OUT=631.56 S 15" RCP TO 20082	
20113	RIM=635.90	INV IN=631.72 E 12" RCP TO
	INV IN=631.72 E 12" RCP TO	
20136	RIM=636.26	INV OUT=630.76 NW 12" RCP TO
	INV OUT=630.76 NW 12" RCP TO	
20295	RIM=636.03	INV OUT=632.08 N 12" RCP TO
	INV OUT=632.08 N 12" RCP TO	
20296	RIM=641.20	INV IN=622.92 W 24" RCP FROM 20319 INV OUT=622.70 E 24" RCP TO 20300
	INV IN=622.92 W 24" RCP FROM 20319 INV OUT=622.70 E 24" RCP TO 20300	
20300	RIM=642.35	INV IN=621.91 W 24" RCP FROM 20296 INV IN=622.33 N 24" RCP FROM INV OUT=622.25 E 24" RCP TO 20303
	INV IN=621.91 W 24" RCP FROM 20296 INV IN=622.33 N 24" RCP FROM INV OUT=622.25 E 24" RCP TO 20303	
20303	RIM=642.35	INV IN=621.91 W 24" RCP FROM 20300 INV OUT=621.79 E 24" RCP TO
	INV IN=621.91 W 24" RCP FROM 20300 INV OUT=621.79 E 24" RCP TO	
20305	RIM=635.46	INV OUT=630.76 N 12" RCP TO
	INV OUT=630.76 N 12" RCP TO	
20309	RIM=645.02	INV IN=627.81 E 48" RCP FROM INV IN=631.10 S 12" RCP FROM 71 INV OUT=627.98 W 48" RCP TO 20313

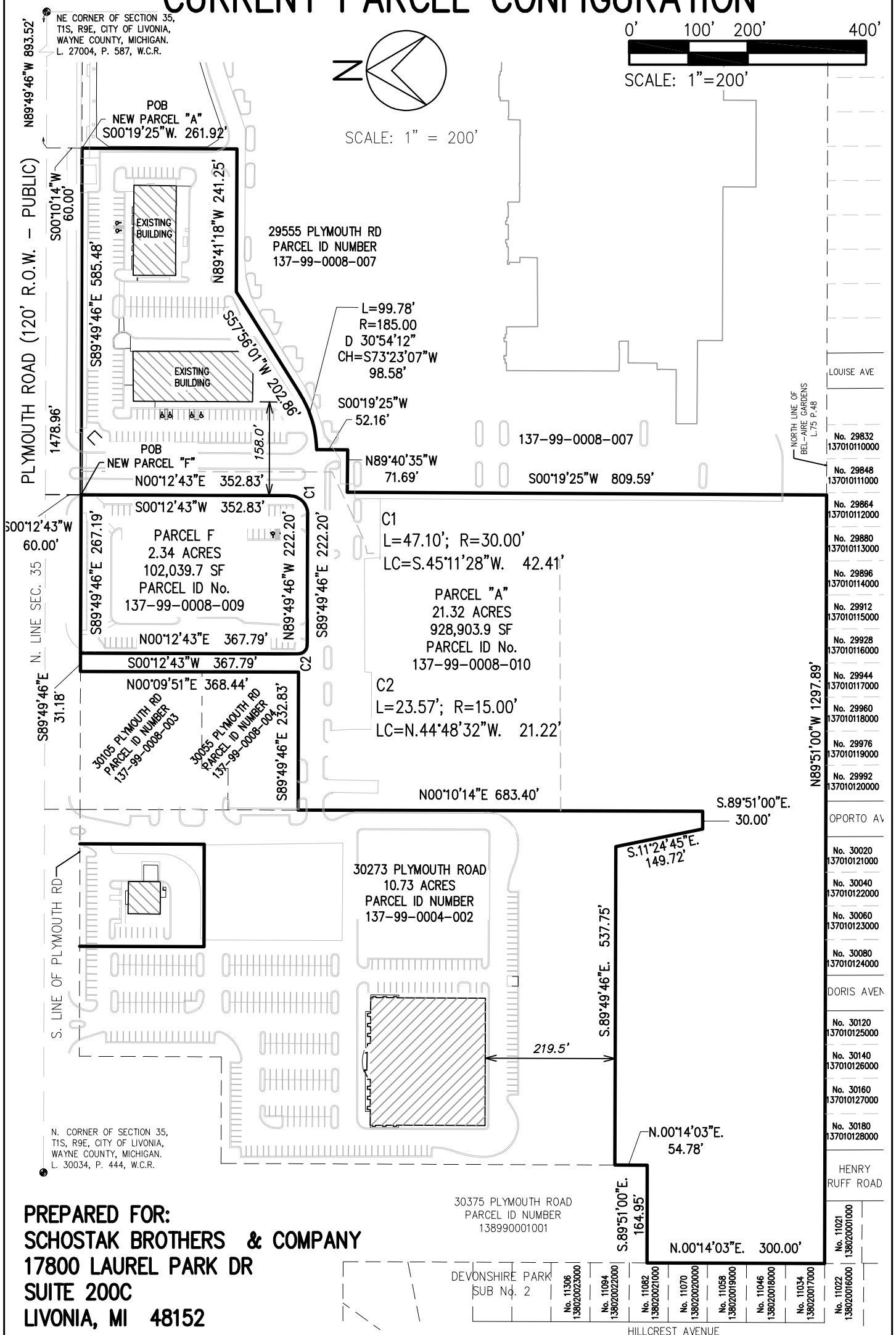
CURRENT PARCEL CONFIGURATION



SCALE: 1" = 200'



SCALE: 1" = 200'



PREPARED FOR:
SCHOSTAK BROTHERS & COMPANY
17800 LAUREL PARK DR
SUITE 200C
LIVONIA, MI 48152



555 HULET DRIVE
BLOOMFIELD HILLS, MICH. 48303 - 0824
PHONE: (248) 454-6300
FAX (1st. Floor): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359
WEB SITE: <http://www.hrcenr.com>

SHEET NO.
1
OF 4

JOB NO.
20190419
DATE
03-11-2020

REVISED 05/28/2020

V:\201904\20190419\F\20200316_REZONING\F20190419_REZONING.dwg 9/15/2021 12:31 PM Piggott, Robert

CURRENT PARCEL DESCRIPTIONS

PROPERTY DESCRIPTION PARCEL "A"

Land situated in the City of Livonia, County of Wayne, State of Michigan, described as follows:
Part of the Northeast ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as: Commencing at the Northeast corner of said section; thence North 89 degrees 49 minutes 46 seconds West, 893.52 feet along the North line of said section and the centerline of Plymouth Road (120 foot right of way); thence South 00 degrees 10 minutes 14 seconds West 60.00 feet to the South Right of Way line of Plymouth Road and the POINT OF BEGINNING; thence South 00 degrees 19 minutes 25 seconds West 261.92 feet; thence North 89 degrees 41 minutes 18 seconds West 241.25 feet; thence South 57 degrees 56 minutes 01 seconds West 202.86 feet; thence along a curve to the right 99.78 feet, said curve having a radius of 185.00 feet, a central angle of 30 degrees 54 minutes 12 seconds and a chord bearing South 73 degrees 23 minutes 07 seconds West 98.58 feet; thence South 00 degrees 19 minutes 25 seconds West 52.16 feet; thence North 89 degrees 40 minutes 35 seconds West 71.69 feet; thence South 00 degrees 19 minutes 25 seconds West 809.59 feet to the north line of "Bel-Aire Gardens", a subdivision of part of the South ½ of the North ½ of Section 35, Township 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, as recorded in Liber 75 of Plats, Page 48, Wayne County Records; thence North 89 degrees 51 minutes 00 seconds West 1297.89 feet along said subdivision line; thence North 00 degrees 14 minutes 03 seconds East 300.00 feet; thence South 89 degrees 51 minutes 00 seconds East 164.95 feet; thence North 00 degrees 14 minutes 03 seconds East 54.78 feet; thence South 89 degrees 49 minutes 46 seconds East 537.75 feet; thence South 11 degrees 24 minutes 45 seconds East 149.72 feet; thence South 89 degrees 51 minutes 00 seconds East 30.00 feet; thence North 00 degrees 10 minutes 14 seconds East 683.40 feet; thence South 89 degrees 49 minutes 46 seconds East 232.83 feet; thence North 00 degrees 09 minutes 51 seconds East 368.44 feet to the South right of way line of said Plymouth Road; thence South 89 degrees 49 minutes 46 seconds East, 31.18 feet along said right of way line; thence South 00 degrees 12 minutes 43 seconds West 367.79 feet; thence 23.57 feet along a curve to the left, having a radius of 15.00 feet and a long chord which bears South 44 degrees 48 minutes 32 seconds East 21.22 feet; thence South 89 degrees 49 minutes 46 seconds East 222.20 feet; thence 47.10 feet along a curve to the left, having a radius of 30.00 feet and a long chord which bears North 45 degrees 11 minutes 28 seconds East 42.41 feet; thence North 00 degrees 12 minutes 43 seconds East 352.83 feet to the South right of way line of said Plymouth Road; thence South 89 degrees 49 minutes 46 seconds East 585.48 feet to the POINT OF BEGINNING. Containing 928,903.9 sf and/or 21.32 acres of land. Subject to all easements and restrictions of record.

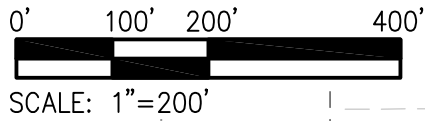
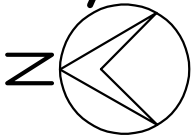
DESCRIPTION OF PROPERTY (137-99-0004-002) (NO CHANGES)

Part of the Northeast ¼ of Section 35, Township 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast Corner of said Section 35; thence North 89 degrees 49 minutes 46 seconds West 2010.15 feet along the north line of said Section and centerline of Plymouth Road (120 feet wide); thence South 00 degrees 10 minutes 14 seconds West 60.00 feet to the south right of way line of said Plymouth Road and the POINT OF BEGINNING; thence South 00 degrees 10 minutes 14 seconds West 1051.84 feet; thence North 89°51'00" West 30.00 feet; thence North 11 degrees 24 minutes 45 seconds West 149.72 feet; thence North 89 degrees 49 minutes 46 secodns West 537.75 feet; thence North 00 degrees 14 minutes 03 seconds East 665.00 feet; thence South 89 degrees 49 minutes 46 seconds East 180.00 feet; thence North 00 degrees 14 minutes 03 seconds East 240.18 feet; thence South 89 degrees 49 minutes 46 seconds East 185.80 feet; thence South 00 degrees 10 minutes 14 seconds West 210.00 feet; thence South 89 degrees 49 minutes 46 seconds East 173.00 feet; thence North 00 degrees 10 minutes 14 seconds East 210.00 feet; thence South 89 degrees 49 minutes 46 seconds East 58.01 feet to THE POINT OF BEGINNING. Said parcel contains 10.737 acres, more or less.

REVISED 05/28/2020

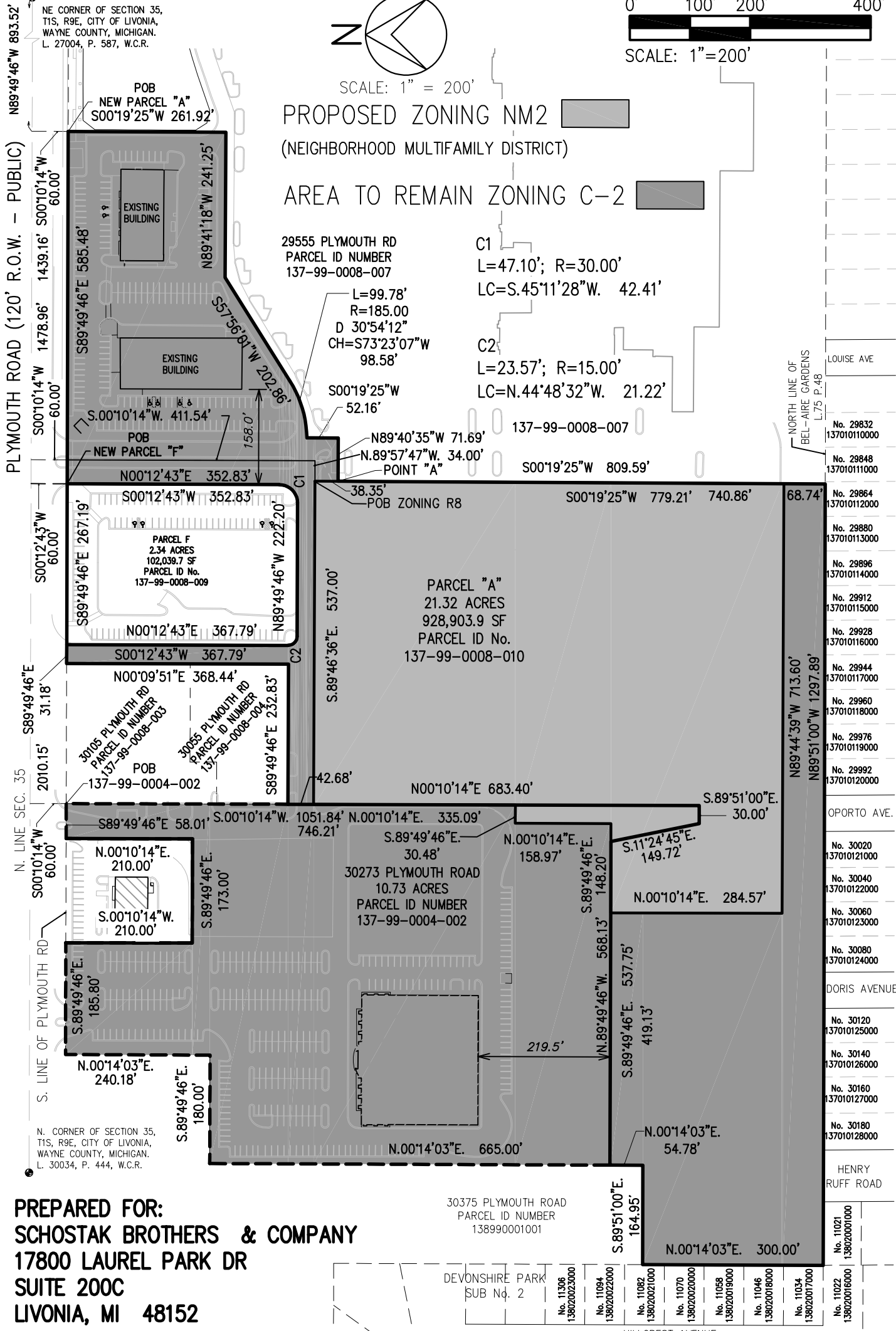
JOB NO. 20190419	 HUBBELL, ROTH & CLARK, INC CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH.	P.O. BOX 824 48303 - 0824	SHEET NO.
DATE 03/11/2020		PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: http:// www.hrcengr.com		2
				OF 4

PROPOSED ZONING W/ NEW PARCEL CONFIGURATION



PROPOSED ZONING NM2
(NEIGHBORHOOD MULTIFAMILY DISTRICT)

AREA TO REMAIN ZONING C-2



PREPARED FOR:
SCHOSTAK BROTHERS & COMPANY
17800 LAUREL PARK DR
SUITE 200C
LIVONIA, MI 48152

JOB NO. 20190419 DATE 03-11-2020	 HUBBELL, ROTH & CLARK, INC CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH. P.O. BOX 824 48303 - 0824 PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: http:// www.hrcenr.com	SHEET NO. 3 OF 4

PROPOSED ZONING W/ NEW PARCEL CONFIGURATION

DESCRIPTION OF NEW ZONING NM2 (NEIGHBORHOOD MULTIFAMILY DISTRICT)

Part of the Northeast ¼ of Section 35, Township 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast Corner of said Section 35; thence North 89 degrees 49 minutes 46 seconds West 1439.16 feet along the north line of said Section and centerline of Plymouth Road (120 feet wide); thence South 00 degrees 10 minutes 14 seconds West 60.00 feet to the South line of Plymouth Road; thence continuing South 00 degrees 10 minutes 14 seconds West 411.54 feet ; thence North 89 degrees 57 minutes 47 seconds West 34.00 feet to the POINT OF BEGINNING; thence South 00 degrees 19 minutes 25 seconds West 779.21 feet; thence North 89 degrees 44 minutes 39 seconds West 713.60 feet; thence North 00 degrees 10 minutes 14 seconds East 284.57 feet; thence South 89 degrees 49 minutes 46 seconds East 148.20 feet; thence North 00 degrees 10 minutes 14 seconds East 158.97 feet; thence South 89 degrees 49 minutes 46 seconds East 30.48 feet; thence North 00 degrees 10 minutes 14 seconds East 335.09 feet; thence South 89 degrees 46 minutes 36 seconds East 537.00 feet to the POINT OF BEGINNING. Containing 473,257.9 SF and/or 10.86 acres.

PROPERTY DESCRIPTION PROPOSED PARCEL "A" TO REMAIN SAME ZONING

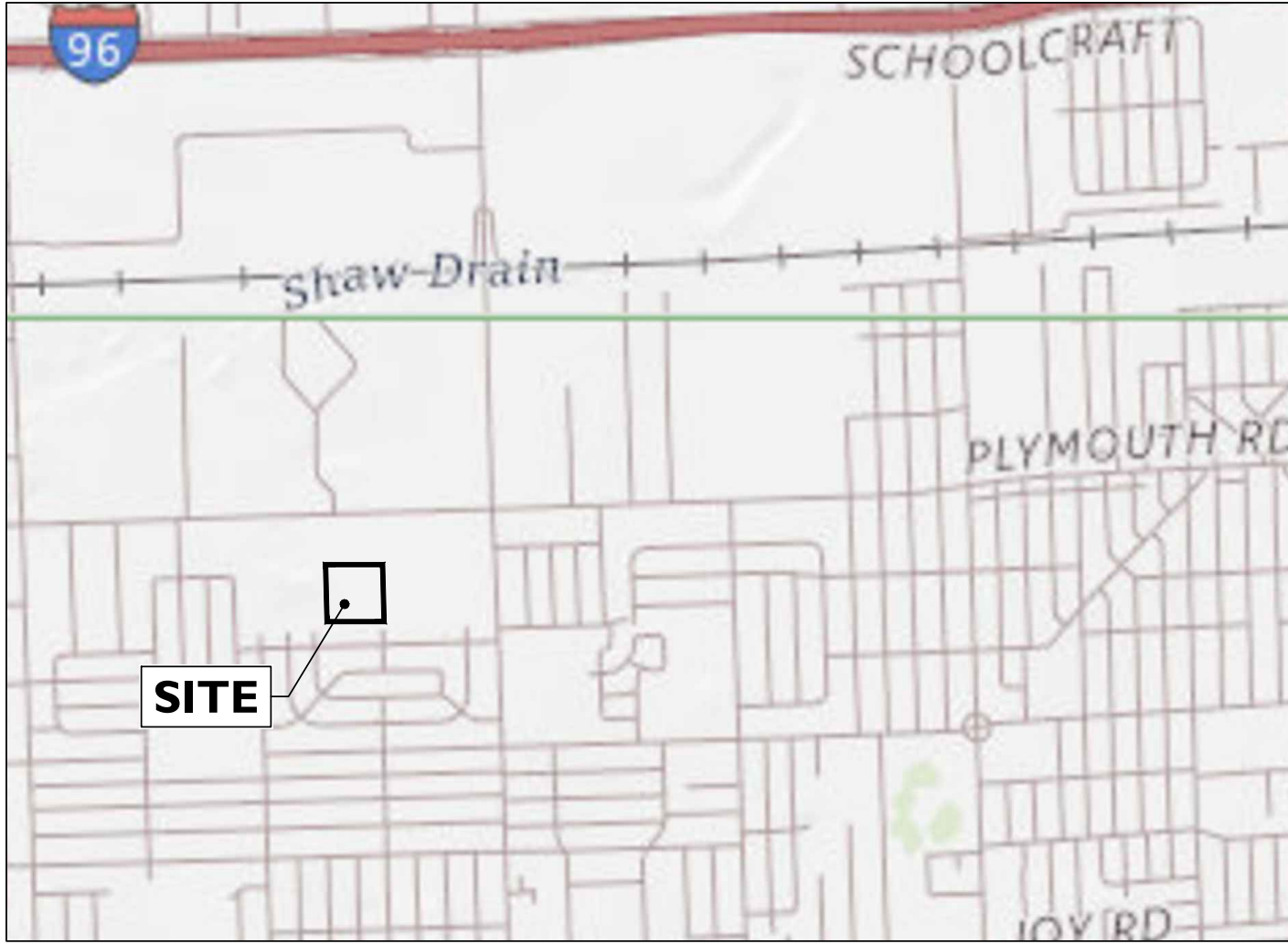
Land situated in the City of Livonia, County of Wayne, State of Michigan, described as follows:
Part of the Northeast ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast corner of said section; thence North 89 degrees 49 minutes 46 seconds West, 893.52 feet along the North line of said section and the centerline of Plymouth Road (120 foot right of way); thence South 00 degrees 10 minutes 14 seconds West 60.00 feet to the South Right of Way line of Plymouth Road and the POINT OF BEGINNING; thence South 00 degrees 19 minutes 25 seconds West 261.92 feet; thence North 89 degrees 41 minutes 18 seconds West 241.25 feet; thence South 57 degrees 56 minutes 01 seconds West 202.86 feet; thence along a curve to the right 99.78 feet, said curve having a radius of 185.00 feet, a central angle of 30 degrees 54 minutes 12 seconds and a chord bearing South 73 degrees 23 minutes 07 seconds West 98.58 feet; thence South 00 degrees 19 minutes 25 seconds West 52.16 feet; thence North 89 degrees 40 minutes 35 seconds West 71.69 feet to point "A"; thence North 00 degrees 19 minutes 25 seconds East 38.35 feet; thence North 89 degrees 46 minutes 36 seconds West 537.00 feet; thence North 00 degrees 10 minutes 14 seconds East 42.68 feet; thence South 89 degrees 49 minutes 46 seconds East 232.83 feet; thence North 00 degrees 09 minutes 51 seconds East 368.44 feet to a point on the South line of Plymouth Road; thence along said South line South 89 degrees 49 minutes 46 seconds East 31.18 feet; thence South 00 degrees 12 minutes 43 seconds West 367.79 feet; thence 23.57 feet along a curve to the left, having a radius of 15.00 feet and a long chord which bears South 44 degrees 48 minutes 32 seconds East 21.22 feet; thence South 89 degrees 49 minutes 46 seconds East 222.20 feet; thence 47.10 feet along a curve to the left, having a radius of 30.00 feet and a long chord which bears North 45 degrees 11 minutes 28 seconds East 42.41 feet; thence North 00 degrees 12 minutes 43 seconds East 352.83 feet to the South right of way line of said Plymouth Road; thence South 89 degrees 49 minutes 46 seconds East 585.48 feet to the POINT OF BEGINNING; also commencing at said point "A"; thence South 00 degrees 19 minutes 25 seconds West 740.86 feet to A POINT OF BEGINNING; thence continuing South 00 degrees 19 minutes 25 seconds West 68.74 feet; thence North 89 degrees 51 minutes 00 seconds West 1297.89 feet; thence North 00 degrees 14 minutes 03 seconds East 300.00 feet; thence South 89 degrees 51 minutes 00 seconds East 164.95 feet; thence North 00 degrees 14 minutes 03 seconds East 54.78 feet; thence South 89 degrees 49 minutes 46 seconds East 419.13 feet; thence South 00 degrees 10 minutes 14 seconds West 284.57 feet; thence South 89 degrees 44 minutes 39 seconds East 713.60 feet to the POINT OF BEGINNING. Containing 467,096.2 SF and/or 10.72 acres.

DESCRIPTION OF PROPERTY (137-99-0004-002) TO REMAIN SAME ZONING

Part of the Northeast ¼ of Section 35, Township 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast Corner of said Section 35; thence North 89 degrees 49 minutes 46 seconds West 2010.15 feet along the north line of said Section and centerline of Plymouth Road (120 feet wide); thence South 00 degrees 10 minutes 14 seconds West 60.00 feet to the south right of way line of said Plymouth Road and the POINT OF BEGINNING; thence South 00 degrees 10 minutes 14 seconds West 746.18 feet; thence North 89 degrees 49 minutes 46 seconds West 30.48 feet; thence South 00 degrees 10 minutes 14 seconds West 158.97 feet; thence North 89 degrees 49 minutes 46 seconds West 568.13 feet; thence North 00 degrees 14 minutes 03 seconds East 665.00 feet; thence South 89 degrees 49 minutes 46 seconds East 180.00 feet; thence North 00 degrees 14 minutes 03 seconds East 240.18 feet; thence South 89 degrees 49 minutes 46 seconds East 185.80 feet; thence South 00 degrees 10 minutes 14 seconds West 210.00 feet; thence South 89 degrees 49 minutes 46 seconds East 173.00 feet; thence North 00 degrees 10 minutes 14 seconds East 210.00 feet; thence South 89 degrees 49 minutes 46 seconds East 58.01 feet to THE POINT OF BEGINNING. Containing 456,269.5 SF and/or 10.47 acres.

REVISED 09/15/2021
REVISED 08/06/2020
REVISED 05/28/2020

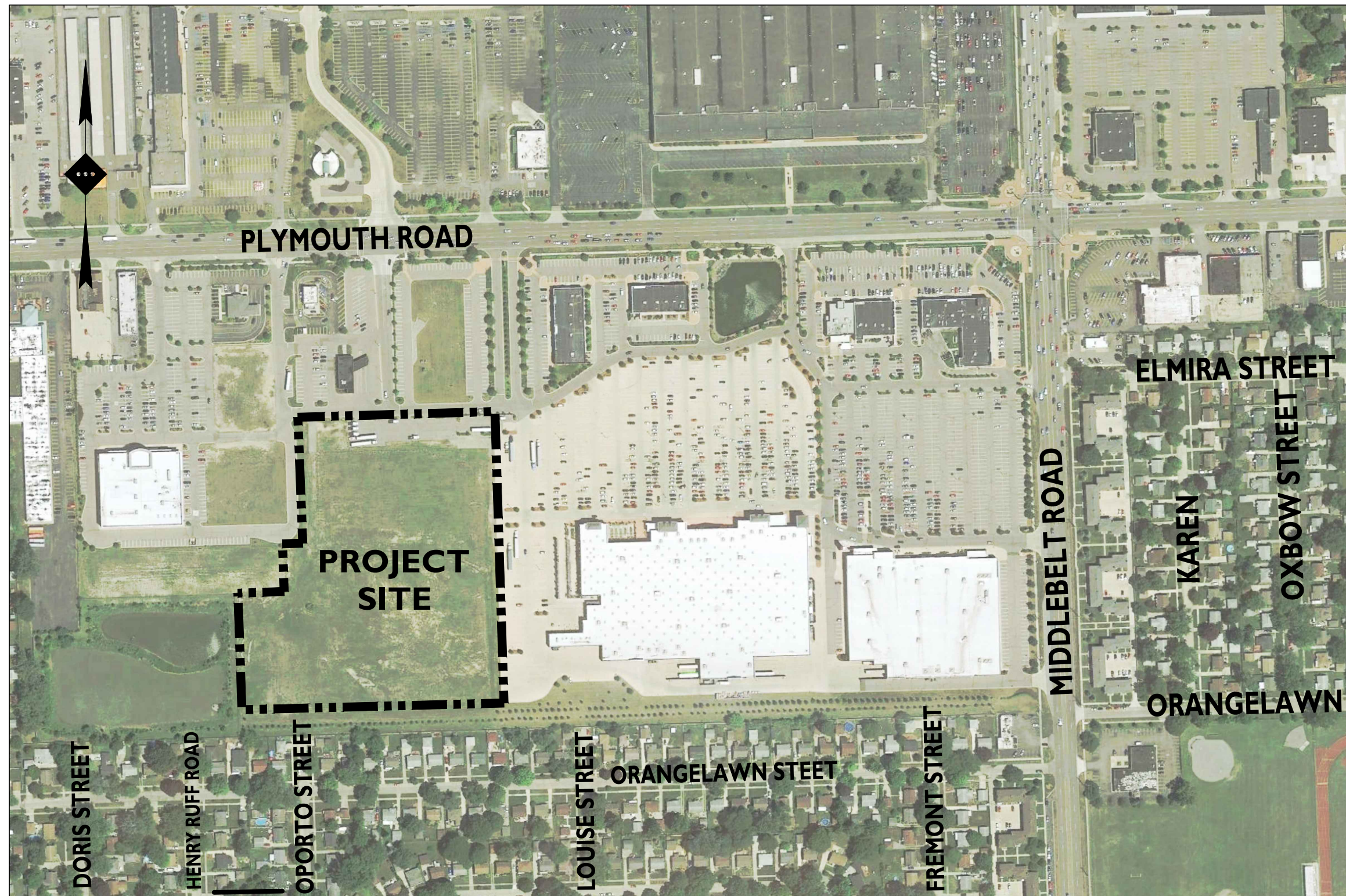
JOB NO. 20190419	 HUBBELL, ROTH & CLARK, INC CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH. PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: http:// www.hrcengr.com	P.O. BOX 824 48303 - 0824	SHEET NO.
DATE 03/11/2020				4
				OF 4



SOURCE: USGS MAPS

LOCATION MAP

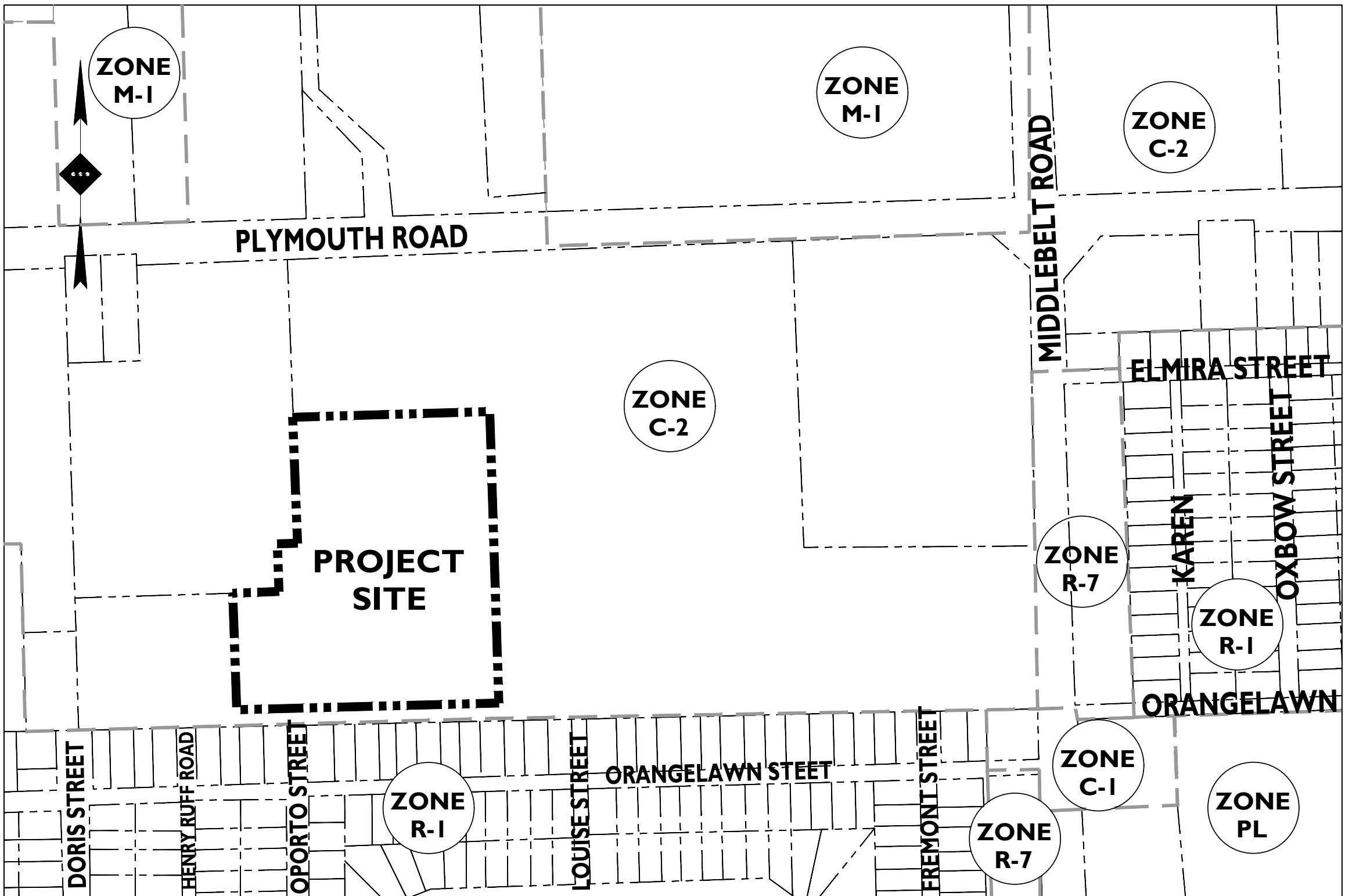
SCALE: 1" = 2000'±



SOURCE: GOOGLE EARTH PRO

AERIAL MAP

SCALE: 1" = 300'±



SOURCE: WAYNE COUNTY PARCEL VIEWER

TAX & ZONING MAP

SCALE: 1" = 300'±

REZONING DOCUMENTS
FOR
Schostak
BROTHERS & COMPANY
PROPOSED RESIDENTIAL
DEVELOPMENT

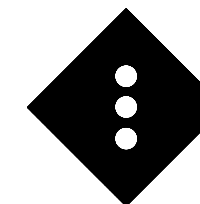
PARCEL IDS: 137-99-0008-010, 137-99-0004-002
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

APPLICANT / OWNER

STEPHEN E. DUCZYNSKI II
MIDDLEBELT PLYMOUTH VENTURE LLC
17800 NORTH LAUREL PARK DRIVE
#200C
LIVONIA, MICHIGAN

NOT APPROVED FOR CONSTRUCTION

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SITE DEVELOPMENT PLANS

Schostak
BROTHERS & COMPANY
PROPOSED RESIDENTIAL
DEVELOPMENT

PARCEL IDS: 137990008008, 137990008001, & 137990004002
11320 MIDDLEBELT ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

J. REID COOKSEY, P.E.
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: AS SHOWN PROJECT ID: M-19052

TITLE:

COVER SHEET

DRAWING:

C-1

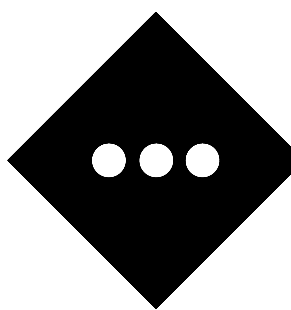
PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - SURVEY PREPARED BY HUBBELL, ROTH & CLARK, INC DATED: JUNE 2019
 - REZONING LEGAL EXHIBITS PREPARED BY HUBBELL, ROTH & CLARK, INC, REVISED 08/06/2020
 - ARCHITECTURAL PLANS PREPARED BY STUCKY VITALE ARCHITECTS DATED: 06/07/2019
 - GEOTECHNICAL REPORT PREPARED BY SME DATED: 06/28/2019
 - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO
 - LOCATION MAP OBTAINED FROM USGS MAPS
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.



Know what's below
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PLANS PREPARED BY:



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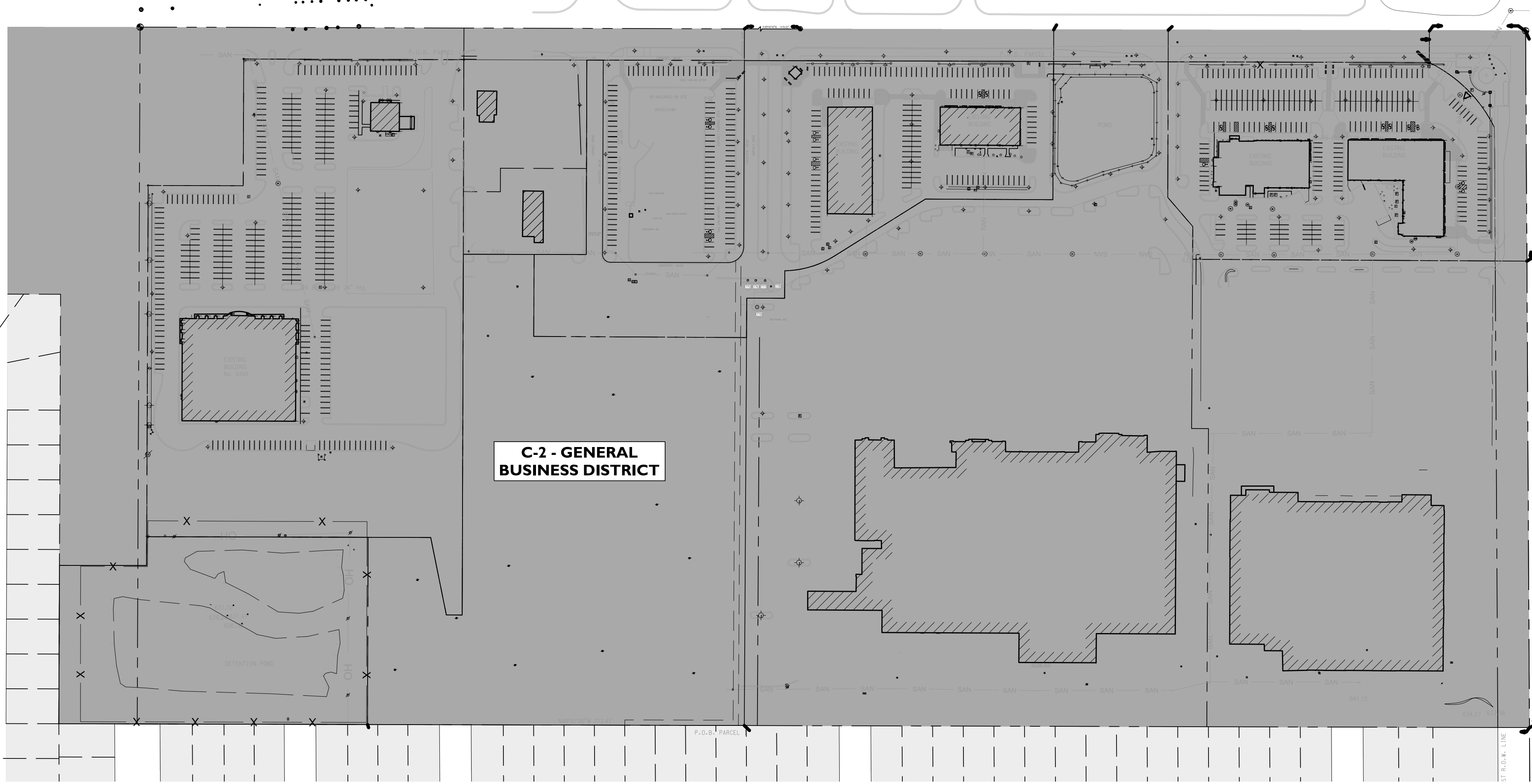
SHEET INDEX

DRAWING TITLE	SHEET #
COVER SHEET	C-1
REZONING PLAN	C-2
PRELIMINARY SITE PLAN RENDERING	C-3
PRELIMINARY SITE PLAN RENDERING (OVERALL)	C-4
FRONT VIEW OF BUILDING A	C-5
FRONT VIEW OF BUILDING B	C-6
VIEW OF BUILDING BE FROM NEIGHBORS BACKYARD	C-7

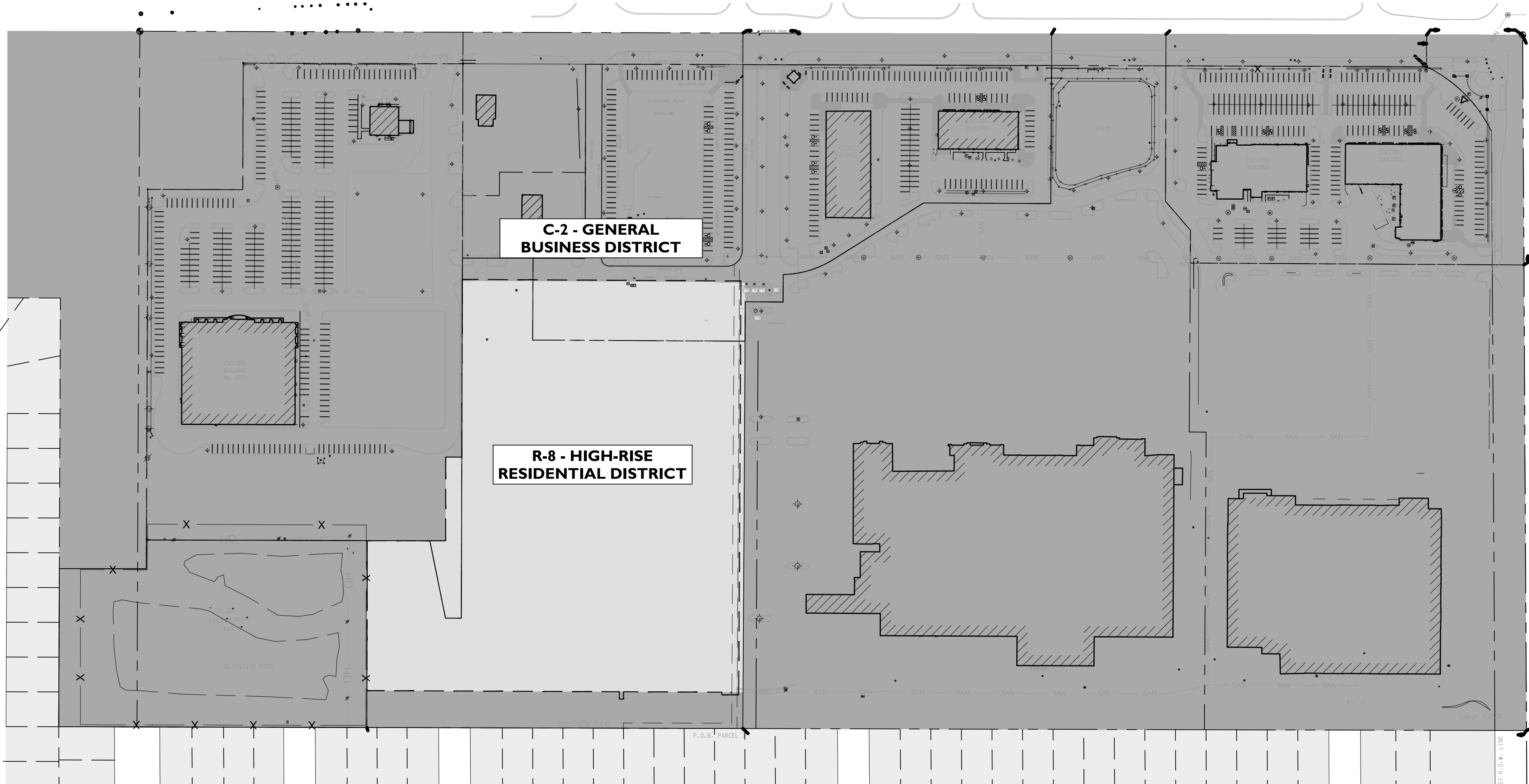
ADDITIONAL SHEETS

DRAWING TITLE	SHEET #
WONDERLAND MALL TOPOGRAPHIC & ALTA/NSPS LAND TITLE SURVEY	1 THRU 2 OF 2
OVERALL WONDERLAND MALL ALTA/NSPS LAND TITLE SURVEY	1 THRU 2 OF 2
WONDERLAND MALL REZONING LEGAL EXHIBITS	1 THRU 4 OF 4

V:\MID\1903 SCHOSTAK BROTHERS-HOULEBELT ROAD & 1/4 MIDDLEBELT ROAD, LIVONIA, MICHIGAN\1903 REZONING EXHIBIT\1903-02-02-0001.DWG

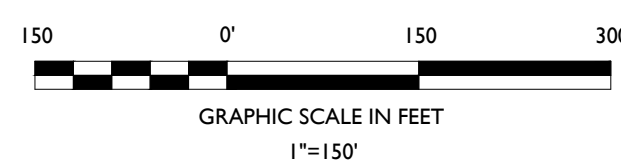


CURRENT ZONING



PROPOSED ZONING

SYMBOL	DESCRIPTION
	PROPERTY LINE
	HIGH RISE RESIDENTIAL DISTRICT (R-8)
	GENERAL BUSINESS DISTRICT (C-2)



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NOT APPROVED FOR CONSTRUCTION

FOR REZONING APPROVAL

MC/PHL

DATE

BY

1

ISSUE

SITE DEVELOPMENT PLANS

Schostak
BROTHERS & COMPANY

PROPOSED RESIDENTIAL
DEVELOPMENT

PARCEL IDS: 137990008008, 137990008001, & 137990004002
11320 MIDDLEBELT ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

J. REID COOKSEY, P.E.
LICENSED PROFESSIONAL ENGINEER

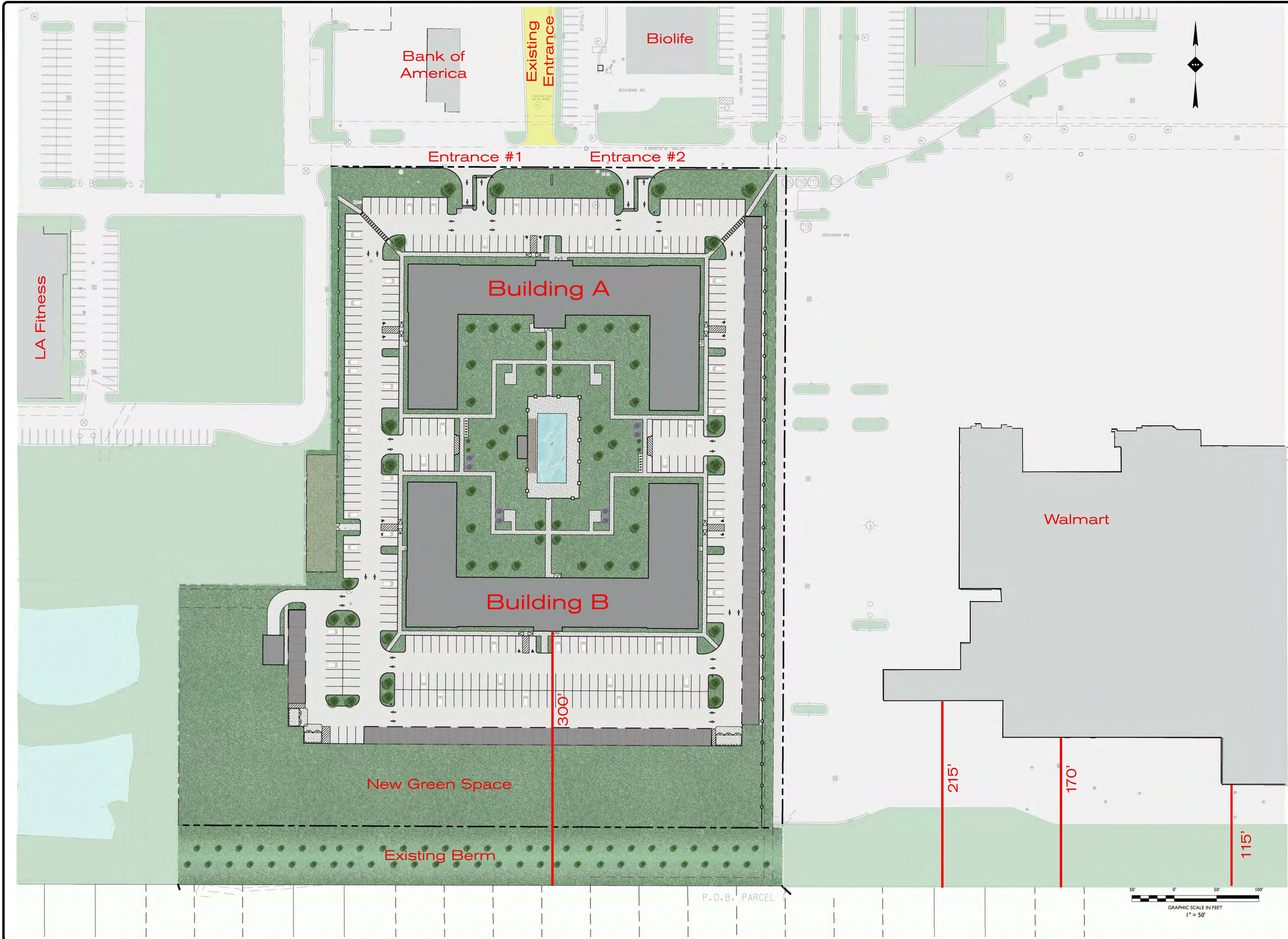
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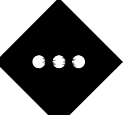
SCALE: 1" = 150' PROJECT ID: M-19052

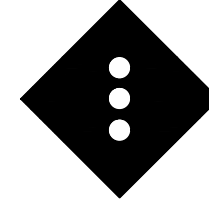
TITLE: REZONING PLAN

DRAWING: C-2

C:\Users\mkgardner\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\BQ6321\46-31\WORK\BROOKLYN\TITLE BLOCK.DWG



SITE DEVELOPMENT PLANS			
Schostak BROTHERS & COMPANY PROPOSED RESIDENTIAL DEVELOPMENT PARCEL IDS: 137990008008, 137990008001, & 137990004002 11320 MIDDLEBELT ROAD CITY OF LIVONIA WAYNE COUNTY, MICHIGAN			
STONEFIELD engineering & design J. REID COOKSEY, P.E. LICENSED PROFESSIONAL ENGINEER			
SCALE: 1" = 50'		PROJECT ID: M-19052	
TITLE: PRELIMINARY SITE PLAN RENDERING			
DRAWING: C-3			

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ISSUE	DATE	BY	DESCRIPTION
1	06/22/2021	MC/MPH	FOR REZONING APPROVAL

NOT APPROVED FOR CONSTRUCTION

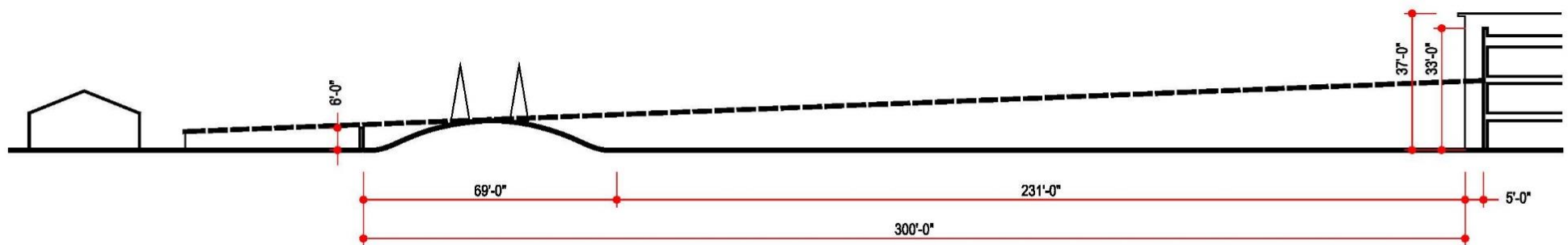
C:\Users\mkgardner\Local Documents\Working\Site\CLC\Content\T01\LOOK\WP\Q302146-1\WORK\LAND LIVING TITLE BLOCK.DWG



SITE DEVELOPMENT PLANS		STONEFIELD engineering & design		FOR REZONING APPROVAL	
Schostak BROTHERS & COMPANY PROPOSED RESIDENTIAL DEVELOPMENT PARCEL IDS: 137990008008, 137990008001, & 137990004002 11320 MIDDLEBELT ROAD CITY OF LIVONIA WAYNE COUNTY, MICHIGAN		J. REID COOKSEY, P.E. LICENSED PROFESSIONAL ENGINEER		MC/MPH	
TITLE: PRELIMINARY SITE PLAN RENDERING (OVERALL)		PROJECT ID: M-19052		DATE	
DRAWING: C-4		ISSUE		BY	
NOT APPROVED FOR CONSTRUCTION		607 Shelby Suite 200, Detroit, MI 48226 Phone 248.247.1115		DESCRIPTION	







6/11/2019 4:58 PM
HRC_OLW.ctb
V: 201902120190258\F\20190258_FR_APT.dwg
Piggott, Robert

FLOOD ZONE INFORMATION

SUBJECT PROPERTY FALLS IN ZONE "X",
MINIMAL FLOODING, AS SHOWN IN FEMA MAP
26163C0227E, DATED 02/02/2012.

NOTES:

NO EVIDENCE OF RECENT EARTH MOVING WORK ON SITE.

I AM NOT AWARE OF ANY PROPOSED CHANGES IN STREET
RIGHT OF WAY LINES.

UTILITY STATEMENT

THE LOCATIONS AND ELEVATIONS OF EXISTING
UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING
ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER
EXPRESSED OR IMPLIED AS TO THE COMPLETENESS
OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE
EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE
EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO
THE START OF CONSTRUCTION.

LEGEND

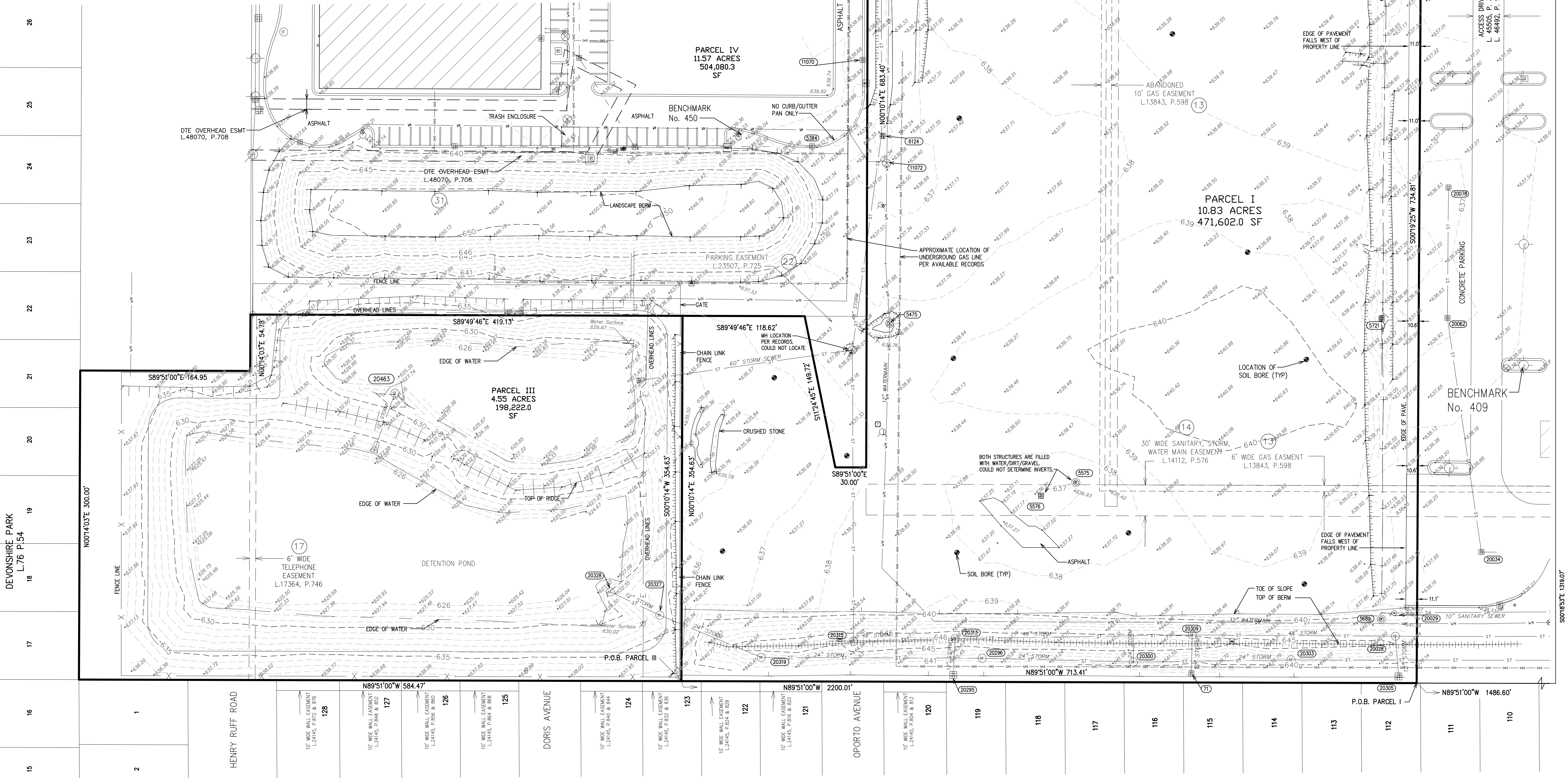
BUILDING		RISER & DOWN SPOUT		
STORM	ST 	PUMP STATION		
SANITARY	SA 	FIRE HYDRANT		
WATERMAIN	WM 	GATE & VALVE, & WELL		
GAS		CISTERN & WELL		
UND. TELEPHONE	T 	WATER STOP BOX & SPRINKLER HEAD		
UND. ELECTRICAL	E 	WATER TOWER BASE & METER PIT		
TRAVERSE LINE & TRAVERSE POINT		UTILITY POLE		
BENCH MARK SYMBOL		LIGHT POLE		
DEAD TREE		GUY WIRE ANCHOR		
DECIDUOUS TREE		UNDERGROUND MARKER		
DECIDUOUS SHRUB		RISER		
CONIFEROUS TREE		GAS BOX & BLOW OFF		
CONIFEROUS SHRUB		BUILD. CORNER & 1st FLOOR ELEV.		
STUMP		C.O. OF DITCH		
SQ. & RD. CATCH BASINS & INLETS IN PAVEMENT		TOE OF SLOPE		
STORM MANHOLE & PIPE END		TOP OF BANK & RIDGE		
UNSPECIFIED MH.		TOP OF BERM & TOE OF BERM		
		EDGE OF WATER & WATER SURFACE		
		HEADWALL & RETAINING WALL		

BENCHMARK

BENCHMARK No. 408
N. END TOP LAMP POLE BASE
ELEVATION 639.62 NAVD 88 DATUM

BENCHMARK No. 409
CHISELED SQUARE W. TOP OF CONC.
LAMP POLE BASE
ELEVATION 641.24 NAVD 88 DATUM

BENCHMARK No. 415
ARROW ON FIRE HYDRANT
ELEVATION 639.59 NAVD 88 DATUM



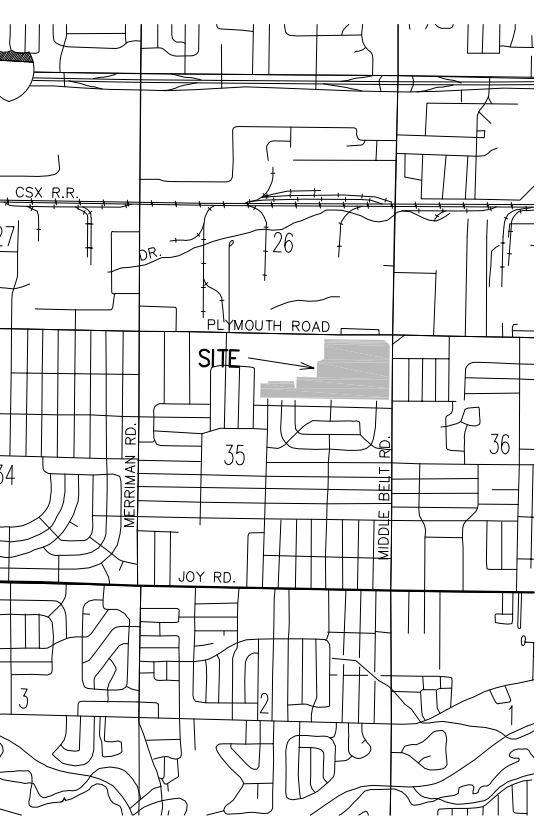
HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

555 HULET DRIVE
BLOOMFIELD HILLS, MICH. P.O. BOX 824
48303 - 0824

PHONE: (248) 454-6300
FAX (1st Floor): (248) 454-6312
FAX (2nd Floor): (248) 454-6359

WEB SITE: <http://www.hrcengr.com>

DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	
DRAWN	B.PIGGOTT
CHECKED	G.CHALICE
APPROVED	G.CHALICE



CITY OF LIVONIA
WONDERLAND MALL

TOPOGRAPHICAL
SURVEY

HRC JOB NO. 20190258	SCALE 1"=50'
DATE June 2019	SHEET NO. 1 OF 2

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SANITARY STRUCTURE DATA	
Structure Name	Structure Details
49	RIM=637.64 INV IN=623.37 SW 12" FROM 10809 INV IN=623.14 W 12" FROM INV OUT=623.14 E 18" TO 10672
5441	RIM=637.46 INV IN=625.40 NE 12" FROM INV OUT=624.75 E 12" TO 10816
10672	RIM=637.68 INV IN=623.08 W 18" FROM 49 INV OUT=623.07 E 18" TO
10809	RIM=638.10 INV IN=624.26 W 12" FROM 10956 INV OUT=624.22 NE 12" TO 49
10816	RIM=638.27 INV IN=624.69 W 12" FROM 5441 INV OUT=624.65 SE 12" TO 10956
10956	RIM=637.50 INV IN=623.66 NW 12" FROM 10816 INV OUT=623.59 E 12" TO 10809
11007	RIM=637.47
20029	RIM=639.69 INV IN=629.74 W 12" FROM INV OUT=629.72 E 12" TO

WATER STRUCTURE DATA	
Structure Name	Structure Details
5437	RIM=636.19 T/P IN=632.26 W 12" DI FROM T/P OUT=632.26 E 12" DI TO
5475	RIM=636.90 T/P IN=629.90 N 12" DI FROM T/P OUT=629.90 S 12" DI TO
10810	RIM=638.31 T/P IN=631.95 W 12" DI FROM T/P OUT=631.95 E 12" DI TO
11064	RIM=636.76 T/P IN=630.21 W 12" DI FROM T/P OUT=630.21 E 12" DI TO
11072	RIM=636.60 T/P IN=630.60 W 12" DI FROM T/P OUT=630.60 N 12" DI TO

STORM STRUCTURE DATA	
Structure Name	Structure Details
71	RIM=635.73 INV OUT=631.61 N 12" RCP TO 20309
5026	RIM=636.34 INV OUT=631.70 E 12" RCP TO 10871
5029	RIM=635.85
5054	RIM=635.87 INV OUT=632.72 SW 12" RCP TO 5020
5384	RIM=637.91 INV IN=628.22 E 24" RCP FROM INV OUT=628.11 W 24" RCP TO
5440	RIM=638.07 INV IN=631.61 N 15" RCP FROM INV IN=631.44 W 12" RCP FROM INV OUT=631.36 S 15" RCP TO 10908
5575	RIM=637.14 (FILLED WITH WATER & DIRT)
5576	RIM=636.82 (FILLED WITH WATER & DIRT)
5689	RIM=640.77 (FILLED WITH DEBRIS)
5721	RIM=634.88 INV OUT=632.11 S 12"
6124	RIM=634.65 INV IN=626.91 N 48" CONC FROM 11068 INV OUT=626.91 N 48" CONC TO
10692	RIM=635.71 INV OUT=632.19 E 12" RCP TO 10691
10708	RIM=635.67 INV IN=632.21 W 12" RCP FROM 10709 INV OUT=631.91 E 12" RCP TO 10596
10709	RIM=635.59 INV OUT=632.46 E 12" RCP TO 10708
10747	RIM=635.72 INV OUT=632.66 S 12" RCP TO 10770
10770	RIM=637.75 INV IN=633.40 N 12" RCP FROM 10747 INV IN=631.85 N 18" RCP TO 10598
10800	RIM=638.59 INV IN=630.87 NE 36" RCP FROM INV IN=630.74 SW 48" RCP TO 11015
10814	RIM=638.42 INV IN=631.85 N 18" RCP FROM 10817 INV IN=631.66 W 48" RCP FROM INV IN=631.46 E 48" RCP FROM INV OUT=631.85 S 18" RCP TO 10952
10817	RIM=638.44 INV IN=631.96 N 18" RCP FROM 10831 INV IN=632.84 W 12" RCP FROM INV IN=632.63 E 12" RCP FROM INV OUT=631.41 S 18" RCP TO 10814
10831	RIM=637.18 INV IN=631.62 N 18" RCP FROM 10850 INV IN=631.62 W 12" RCP FROM 10871 INV IN=632.63 E 12" RCP FROM INV OUT=631.41 S 18" RCP TO 10817
10850	RIM=637.63 INV IN=631.47 N 18" RCP FROM 10851 INV IN=631.47 W 12" RCP FROM 10868 INV IN=632.26 E 12" RCP FROM INV OUT=631.33 S 18" RCP TO 10831
10851	RIM=637.81 INV IN=631.97 W 12" RCP FROM 5020 INV IN=631.84 NE 12" RCP FROM 10861 INV OUT=631.77 S 18" RCP TO 10850
10859	RIM=636.73 INV OUT=632.76 W 12" RCP TO 10861
10861	RIM=637.36 INV IN=632.30 E 12" RCP FROM 10859 INV OUT=632.26 SW 12" RCP TO 10851
10868	RIM=635.93 INV IN=631.97 W 12" RCP FROM 5019 INV OUT=631.71 E 12" RCP TO 10850
10871	RIM=636.31 INV IN=631.82 W 12" RCP FROM 5026 INV OUT=632.01 E 12" RCP TO 10831
10908	RIM=635.93 INV IN=630.79 N 15" RCP FROM 5440 INV IN=0.00 W 33" RCP FROM 11067 INV OUT=628.21 E 48" RCP TO 10931

STORM STRUCTURE DATA	
Structure Name	Structure Details
11068	RIM=637.11 INV IN=628.53 S 48" RCP FROM INV OUT=628.49 N 48" RCP TO
11069	RIM=637.99 INV IN=632.73 S 12" RCP FROM 11070 INV OUT=632.71 N 12" RCP TO 11067
11070	RIM=638.11 INV OUT=633.11 N 12" RCP TO 11069
20028	RIM=644.28 INV IN=630.73 S 12" CONC FROM 20305 INV OUT=627.73 W CONC FROM 20309 INV IN=627.83 E
20034	RIM=634.73 INV IN=628.87 N 21" RCP FROM 20062 INV OUT=628.83 E 24" RCP TO
20062	RIM=635.90 INV IN=631.25 N 15" RCP FROM 20078 INV OUT=631.00 S 21" RCP TO 20034
20078	RIM=635.98 INV OUT=631.56 S 15" RCP TO 20062
20113	RIM=635.90 INV OUT=631.72 E 12" RCP TO
20136	RIM=636.26 INV OUT=630.76 NW 12" RCP TO
20295	RIM=636.03 INV OUT=632.08 N 12" RCP TO
20296	RIM=641.20 INV IN=622.92 W 24" RCP FROM 20319 INV OUT=622.70 E 24" RCP TO 20300
20300	RIM=641.85 INV IN=622.13 W 24" RCP FROM 20296 INV IN=622.33 N 24" RCP FROM INV OUT=622.25 E 24" RCP TO 20303
20303	RIM=642.35 INV IN=621.91 W 24" RCP FROM 20300 INV OUT=621.79 E 24" RCP TO
20305	RIM=635.46 INV OUT=631.26 N 12" RCP TO
20309	RIM=645.02 INV IN=627.81 E 48" RCP FROM INV IN=631.10 S 12" RCP FROM 71 INV OUT=627.98 W 48" RCP TO 20313
20313	RIM=646.87 INV IN=627.85 E 48" RCP FROM 20309 INV OUT=627.75 W 48" RCP TO 20315
20315	RIM=647.23 INV IN=627.36 E 48" RCP FROM 20313 INV IN=628.11 W 48" RCP FROM
20319	RIM=644.93 INV IN=623.50 W 24" RCP FROM 20327 INV OUT=623.43 E 24" RCP TO 20296
20327	RIM=632.57 INV IN=625.15 NW 12" RCP FROM 20328 INV OUT=623.76 E 24" RCP TO 20319
20328	RIM=632.82 INV OUT=627.24 SE 12" RCP TO 20327
20463	RIM=630.68 T/P=627.48
10924	RIM=635.71 INV IN=631.41 NW 12" RCP FROM INV OUT=629.35 S 12" RCP TO 10931
10931	RIM=635.77 INV IN=629.07 N 12" RCP FROM 10924 INV IN=629.01 W 48" RCP FROM 10908 INV OUT=629.01 E 48" RCP TO 10952
10952	RIM=636.93 INV IN=630.17 N 18" RCP FROM 10814 INV IN=629.43 W 48" RCP FROM 10931 INV OUT=629.43 E 48" RCP TO 10996
10996	RIM=636.01 INV IN=628.53 W 48" RCP FROM 10952 INV OUT=628.53 E 48" RCP TO 11015
11015	RIM=637.37 INV IN=629.82 W 48" RCP FROM 10996 INV IN=629.82 E 48" RCP TO
11067	RIM=638.35 INV IN=633.73 SW 12" RCP FROM INV IN=628.74 NW 33" RCP FROM INV IN=632.54 S 12" RCP FROM 11069 INV OUT=628.75 E 33" RCP TO 10908

PROPERTY DESCRIPTION

AS PROVIDED BY CLIENT IN TITLE WORK BY FIRST AMERICAN TITLE INSURANCE COMPANY,
COMMITMENT No: 844447 AND DATED MARCH 08, 2019

Land in the City of Livonia, Wayne County, MI, described as follows:

PARCEL I:

Part of the Northeast ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast corner of said section; thence South 00 degrees 18 minutes 53 seconds East, 1,319.07 feet along the East line of said section and the centerline of Middlebelt Road (120 foot right of way) to the extended South line of 'Bel-Aire Gardens', a subdivision according to the plat thereof as recorded in Liber 75 of Plats, page 48, Wayne County Records; thence North 89 degrees 51 minutes 00 seconds West, 1,486.60 feet along said extended North line to the Point of Beginning; thence North 89 degrees 51 minutes 00 seconds West, 713.41 feet along said North line extended; thence North 00 degrees 10 minutes 14 seconds East, 354.63 feet; thence South 89 degrees 49 minutes 46 seconds East, 118.62 feet; thence South 11 degrees 24 minutes 45 seconds East, 149.72 feet; thence South 89 degrees 51 minutes 00 seconds East, 30.00 feet; thence North 00 degrees 10 minutes 14 seconds East, 683.40 feet; thence South 89 degrees 49 minutes 46 seconds East, 134.12 feet; thence South 00 degrees 19 minutes 25 seconds West, 155.23 feet; thence South 89 degrees 40 minutes 35 seconds East, 403.00 feet; thence South 00 degrees 19 minutes 25 seconds West, 734.81 feet to the Point of Beginning. Containing 471,602 sf and/or 10.83 acres of land.

PARCEL III:

Part of the Northeast ¼ and the Northwest ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as: Commencing at the Northeast corner of said section; thence South 00 degrees 18 minutes 53 seconds East, 1,319.07 feet along the East line of said section and the centerline of Middlebelt Road (120 foot right of to the extended North line of 'Bel-Aire Gardens', a subdivision according to the plat thereof as recorded in Liber 75 of Plats, page 48, Wayne County Records; thence North 89 degrees 51 minutes 00 seconds West, 2,200.01 feet along said extended North line to the Point of Beginning; thence North 89 degrees 51 minutes 00 seconds West, 584.47 feet; thence North 00 degrees 14 minutes 03 seconds East, 300.00 feet; thence South 89 degrees 51 minutes 00 seconds East, 164.95 feet; thence North 00 degrees 14 minutes 03 seconds East, 54.78 feet; thence South 89 degrees 49 minutes 46 seconds East, 419.13 feet; thence South 00 degrees 10 minutes 14 seconds West, 354.63 feet to the Point of Beginning. Containing 198,222.0 sf and/or 4.55 acres of land.

EXCEPTIONS

- 11 Water Easement in favor of Board of County Road Commissioners of the County of Wayne and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 5221, page 394, Register #C614552. (CANNOT DETERMINE LOCATION DUE TO POOR UNREADABLE DOCUMENT)
- 12 Underground Permit in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 10350, page 652, Register #D444586, as to Parcel IV. (CANNOT DETERMINE LOCATION DUE TO POOR UNREADABLE DOCUMENT)
- 13 Agreement for Right of Way in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 13843, page 598, Register #E394605. (CANNOT DETERMINE LOCATION DUE TO POOR UNREADABLE DOCUMENT)
- 14 Terms and Conditions contained in Easement as disclosed by instrument recorded in Liber 14112, page 572, Register #E480956, Liber 14112, page 576, Register #E480957, and in Liber 14112, page 581, Register #E480958. (AS SHOWN ON SURVEY)
- 15 Release of Right-of-Way in favor of County of Wayne and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 14186, page 497, Register #E508328, as to Parcels I, II and IV. (SHOWN ON SURVEY)
- 16 Terms and Conditions contained in Warranty Deed as disclosed by instrument recorded in Liber 16839, page 70, Register #F334920, as to Parcel IV. (NOT PLOTTABLE)
- 17 Terms and Conditions contained in Easement Right of Way as disclosed by instrument recorded in Liber 17264, page 746, Register #F693791, as to Parcel III. (SHOWN ON SURVEY)
- 18 Easement in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 10200, page 533, Register #G32769, as to Parcel II. (SHOWN ON SURVEY)
- 19 Right of Way in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 21399, page 129, Register #G263405. (SHOWN ON SURVEY)
- 20 Right of Way in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 21399, page 130, Register #G263496 and Modification of Right of Way recorded in Liber 21645, page 636, Register #G3736037. (SHOWN ON SURVEY)
- 21 Grant of Easement in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 22458, page 91. (SHOWN ON SURVEY)
- 22 Terms and Conditions contained in Easement Agreement as disclosed by instrument recorded in Liber 23507, page 725. (SHOWN ON SURVEY)
- 23 Terms and Conditions contained in Well Easement Agreement as disclosed by instrument recorded in Liber 24145, page 804, Liber 24145, page 812, Liber 24145, page 815, Liber 24145, page 820, Liber 24145, page 824, Liber 24145, page 828, Liber 24145, page 832, Liber 24145, page 836, Liber 24145, page 840, Liber 24145, page 844, Liber 24145, page 848, Liber 24145, page 852, Liber 24145, page 856, Liber 24145, page 860, Liber 24145, page 864, Liber 24145, page 868, Liber 24145, page 872, and in Liber 24145, page 876. (AS SHOWN ON SURVEY)
- 24 Highway Easement Release for signal pole in favor of Michigan Department of Transportation and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 24610, page 483, as to Parcel II. (SHOWN ON SURVEY)
- 25 Terms and Conditions contained in Beautification Easement Agreement as disclosed by instrument recorded in Liber 34085, page 321, and in Liber 34089, page 339. (SHOWN ON SURVEY)
- 26 Terms and Conditions contained in Easement as disclosed by instrument recorded in Liber 35211, page 153, as to Parcel IV. (SHOWN ON SURVEY)
- 27 Easements, Terms and Conditions contained in Easement as disclosed by instrument recorded in Liber 45464, page 1201, as to Parcels I and II. (NOT PLOTTABLE)
- 28 Terms and Conditions contained in Grant of Easement as disclosed by instrument recorded in Liber 45464, page 275, as to Parcel I and II. (NOT PLOTTABLE)
- 29 Terms and Conditions contained in Operation and Easement Agreement as disclosed by instrument recorded in Liber 45505, page 375, and in First Amendment to Operation and Easement Agreement as disclosed by instrument recorded in Liber 46492, page 914. (SHOWN ON SURVEY)
- 30 Terms and Conditions contained in Declaration of Covenants, Conditions, Restrictions, and Easements as disclosed by instrument recorded in Liber 46878, page 103, as to Parcel IV. (SHOWN ON SURVEY)
- 31 Detroit Edison Underground Easement (Right of Way) in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 48970, page 708, as to Parcel IV. (SHOWN ON SURVEY)
- 36 Survey by Hubbell, Roth and Clark, Inc., dated February 27, 2003, Job No. 20030115, discloses the following:

a. Theater is built over 10 foot gas main, which has been abandoned. (N/A)

b. Party Wall between the enclosed mall and the Target Store. (N/A)

c. Power lines overhead at various locations.

d. Asphalt paving over the easement areas, gas mains, water, sewer, telephone and electrical lines.

e. Building designated as the Montgomery Wards Building encroaches onto the Easement Parcel at various points. (N/A)

f. Building designated as Ward's Automotive Center is built over the easement for sanitary sewer recorded in Liber 14112, page 572, Wayne County Records

NOTE: (THE FOLLOWING WAS SHOWN ON HRC JOB No. 20990336.04, WITH A REVISION DATE OF 07/23/09.)

EASEMENTS SCHEDULED FOR TERMINATION PER DEVELOPER INFORMATION AND EASEMENT DRAWING OF HUBBELL, ROTH & CLARK DEPICTION DATED 02-09-06-- FINAL REVISION 03-02-06.

6' WIDE GAS EASEMENT, L13843, P.598

10' WIDE GAS EASEMENT, L13843, P.598 (ABANDONED LINE)

12' WIDE STORM SEWER EASEMENT, L14112, P.572

24' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.572

30' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.572

12' WIDE SANITARY SEWER EASEMENT, L14112, P.572

12' WIDE WATER MAIN EASEMENT, L14112, P.576

20' WIDE WATER MAIN EASEMENT, L14112, P.576

30' WIDE STORM SEWER AND WATER SYSTEM EASEMENT, L14112, P.576

30' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.576

30' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.576

24' WIDE SANITARY SEWER AND WATER MAIN EASEMENT, L14112, P.576

12' WIDE STORM SEWER EASEMENT, L14112, P.576

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11, 13, 14, 16, 17, OF TABLE A THEREOF.

GARY M. CHALICE
PROFESSIONAL SURVEYOR No. 55939

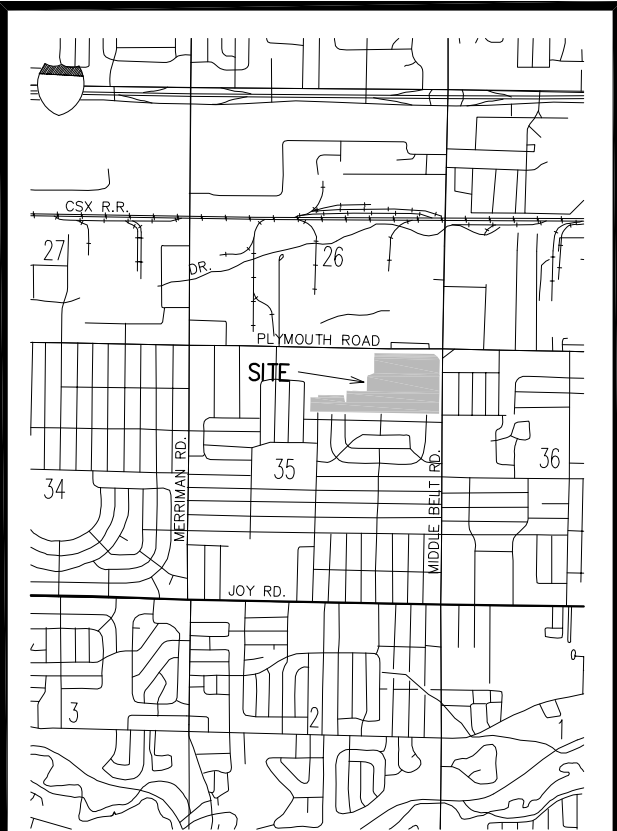


HRC
HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915
555 HULET DRIVE
BLOOMFIELD HILLS, MICH.
P.O. BOX 824
48303 - 0824

PHONE: (248) 454-6300
FAX (1st. Floor): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359
WEB SITE: [http:// www.hrcengr.com](http://www.hrcengr.com)



DATE		ADDITIONS AND/OR REVISIONS
DESIGNED		
DRAWN	B.PIGGOTT	
CHECKED	G.CHALICE	
APPROVED	G.CHALICE	



CITY OF LIVONIA
WONDERLAND MALL

ALTA/NSPS
LAND TITLE
SURVEY

HRC JOB NO. 20190258	SCALE 1"=50'
DATE June 2019	SHEET NO. 2 OF 2

BENCHMARK

BENCHMARK No. 363
ARROW ON FIRE HYDRANT
ELEVATION 639.75 NAVD 88 DATUM

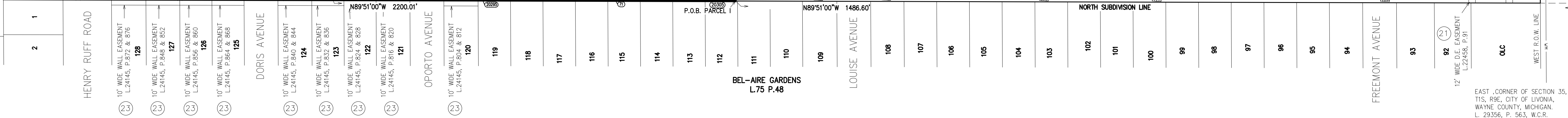
BENCHMARK No. 408
N. END TOP LAMP POLE BASE
ELEVATION 639.62 NAVD 88 DATUM

BENCHMARK No. 415
ARROW ON FIRE HYDRANT
ELEVATION 641.98 NAVD 88 DATUM

BENCHMARK No. 450
ARROW ON FIRE HYDRANT
ELEVATION 641.98 NAVD 88 DATUM

BENCHMARK No. 409
CHISELED SQUARE W. TOP OF CONC.
LAMP POLE BASE
ELEVATION 641.24 NAVD 88 DATUM

N. CORNER OF SECTION 35,
T1S, R9E, CITY OF LIVONIA,
WAYNE COUNTY, MICHIGAN.
L. 30034, P. 444, W.C.R.



LEGEND

BUILDING		RISER & DOWN SPOUT	
STORM	ST	PUMP STATION	
SANITARY	SA	FIRE HYDRANT	
WATERMAIN	WM	GATE & VALVE, & WELL	
GAS		CISTERN & WELL	
UND. TELEPHONE	T	WATER STOP BOX & SPRINKLER HEAD	
UND. ELECTRICAL	E	WATER TOWER BASE & METER PIT	
TRAVERSE LINE & TRAVERSE POINT		UTILITY POLE	
BENCH MARK SYMBOL		LIGHT POLE	
DEAD TREE		GUY WIRE ANCHOR	
DECIDUOUS TREE		UNDERGROUND MARKER	
DECIDUOUS SHRUB		RISER	
CONIFEROUS TREE		GAS BOX & BLOW OFF	
CONIFEROUS SHRUB		BUILD. CORNER & 1st FLOOR ELEV.	
STUMP		C.O. OF DITCH	
SQ. & RD. CATCH BASINS & INLETS IN PAVEMENT		& TOE OF SLOPE	
STORM MANHOLE & PIPE END		TOP OF BANK & RIDGE	
UNSPECIFIED MH.		TOP OF BERM	
		& TOE OF BERM	
		EDGE OF WATER & WATER SURFACE	
		HEADWALL & RETAINING WALL	
		SIGNS & SIGN POST	
		LOCAL LOW POINT & LOCAL HIGH POINT	
		COLUMN OR PIER	

FLOOD ZONE INFORMATION

SUBJECT PROPERTY FALLS IN ZONE "X", MINIMAL FLOODING, AS SHOWN IN FEMA MAP 26163C0227E, DATED 02/02/2012.

PARKING INFORMATION

PARCEL I - 0 SPACES

PARCEL II - 519 SPACES (20 HANDICAP/499 REGULAR (EAST - 10 HANDICAP/250 REGULAR; WEST - 10 HANDICAP/249 REGULAR)

PARCEL III - 0 SPACES

PARCEL IV - 349 SPACES (10 HANDICAP/339 REGULAR)

TOTAL PARKING SPACES:
868 SPACES
(30 HANDICAP/838 REGULAR)

NOTES

NO EVIDENCE OF RECENT EARTH MOVING WORK ON SITE.

NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

UTILITY STATEMENT

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

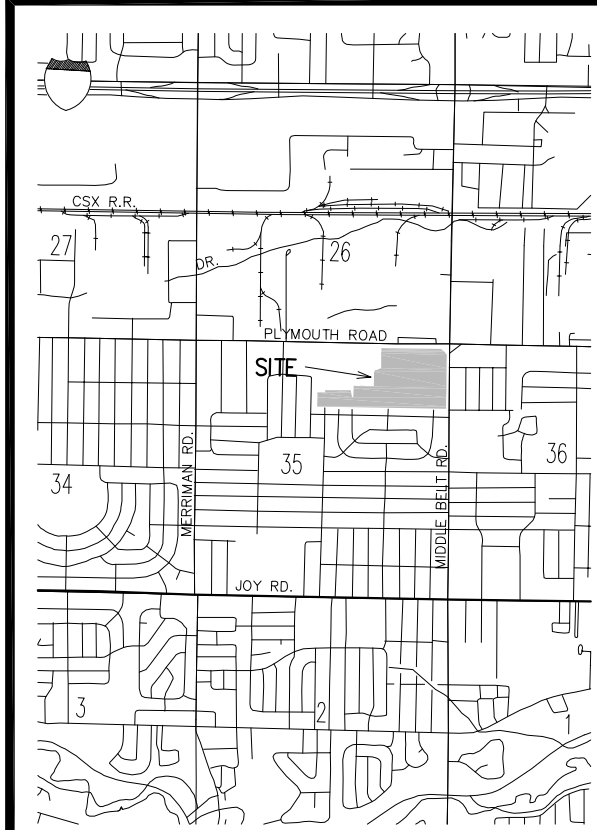
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DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	
DRAWN	B.PIGGOTT
CHECKED	G.CHALICE
APPROVED	G.CHALICE



CITY OF LIVONIA

WONDERLAND MALL

ALTA/NSPS
LAND TITLE
SURVEY

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11, 13, 14, 16, 17, OF TABLE A THEREOF.

GARY M. CHALICE
PROFESSIONAL SURVEYOR No. 55939

HRC JOB NO. 20190258	SCALE 1"=100'
DATE June 2019	SHEET NO. 1 OF 2

SANITARY STRUCTURE DATA	
Structure Name	Structure Details
49	RIM=637.64 INV IN=623.37 SW 12" FROM 10809 INV IN=623.14 W 12" FROM INV OUT=623.14 E 18" TO 10672
5441	RIM=637.46 INV IN=625.40 NE 12" FROM INV OUT=624.75 E 12" TO 10816
10672	RIM=637.68 INV IN=623.08 W 18" FROM 49 INV OUT=623.07 E 18" TO 49
10809	RIM=638.10 INV IN=624.26 W 12" FROM 10956 INV OUT=624.22 NE 12" TO 49
10816	RIM=638.27 INV IN=624.89 W 12" FROM 5441 INV OUT=624.65 SE 12" TO 10956
10956	RIM=637.50 INV IN=623.66 NW 12" FROM 10816 INV OUT=623.59 E 12" TO 10809
11007	RIM=637.47
20029	RIM=639.69 INV IN=629.74 W 12" FROM INV OUT=629.72 E 12" TO

WATER STRUCTURE DATA	
Structure Name	Structure Details
5437	RIM=636.19 T/P IN=632.26 W 12" DI FROM T/P OUT=632.26 E 12" DI TO
5475	RIM=636.90 T/P IN=629.90 N 12" DI FROM T/P OUT=629.90 S 12" DI TO
10810	RIM=636.31 T/P IN=631.95 W 12" DI FROM T/P OUT=630.21 E 12" DI TO
11064	RIM=636.76 T/P IN=630.21 W 12" DI FROM T/P OUT=630.21 E 12" DI TO
11072	RIM=636.60 T/P IN=630.60 W 12" DI FROM T/P OUT=630.60 N 12" DI TO

STORM STRUCTURE DATA	
Structure Name	Structure Details
71	RIM=635.73 INV OUT=631.61 N 12" RCP TO 20309
5019	RIM=636.23 INV OUT=632.43 E 12" RCP TO 10868
5020	RIM=636.64 INV IN=632.33 NE 12" RCP FROM 5054 INV IN=632.49 W 12" RCP FROM INV OUT=632.49 E 12" RCP TO 10871
5026	RIM=636.34 INV OUT=631.70 E 12" RCP TO 10851
5029	RIM=636.88 (COULD NOT OPEN)
5054	RIM=635.87 INV OUT=632.72 SW 12" RCP TO 5020
5384	RIM=637.91 INV IN=628.22 E 24" RCP FROM INV OUT=628.11 W 24" RCP TO
5440	RIM=636.07 INV IN=631.61 N 15" RCP FROM INV IN=631.44 W 12" RCP FROM INV OUT=631.36 S 15" RCP TO 10908
5575	RIM=637.14 (FILLED WITH WATER & DIRT)
5576	RIM=636.82 (FILLED WITH WATER & DIRT)
5689	RIM=640.77 (FILLED WITH DEBRIS)
5721	RIM=634.88 INV OUT=632.11 S 12"
6124	RIM=634.85 INV IN=626.91 N 48" CONC FROM 11068 INV OUT=626.91 S 48" CONC TO
10577	RIM=636.81 INV IN=631.09 W 18" RCP FROM 10585 INV OUT=631.09 SE 24" RCP TO
10584	RIM=635.66 INV IN=631.58 W 12" RCP FROM 10688 INV OUT=631.58 E 12" RCP TO 10585
10585	RIM=636.08 INV IN=631.33 N 18" RCP FROM 10597 INV IN=631.46 W 12" RCP FROM 10594 INV OUT=631.21 S 18" RCP TO 10577
10595	RIM=635.63 INV IN=631.98 W 12" RCP FROM 10596 INV OUT=631.94 E 12" RCP TO 10597
10596	RIM=635.44 INV IN=632.09 W 12" RCP FROM 10708 INV OUT=632.19 E 12" RCP TO 10595
10597	RIM=635.94 INV IN=632.06 N 15" RCP FROM 10598 INV IN=632.00 W 12" RCP FROM 10595 INV OUT=632.05 S 18" RCP TO 10595
10598	RIM=636.27 INV IN=631.86 W 12" RCP FROM 10770 INV IN=632.15 N 12" RCP FROM 10600 INV IN=631.73 E 12" RCP FROM INV OUT=631.64 S 15" RCP TO 10597
10600	RIM=635.78 INV OUT=632.03 S 12" RCP TO 10598
10688	RIM=635.63 INV IN=631.71 W 12" RCP FROM 10691 INV OUT=631.65 E 12" RCP TO 10584
10691	RIM=635.70 INV IN=632.12 W 12" RCP FROM 10692 INV OUT=632.07 E 12" RCP TO 10688

STORM STRUCTURE DATA	
Structure Name	Structure Details
10692	RIM=635.71 INV OUT=632.19 E 12" RCP TO 10691
10708	RIM=635.67 INV IN=632.21 W 12" RCP FROM 10709 INV OUT=631.91 E 12" RCP TO 10596
10709	RIM=635.59 INV OUT=632.46 E 12" RCP TO 10708
10747	RIM=635.72 INV OUT=632.60 S 12" RCP TO 10770
10770	RIM=637.75 INV IN=633.40 N 12" RCP FROM 10747 INV OUT=633.35 E 12" RCP TO 10598
10800	RIM=636.59 INV IN=630.87 NE 36" RCP FROM INV OUT=630.74 SW 48" RCP TO 11015
10814	RIM=638.42 INV IN=631.85 N 18" RCP FROM 10817 INV IN=631.66 W 48" RCP FROM INV IN=631.46 E 48" RCP FROM INV OUT=631.85 S 18" RCP TO 10952
10817	RIM=638.44 INV IN=631.96 N 18" RCP FROM 10831 INV IN=632.84 W 12" RCP FROM INV OUT=631.53 S 18" RCP TO 10814
10831	RIM=637.18 INV IN=631.62 N 18" RCP FROM 10850 INV IN=631.64 NE 12" RCP FROM 10871 INV IN=632.63 E 12" RCP FROM INV OUT=631.41 S 18" RCP TO 10817
10850	RIM=637.63 INV IN=631.47 N 18" RCP FROM 10851 INV IN=631.47 W 12" RCP FROM 10868 INV IN=632.26 E 12" RCP FROM INV OUT=631.53 S 18" RCP TO 10831
10851	RIM=637.81 INV IN=631.97 W 12" RCP FROM 5020 INV IN=621.91 W 24" RCP FROM 20296 INV OUT=631.77 S 18" RCP TO 10850
10859	RIM=636.73 INV OUT=632.76 W 12" RCP TO 10861
10861	RIM=637.36 INV IN=632.30 E 12" RCP FROM 10859 INV OUT=632.26 SW 12" RCP TO 10851
10868	RIM=635.93 INV IN=631.87 W 12" RCP FROM 5019 INV OUT=631.71 E 12" RCP TO 10850
10871	RIM=636.31 INV IN=631.82 W 12" RCP FROM 5026 INV OUT=632.01 E 12" RCP TO 10831
10908	RIM=635.93 INV IN=630.79 N 15" RCP FROM 5440 INV IN=0.00 W 33" RCP FROM 10667 INV OUT=629.21 E 48" RCP TO 10931
10924	RIM=635.77 INV IN=629.07 N 12" RCP FROM 10924 INV IN=629.01 W 48" RCP FROM 10908 INV OUT=629.01 E 48" RCP TO 10952
10952	RIM=636.93 INV IN=630.17 N 18" RCP FROM 10814 INV IN=629.45 W 48" RCP FROM 10931 INV OUT=629.43 E 48" RCP TO 10996
10996	RIM=636.01 INV IN=628.53 W 48" RCP FROM 10952 INV OUT=628.53 E 48" RCP TO 11015
11015	RIM=637.37 INV IN=629.82 W 48" RCP FROM 10996 INV IN=0.00 NE 48" RCP FROM 10800 INV OUT=629.82 E 48" RCP TO
11067	RIM=638.35 INV IN=633.73 SW 12" RCP FROM INV IN=628.74 NW 33" RCP FROM INV IN=632.54 S 12" RCP FROM 11069 INV OUT=628.75 E 33" RCP TO 10908

STORM STRUCTURE DATA	
Structure Name	Structure Details
11068	RIM=637.11 INV IN=628.53 S 48" RCP FROM INV OUT=628.49 N 48" RCP TO
11069	RIM=637.99 INV IN=632.73 S 12" RCP FROM 11070 INV OUT=632.71 N 12" RCP TO 11067
11070	RIM=638.11 INV OUT=633.11 N 12" RCP TO 11069
20028	RIM=644.28 INV IN=628.87 N 21" CONC FROM 20305 INV IN=627.73 W CONC FROM 20309 INV IN=627.83 E
20034	RIM=634.73 INV IN=628.83 E 24" RCP FROM 20062
20062	RIM=635.90 INV IN=631.25 N 15" RCP FROM 20078 INV OUT=627.73 E 12" RCP TO
20078	RIM=635.98 INV OUT=631.56 S 15" RCP TO 20062
20113	RIM=635.90 INV OUT=631.72 E 12" RCP TO
20136	RIM=636.26 INV OUT=630.76 NW 12" RCP TO
20295	RIM=636.03 INV OUT=632.08 N 12" RCP TO
20296	RIM=641.20 INV IN=622.92 W 24" RCP FROM 20319 INV OUT=622.70 E 24" RCP TO 20300
20300	RIM=641.85 INV IN=621.91 W 24" RCP FROM 20296 INV IN=622.33 N 24" RCP FROM INV OUT=622.25 E 24" RCP TO 20303
20303	RIM=642.35 INV IN=621.91 W 24" RCP FROM 20300 INV OUT=621.79 E 24" RCP TO
20305	RIM=635.46 INV OUT=632.76 N 12" RCP TO
20309	RIM=645.02 INV IN=627.81 E 48" RCP FROM INV IN=631.10 S 12" RCP FROM 71 INV OUT=627.98 W 48" RCP TO 20313
20313	RIM=646.87 INV IN=627.85 E 48" RCP FROM 20309 INV OUT=627.75 W 48" RCP TO 20315
20315	RIM=647.23 INV IN=627.36 E 48" RCP FROM 20313 INV IN=628.11 W 48" RCP FROM
20319	RIM=644.93 INV IN=623.50 W 24" RCP FROM 20327 INV OUT=623.43 E 24" RCP TO 20296
20327	RIM=632.57 INV IN=625.15 NW 12" RCP FROM 20328 INV OUT=623.75 E 24" RCP TO 20319
20328	RIM=632.82 INV OUT=627.24 SE 12" RCP TO 20327
20463	RIM=630.68 T/P 627.48

PROPERTY DESCRIPTION

AS PROVIDED BY CLIENT IN TITLE WORK BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No: 844447 AND DATED MARCH 08, 2019

Land in the City of Livonia, Wayne County, MI, described as follows:

PARCEL I:
Part of the Northeast ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast corner of said section; thence
South 00 degrees 18 minutes 53 seconds East, 1,319.07 feet along the East line of said section and the centerline of Middlebelt Road (120 foot right of way) to the extended South line of Bel-Aire Gardens; a subdivision according to the plat thereof as recorded in Liber 75 of Plats, page 48, Wayne County Records; thence North 89 degrees 51 minutes 00 seconds West, 1,486.60 feet along said extended North line to the Point of Beginning; thence North 89 degrees 51 minutes 00 seconds West, 713.41 feet along said North line extended; thence North 00 degrees 10 minutes 14 seconds East, 354.63 feet; thence South 89 degrees 49 minutes 46 seconds East, 116.62 feet; thence South 11 degrees 24 minutes 45 seconds East, 149.72 feet; thence South 89 degrees 51 minutes 00 seconds East, 30.00 feet; thence North 00 degrees 10 minutes 14 seconds East, 683.40 feet; thence South 89 degrees 49 minutes 46 seconds East, 134.12 feet; thence South 00 degrees 19 minutes 25 seconds West, 155.23 feet; thence South 89 degrees 40 minutes 35 seconds East, 403.00 feet; thence South 00 degrees 19 minutes 25 seconds West, 734.81 feet to the Point of Beginning. Containing 471,602 sf and/or 10.83 acres of land.

PARCEL II:
Part of the Northeast ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast corner of said section; thence North 89 degrees 49 minutes 46 seconds West, 162.20 feet along the North line of said section and the centerline of Plymouth Road (120 foot right of way); thence South 00 degrees 10 minutes 14 seconds West, 60.00 feet to the South right of way line of said Plymouth Road and the Point of Beginning; thence along a curve to the right 177.47 feet, said curve having a radius of 269.27 feet, a central angle of 37 degrees 45 minutes 41 seconds, and a chord bearing South 45 degrees 04 minutes 20 seconds East, 174.72 feet to the West right of way line of Middlebelt Road (120 foot right of way); thence South 00 degrees 18 minutes 53 seconds East, 252.74 feet along the said right of way line; thence North 89 degrees 40 minutes 35 seconds West, 573.01 feet; thence North 00 degrees 19 minutes 25 seconds East, 62.02 feet; thence North 40 degrees 40 minutes 13 seconds West, 72.66 feet; thence North 00 degrees 10 minutes 14 seconds East, 256.92 feet to the South right of way line of said Plymouth Road; thence South 89 degrees 49 minutes 46 seconds East, 494.47 feet along said right of way line to the Point of Beginning. Containing 221,715.6 sf and/or 5.09 acres of land.

ALSO
Part of the Northeast ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described Commencing at the Northeast corner of said section; thence North 89 degrees 49 minutes 46 seconds West, 893.52 feet along the North line of said section and the centerline of said Plymouth Road; thence South 00 degrees 10 minutes 14 seconds West, 60.00 feet to the South right of way line of said Plymouth Road and the Point of Beginning; thence South 00 degrees 19 minutes 25 seconds West, 261.92 feet; thence North 89 degrees 41 minutes 18 seconds West, 241.25 feet; thence South 57 degrees 56 minutes 01 second West, 202.86 feet; thence along a curve to the right 99.78 feet, said curve having a radius of 185.00 feet, a central angle of 30 degrees 54 minutes 12 seconds, and a chord bearing South 73 degrees 23 minutes 07 seconds West, 98.58 feet; thence South 00 degrees 19 minutes 25 seconds West, 52.16 feet; thence North 89 degrees 40 minutes 35 seconds West, 71.69 feet; thence South 00 degrees 19 minutes 25 seconds West, 74.78 feet; thence North 89 degrees 40 minutes 35 seconds West, 403.00 feet; thence North 00 degrees 19 minutes 25 seconds East, 155.23 feet; thence South 89 degrees 49 minutes 46 seconds East, 98.71 feet; thence North 00 degrees 09 minutes 51 seconds East, 368.44 feet to the South right of way line of said Plymouth Road; thence South 89 degrees 49 minutes 46 seconds East, 883.85 feet along said right of way line to the Point of Beginning. Containing 321,119.7 sf and/or 8.29 acres of land.

PARCEL III:
Part of the Northeast ¼ and the Northwest ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as: Beginning at a point distant North 89 degrees 49 minutes 46 seconds West, 2,010.15 feet along the North line of said Section 35 and South 00 degrees 10 minutes 14 seconds West, 60.00 feet from the Northeast corner of said Section 35; thence South 00 degrees 10 minutes 14 seconds West, 1,051.85 feet; thence North 89 degrees 51 minutes 00 seconds West, 30.00 feet; thence North 11 degrees 24 minutes 45 seconds West, 149.72 feet; thence North 89 degrees 49 minutes 46 seconds West, 537.75 feet; thence North 00 degrees 14 minutes 03 seconds East, 665.00 feet; thence South 89 degrees 49 minutes 46 seconds East, 180.00 feet; thence North 00 degrees 14 minutes 03 seconds East, 240.18 feet (calculated) 240.00 feet (recorded); thence South 89 degrees 49 minutes 46 seconds East, 416.81 feet (calculated) 416.75 feet (recorded) to the Point of Beginning. Containing 504,080.3 sf and/or 11.57 acres of land.

EXCEPTIONS

- 11 Water Easement in favor of Board of County Road Commissioners of the County of Wayne and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 5221, page 394, Register #C614552. (CANNOT DETERMINE LOCATION DUE TO POOR UNREADABLE DOCUMENT)
- 12 Underground Permit in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 10350, page 692, Register #D444586, as to Parcel IV. (CANNOT DETERMINE LOCATION DUE TO POOR UNREADABLE DOCUMENT)
- 13 Agreement to Right of Way in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 13843, page 598, Register #E394605. (CANNOT DETERMINE LOCATION DUE TO POOR UNREADABLE DOCUMENT)
- 14 Terms and Conditions contained in Easement as disclosed by instrument recorded in Liber 14112, page 572, Register #E480956, Liber 14112, page 576, Register #E480957, and in Liber 14112, page 581, Register #E480958. (AS SHOWN ON SURVEY)
- 15 Release of Right-of-Way in favor of County of Wayne and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 14186, page 497, Register #E506328, as to Parcels I, II and IV. (SHOWN ON SURVEY)
- 16 Terms and Conditions contained in Warranty Deed as disclosed by instrument recorded in Liber 16839, page 70, Register #F334920, as to Parcel IV. (NOT PLOTTABLE)
- 17 Terms and Conditions contained in Easement Right of Way as disclosed by instrument recorded in Liber 17264, page 746, Register #F493791, as to Parcel III. (SHOWN ON SURVEY)
- 18 Easement in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 10201, page 533, Register #G32769, as to Parcel II. (SHOWN ON SURVEY)
- 19 Right of Way in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 21396, page 129, Register #G693495. (SHOWN ON SURVEY)
- 20 Right of Way in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 21396, page 130, Register #G693496 and Modification of Right of Way recorded in Liber 21645, page 636, Register #G736037. (SHOWN ON SURVEY)
- 21 Grant of Easement in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 22458, page 91. (SHOWN ON SURVEY)
- 22 Terms and Conditions contained in Easement Agreement as disclosed by instrument recorded in Liber 23507, page 725. (SHOWN ON SURVEY)
- 23 Terms and Conditions contained in Well Easement Agreement as disclosed by instrument recorded in Liber 24145, page 804, Liber 24145, page 812, Liber 24145, page 816, Liber 24145, page 820, Liber 24145, page 824, Liber 24145, page 828, Liber 24145, page 832, Liber 24145, page 836, Liber 24145, page 840, Liber 24145, page 844, Liber 24145, page 848, Liber 24145, page 852, Liber 24145, page 856, Liber 24145, page 860, Liber 24145, page 864, Liber 24145, page 868, Liber 24145, page 872, and in Liber 24145, page 876. (AS SHOWN ON SURVEY)
- 24 Highway Easement Release for signal pole in favor of Michigan Department of Transportation and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 24610, page 483, as to Parcel II. (SHOWN ON SURVEY)
- 25 Terms and Conditions contained in Beautification Easement Agreement as disclosed by instrument recorded in Liber 34068, page 321, and in Liber 34069, page 338. (SHOWN ON SURVEY)
- 26 Terms and Conditions contained in Easement as disclosed by instrument recorded in Liber 35211, page 153, as to Parcel IV. (SHOWN ON SURVEY)
- 27 Easements, Terms and Conditions contained in Easement as disclosed by instrument recorded in Liber 45464, page 1201, as to Parcels I and II. (NOT PLOTTABLE)
- 28 Terms and Conditions contained in Grant of Easement as disclosed by instrument recorded in Liber 45464, page 275, as to Parcel I and II. (NOT PLOTTABLE)
- 29 Terms and Conditions contained in Operation and Easement Agreement as disclosed by instrument recorded in Liber 45505, page 375, and in First Amendment to Operation and Easement Agreement as disclosed by instrument recorded in Liber 46492, page 914. (SHOWN ON SURVEY)
- 30 Terms and Conditions contained in Declaration of Covenants, Conditions, Restrictions, and Easements as disclosed by instrument recorded in Liber 46878, page 103, as to Parcel IV. (SHOWN ON SURVEY)
- 31 Detroit Edison Underground Easement (Right of Way) in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 48970, page 708, as to Parcel IV. (SHOWN ON SURVEY)
- 36 Survey by Hubbell, Roth and Clark, Inc., dated February 27, 2003, Job No. 20030115, discloses the following:

a. Theater is built over 10 foot gas main, which has been abandoned. (N/A)

b. Party Wall between the enclosed mall and the Target Store. (N/A)

c. Power lines overhead at various locations.

d. Asphalt paving over the easement areas, gas mains, water, sewer, telephone and electrical lines.

e. Building designated as the Montgomery Wards Building encroaches onto the Easement Parcel at various points. (N/A)

f. Building designated as Ward's Automotive Center is built over the easement for sanitary sewer recorded in Liber 14112, page 572, Wayne County Records

NOTE: (THE FOLLOWING WAS SHOWN ON HRC JOB No. 20090336.04, WITH A REVISION DATE OF 07/23/09.)

EASEMENTS SCHEDULED FOR TERMINATION PER DEVELOPER INFORMATION AND EASEMENT DRAWING OF HUBBELL, ROTH & CLARK DEPICTION DATED 02-09-06-- FINAL REVISION 03-02-06.

6' WIDE GAS EASEMENT, L13843, P.598

10' WIDE GAS EASEMENT, L13843, P.598 (ABANDONED LINE)

12' WIDE STORM SEWER EASEMENT, L14112, P.572

24' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.572

30' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.572

12' WIDE SANITARY SEWER EASEMENT, L14112, P.572

12' WIDE WATER MAIN EASEMENT, L14112, P.576

12' WIDE WATER MAIN EASEMENT, L14112, P.576

20' WIDE WATER MAIN EASEMENT, L14112, P.576

30' WIDE STORM SEWER AND WATER SYSTEM EASEMENT, L14112, P.576

30' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.576

30' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.576

24' WIDE SANITARY SEWER AND WATER MAIN EASEMENT, L14112, P.576

12' WIDE STORM SEWER EASEMENT, L14112, P.576

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11, 13, 14, 16, 17, OF TABLE A THEREOF.

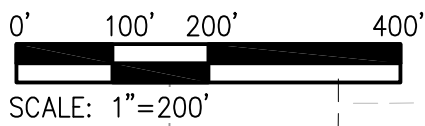
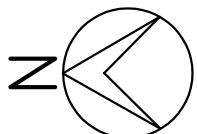
GARY M. CHALICE
PROFESSIONAL SURVEYOR No. 55939

CITY OF LIVONIA
WONDERLAND MALL

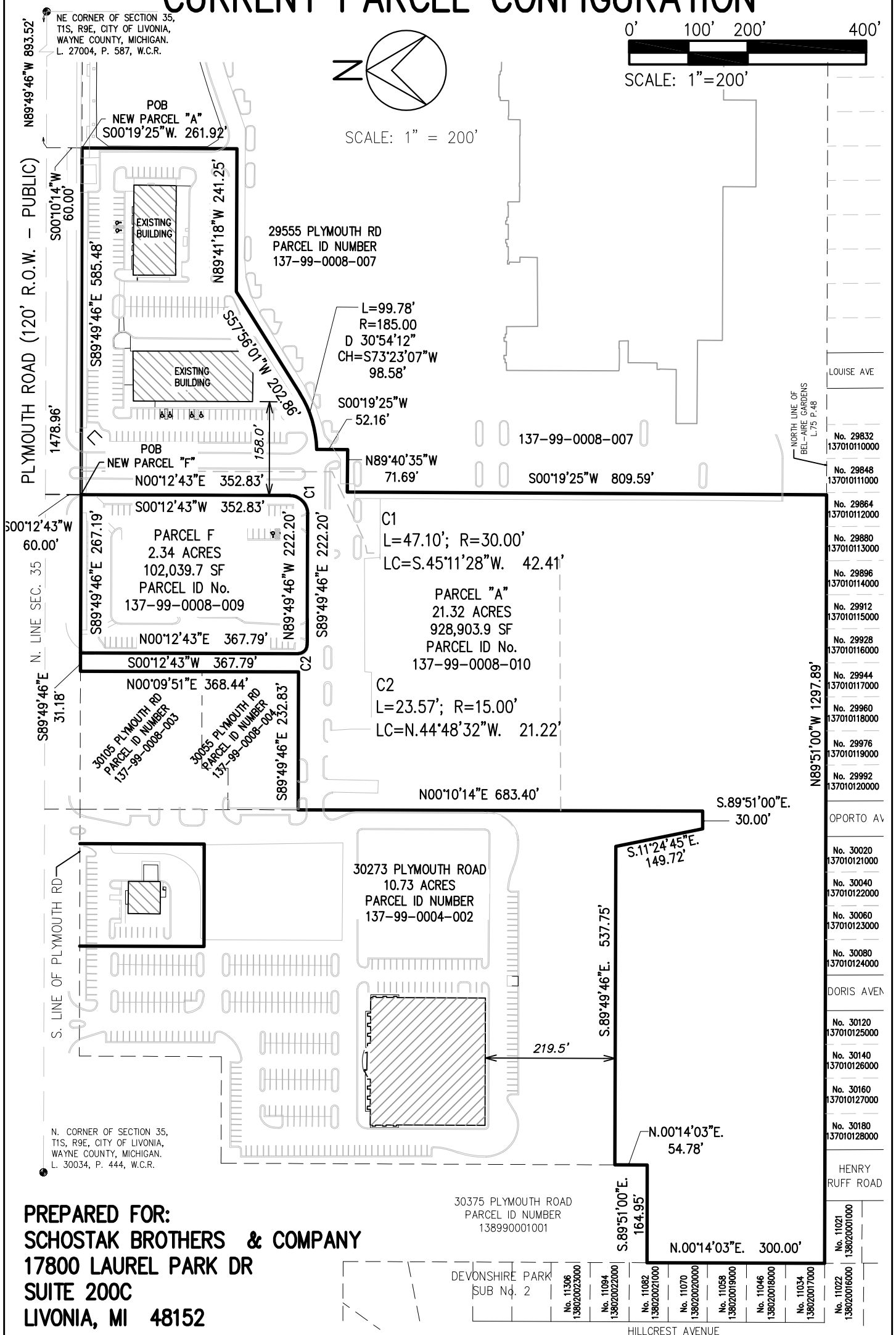
ALTA/NSPS
LAND TITLE
SURVEY

HRC JOB NO. 20190258	SCALE 1"=100'
DATE June 2019	SHEET NO. 2 OF 2

CURRENT PARCEL CONFIGURATION



SCALE: 1" = 200'



PREPARED FOR:
SCHOSTAK BROTHERS & COMPANY
17800 LAUREL PARK DR
SUITE 200C
LIVONIA, MI 48152

JOB NO. 20190419	 HUBBELL, ROTH & CLARK, INC CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH.	P.O. BOX 824 48303 - 0824	SHEET NO.
DATE 03-11-2020		PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: http:// www.hrcengr.com	1	OF 4

REVISED 05/28/2020

6/2/2020 9:01 AM
V:\201904\20190419\F\20200316_REZONING\F20190419_REZONING.dwg--
Piggott, Robert

CURRENT PARCEL DESCRIPTIONS

PROPERTY DESCRIPTION PARCEL "A"

Land situated in the City of Livonia, County of Wayne, State of Michigan, described as follows:
Part of the Northeast ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as: Commencing at the Northeast corner of said section; thence North 89 degrees 49 minutes 46 seconds West, 893.52 feet along the North line of said section and the centerline of Plymouth Road (120 foot right of way); thence South 00 degrees 10 minutes 14 seconds West 60.00 feet to the South Right of Way line of Plymouth Road and the POINT OF BEGINNING; thence South 00 degrees 19 minutes 25 seconds West 261.92 feet; thence North 89 degrees 41 minutes 18 seconds West 241.25 feet; thence South 57 degrees 56 minutes 01 seconds West 202.86 feet; thence along a curve to the right 99.78 feet, said curve having a radius of 185.00 feet, a central angle of 30 degrees 54 minutes 12 seconds and a chord bearing South 73 degrees 23 minutes 07 seconds West 98.58 feet; thence South 00 degrees 19 minutes 25 seconds West 52.16 feet; thence North 89 degrees 40 minutes 35 seconds West 71.69 feet; thence South 00 degrees 19 minutes 25 seconds West 809.59 feet to the north line of “Bel-Aire Gardens”, a subdivision of part of the South ½ of the North ½ of Section 35, Township 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, as recorded in Liber 75 of Plats, Page 48, Wayne County Records; thence North 89 degrees 51 minutes 00 seconds West 1297.89 feet along said subdivision line; thence North 00 degrees 14 minutes 03 seconds East 300.00 feet; thence South 89 degrees 51 minutes 00 seconds East 164.95 feet; thence North 00 degrees 14 minutes 03 seconds East 54.78 feet; thence South 89 degrees 49 minutes 46 seconds East 537.75 feet; thence South 11 degrees 24 minutes 45 seconds East 149.72 feet; thence South 89 degrees 51 minutes 00 seconds East 30.00 feet; thence North 00 degrees 10 minutes 14 seconds East 683.40 feet; thence South 89 degrees 49 minutes 46 seconds East 232.83 feet; thence North 00 degrees 09 minutes 51 seconds East 368.44 feet to the South right of way line of said Plymouth Road; thence South 89 degrees 49 minutes 46 seconds East, 31.18 feet along said right of way line; thence South 00 degrees 12 minutes 43 seconds West 367.79 feet; thence 23.57 feet along a curve to the left, having a radius of 15.00 feet and a long chord which bears South 44 degrees 48 minutes 32 seconds East 21.22 feet; thence South 89 degrees 49 minutes 46 seconds East 222.20 feet; thence 47.10 feet along a curve to the left, having a radius of 30.00 feet and a long chord which bears North 45 degrees 11 minutes 28 seconds East 42.41 feet; thence North 00 degrees 12 minutes 43 seconds East 352.83 feet to the South right of way line of said Plymouth Road; thence South 89 degrees 49 minutes 46 seconds East 585.48 feet to the POINT OF BEGINNING. Containing 928,903.9 sf and/or 21.32 acres of land. Subject to all easements and restrictions of record.

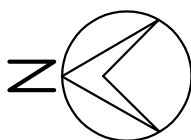
DESCRIPTION OF PROPERTY (137-99-0004-002) (NO CHANGES)

Part of the Northeast ¼ of Section 35, Township 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast Corner of said Section 35; thence North 89 degrees 49 minutes 46 seconds West 2010.15 feet along the north line of said Section and centerline of Plymouth Road (120 feet wide); thence South 00 degrees 10 minutes 14 seconds West 60.00 feet to the south right of way line of said Plymouth Road and the POINT OF BEGINNING; thence South 00 degrees 10 minutes 14 seconds West 1051.84 feet; thence North 89°51'00" West 30.00 feet; thence North 11 degrees 24 minutes 45 seconds West 149.72 feet; thence North 89 degrees 49 minutes 46 secodns West 537.75 feet; thence North 00 degrees 14 minutes 03 seconds East 665.00 feet; thence South 89 degrees 49 minutes 46 seconds East 180.00 feet; thence North 00 degrees 14 minutes 03 seconds East 240.18 feet; thence South 89 degrees 49 minutes 46 seconds East 185.80 feet; thence South 00 degrees 10 minutes 14 seconds West 210.00 feet; thence South 89 degrees 49 minutes 46 seconds East 173.00 feet; thence North 00 degrees 10 minutes 14 seconds East 210.00 feet; thence South 89 degrees 49 minutes 46 seconds East 58.01 feet to THE POINT OF BEGINNING. Said parcel contains 10.737 acres, more or less.

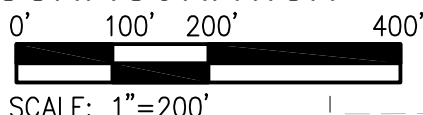
REVISED 05/28/2020

JOB NO. 20190419	 HUBBELL, ROTH & CLARK, INC CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH.	P.O. BOX 824 48303 - 0824	SHEET NO.
DATE 03/11/2020		PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: http: // www.hrcengr.com		2
				OF 4

NE CORNER OF SECTION 35,
T1S, R9E, CITY OF LIVONIA,
WAYNE COUNTY, MICHIGAN.
L. 27004. P. 587. W.C.R.



SCALE: 1" = 200'



PROPOSED ZONING R-8

AREA TO REMAIN ZONING C-2

29555 PLYMOUTH RD
PARCEL ID NUMBER
137-99-0008-007

C1

$L=47.10'$; $R=30.00'$

LC=S.45°11'28"W. 42.41'

C2

$I=23.57'$; $R=15.00'$

LC=N.44°48'32"W. 21.22'

137-99-0008-007

S00°19'25"W 809.59'

PARCEL "A"
21.32 ACRES
928,903.9 SF
PARCEL ID No.
137-99-0008-010

PARCEL F
2.34 ACRES
102,039.7 SF
PARCEL ID No.
137-99-0008-009

POB
137-99-0004-002

00273 PLYMOUTH ROAD
10.73 ACRES
PARCEL ID NUMBER
137-99-0004-002

30375 PLYMOUTH ROAD
PARCEL ID NUMBER
138990001001

PREPARED FOR:
SCHOSTAK BROTHERS & COMPANY
17800 LAUREL PARK DR
SUITE 200C
LIVONIA, MI 48152

JOB NO.
20190419

DATE _____

03-11-2020



HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

555 HULET DRIVE
BLOOMFIELD HILLS, MICH.

P.O. BOX 824
48303 - 0824

PHONE: (248) 454-6300
FAX (1st. Floor): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359

WEB SITE: <http://www.hrcengr.com>

SHEET NO.

3

OF 4

PROPOSED ZONING W/ NEW PARCEL CONFIGURATION

DESCRIPTION OF NEW ZONING R8

Part of the Northeast ¼ of Section 35, Township 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast Corner of said Section 35; thence North 89 degrees 49 minutes 46 seconds West 1439.16 feet along the north line of said Section and centerline of Plymouth Road (120 feet wide); thence South 00 degrees 10 minutes 14 seconds West 60.00 feet to the South line of Plymouth Road; thence continuing South 00 degrees 10 minutes 14 seconds West 411.54 feet ; thence North 89 degrees 57 minutes 47 seconds West 34.00 feet to the POINT OF BEGINNING; thence South 00 degrees 19 minutes 25 seconds West 779.21 feet; thence North 89 degrees 44 minutes 39 seconds West 713.60 feet; thence North 00 degrees 10 minutes 14 seconds East 284.57 feet; thence South 89 degrees 49 minutes 46 seconds East 148.20 feet; thence North 00 degrees 10 minutes 14 seconds East 158.97 feet; thence South 89 degrees 49 minutes 46 seconds East 30.48 feet; thence North 00 degrees 10 minutes 14 seconds East 335.09 feet; thence South 89 degrees 46 minutes 36 seconds East 537.00 feet to the POINT OF BEGINNING. Containing 473,257.9 SF and/or 10.86 acres.

PROPERTY DESCRIPTION PROPOSED PARCEL "A" TO REMAIN SAME ZONING

Land situated in the City of Livonia, County of Wayne, State of Michigan, described as follows:
Part of the Northeast ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast corner of said section; thence North 89 degrees 49 minutes 46 seconds West, 893.52 feet along the North line of said section and the centerline of Plymouth Road (120 foot right of way); thence South 00 degrees 10 minutes 14 seconds West 60.00 feet to the South Right of Way line of Plymouth Road and the POINT OF BEGINNING; thence South 00 degrees 19 minutes 25 seconds West 261.92 feet; thence North 89 degrees 41 minutes 18 seconds West 241.25 feet; thence South 57 degrees 56 minutes 01 seconds West 202.86 feet; thence along a curve to the right 99.78 feet, said curve having a radius of 185.00 feet, a central angle of 30 degrees 54 minutes 12 seconds and a chord bearing South 73 degrees 23 minutes 07 seconds West 98.58 feet; thence South 00 degrees 19 minutes 25 seconds West 52.16 feet; thence North 89 degrees 40 minutes 35 seconds West 71.69 feet to point "A"; thence North 00 degrees 19 minutes 25 seconds East 38.35 feet; thence North 89 degrees 46 minutes 36 seconds West 537.00 feet; thence North 00 degrees 10 minutes 14 seconds East 42.68 feet; thence South 89 degrees 49 minutes 46 seconds East 232.83 feet; thence North 00 degrees 09 minutes 51 seconds East 368.44 feet to a point on the South line of Plymouth Road; thence along said South line South 89 degrees 49 minutes 46 seconds East 31.18 feet; thence South 00 degrees 12 minutes 43 seconds West 367.79 feet; thence 23.57 feet along a curve to the left, having a radius of 15.00 feet and a long chord which bears South 44 degrees 48 minutes 32 seconds East 21.22 feet; thence South 89 degrees 49 minutes 46 seconds East 222.20 feet; thence 47.10 feet along a curve to the left, having a radius of 30.00 feet and a long chord which bears North 45 degrees 11 minutes 28 seconds East 42.41 feet; thence North 00 degrees 12 minutes 43 seconds East 352.83 feet to the South right of way line of said Plymouth Road; thence South 89 degrees 49 minutes 46 seconds East 585.48 feet to the POINT OF BEGINNING; also commencing at said point "A"; thence South 00 degrees 19 minutes 25 seconds West 740.86 feet to A POINT OF BEGINNING; thence continuing South 00 degrees 19 minutes 25 seconds West 68.74 feet; thence North 89 degrees 51 minutes 00 seconds West 1297.89 feet; thence North 00 degrees 14 minutes 03 seconds East 300.00 feet; thence South 89 degrees 51 minutes 00 seconds East 164.95 feet; thence North 00 degrees 14 minutes 03 seconds East 54.78 feet; thence South 89 degrees 49 minutes 46 seconds East 419.13 feet; thence South 00 degrees 10 minutes 14 seconds West 284.57 feet; thence South 89 degrees 44 minutes 39 seconds East 713.60 feet to the POINT OF BEGINNING. Containing 467,096.2 SF and/or 10.72 acres.

DESCRIPTION OF PROPERTY (137-99-0004-002) TO REMAIN SAME ZONING

Part of the Northeast ¼ of Section 35, Township 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast Corner of said Section 35; thence North 89 degrees 49 minutes 46 seconds West 2010.15 feet along the north line of said Section and centerline of Plymouth Road (120 feet wide); thence South 00 degrees 10 minutes 14 seconds West 60.00 feet to the south right of way line of said Plymouth Road and the POINT OF BEGINNING; thence South 00 degrees 10 minutes 14 seconds West 746.18 feet; thence North 89 degrees 49 minutes 46 seconds West 30.48 feet; thence South 00 degrees 10 minutes 14 seconds West 158.97 feet; thence North 89 degrees 49 minutes 46 seconds West 568.13 feet; thence North 00 degrees 14 minutes 03 seconds East 665.00 feet; thence South 89 degrees 49 minutes 46 seconds East 180.00 feet; thence North 00 degrees 14 minutes 03 seconds East 240.18 feet; thence South 89 degrees 49 minutes 46 seconds East 185.80 feet; thence South 00 degrees 10 minutes 14 seconds West 210.00 feet; thence South 89 degrees 49 minutes 46 seconds East 173.00 feet; thence North 00 degrees 10 minutes 14 seconds East 210.00 feet; thence South 89 degrees 49 minutes 46 seconds East 58.01 feet to THE POINT OF BEGINNING. Containing 456,269.5 SF and/or 10.47 acres.

REVISED 08/06/2020 REVISED 05/28/2020	JOB NO. 20190419	 HUBBELL, ROTH & CLARK, INC CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH. PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: http:// www.hrcengr.com	P.O. BOX 824 48303 - 0824	SHEET NO.
	DATE 03/11/2020				4 OF 4



SCALE: 1" = 2000'±



SCALE: 1" = 300'±

1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - SURVEY PREPARED BY HUBBELL, ROTH & CLARK, INC DATED: JUNE 2019
 - REZONING LEGAL EXHIBITS PREPARED BY HUBBELL, ROTH & CLARK, INC, REVISED 08/06/2020
 - ARCHITECTURAL PLANS PREPARED BY STUCKY VITALE ARCHITECTS DATED: 06/07/2019
 - GEOTECHNICAL REPORT PREPARED BY SME DATED 06/28/2019
 - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO
 - LOCATION MAP OBTAINED FROM USGS MAPS
2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A CERTAIN REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.



REZONING DOCUMENTS
FOR

PROPOSED RESIDENTIAL
DEVELOPMENT

PARCEL IDS: 137-99-0008-010, 137-99-0004-002
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

STEPHEN E. DUCZYNSKI II
MIDDLEBELT PLYMOUTH VENTURE LLC
17800 NORTH LAUREL PARK DRIVE
#200C
LIVONIA, MICHIGAN

STUCKY VITALE ARCHITECTS
27172 WOODWARD AVENUE
ROYAL OAK, MICHIGAN 48067

[illegible]

NOT APPROVED FOR CONSTRUCTION



Detroit, MI • New York, NY • Boston, MA
Princeton, NJ • Tampa, FL • Rutherford, NJ

607 Shelby Suite 200, Detroit, MI 48226
Phone 248 247 1115

REZONING DOCUMENTS



PROPOSED RESIDENTIAL DEVELOPMENT

PARCEL IDS: 137-99-0008-010, 137-99-0008-002
CITY OF LIVONIA
WAYNE COUNTY MICHIGAN



SCALE:	AS SHOWN	PROJECT ID: M-19052
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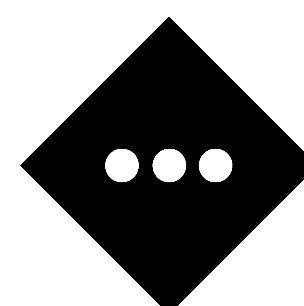
TITLE	
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COVER SHEET

DRAWING:

C-1

PLANS PREPARED BY:



STONEFIELD
engineering & design

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Princeton, NJ • Tampa, FL • Rutherford, NJ
www.stonefieldeng.com

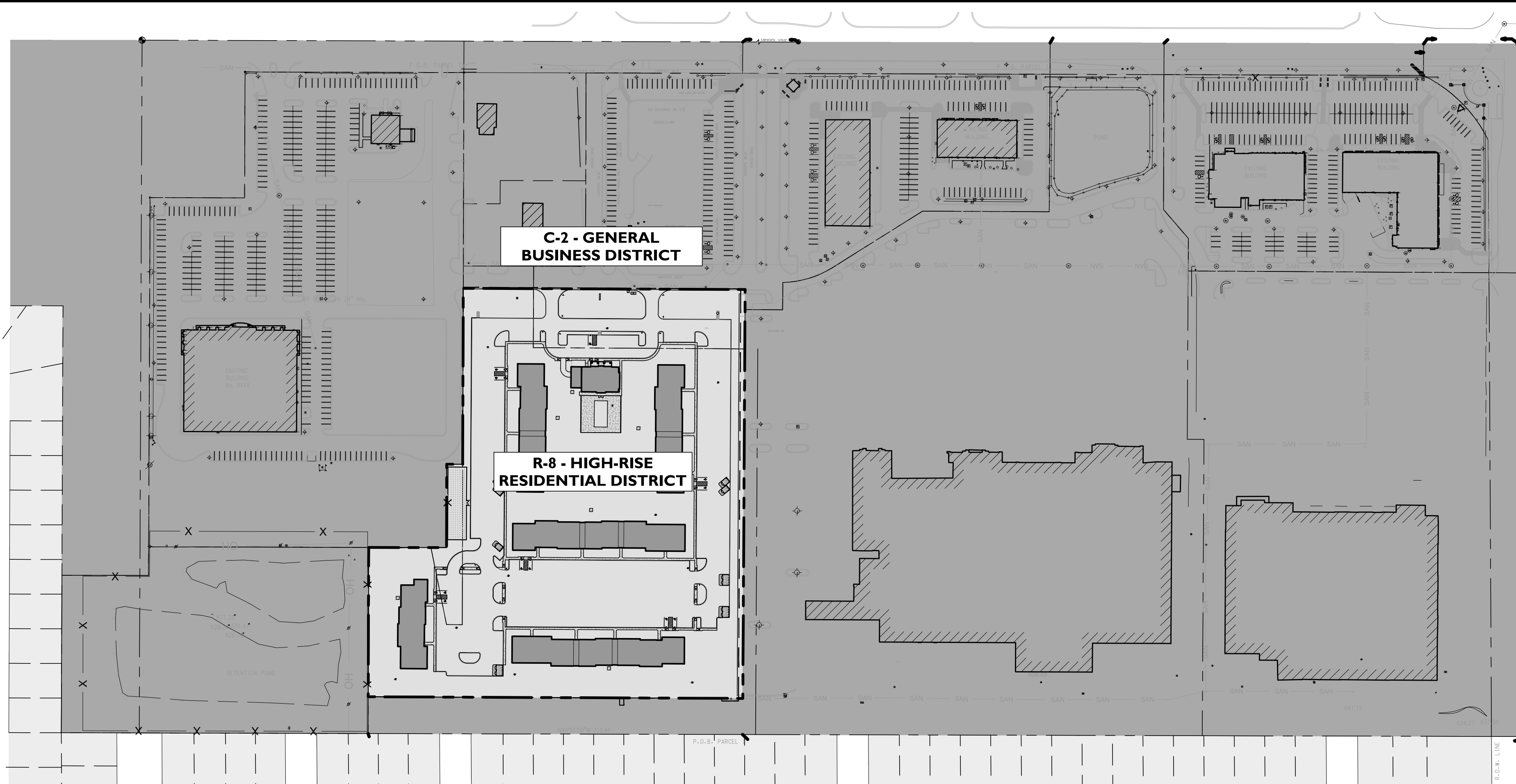
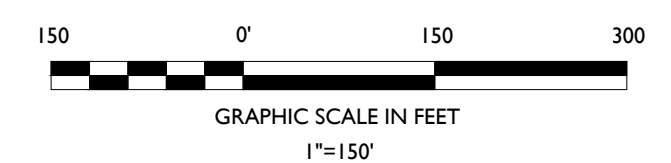
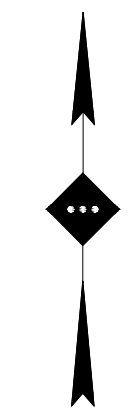
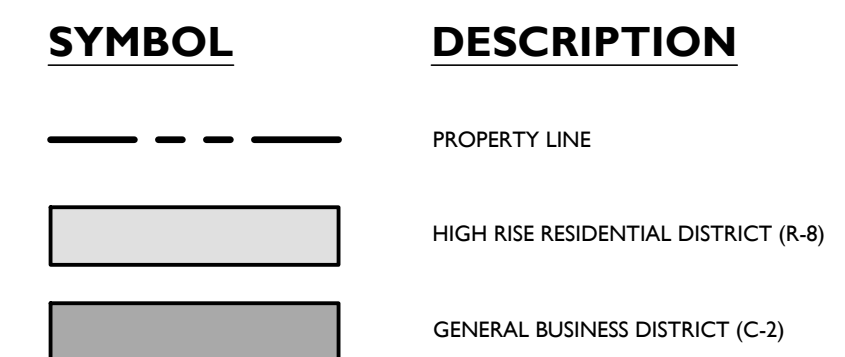
607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115



SCALE: 1" = 300'±

DRAWING TITLE	SHEET #
COVER SHEET	C-1
REZONING PLAN	C-2
SITE PLAN	C-3
SITE PLAN (OVERALL)	C-4

DRAWING TITLE	SHEET #
WONDERLAND MALL TOPOGRAPHIC & ALTA/NSPS LAND TITLE SURVEY	I THRU 2 OF 2
OVERALL WONDERLAND MALL ALTA/NSPS LAND TITLE SURVEY	I THRU 2 OF 2
WONDERLAND MALL REZONING LEGAL EXHIBITS	I THRU 4 OF 4



ISSUE	DATE	BY	DESCRIPTION
5	08/17/2020	MPH	FOR REZONING DOCUMENT SUBMISSION
4	08/14/2020	MPH	FOR REZONING DOCUMENT SUBMISSION
3	07/17/2020	MG	FOR REZONING DOCUMENT SUBMISSION
2	04/13/2020	AF	FOR CLIENT REVIEW
1	03/11/2020	AF	FOR CLIENT REVIEW

NOT APPROVED FOR CONSTRUCTION



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Phone 248.247.1115

Schostak
BROTHERS & COMPANY
**PROPOSED RESIDENTIAL
DEVELOPMENT**

PARCEL IDS: 137-99-0008-010, 137-99-0008-002
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN



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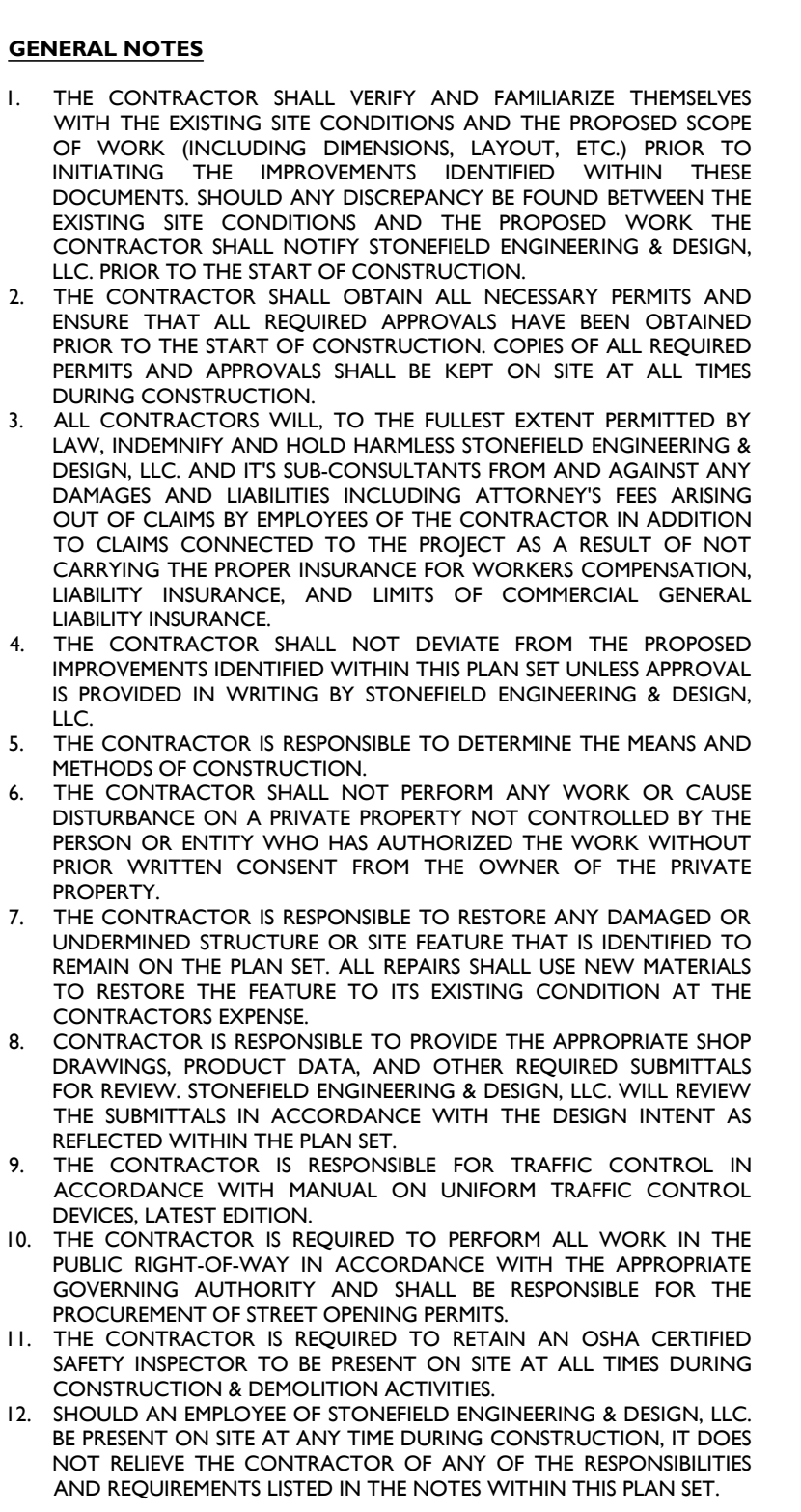
SCALE:	1" = 150'	PROJECT ID: M-19052
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TITLE:

REZONING PLAN

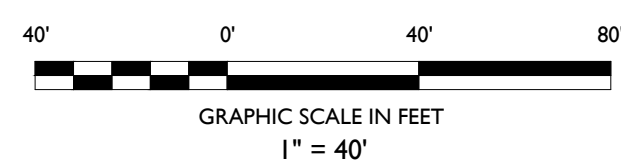
DRAWING:

C-2



OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 18.38 (2)	REQUIRED PARKING: 2.5 SPACE FOR EACH UNIT WITH 1 OR 2 BEDROOMS (192 UNITS)(2.5 SPACES) = 480 SPACES	385 SPACES (V)
§ 27.10	ENCLOSED PARKING: 1 SPACE PER EACH UNIT WITH 1 OR 2 BEDROOMS (192 UNITS)(1 SPACE) = 192 ENCLOSED SPACES	117 SPACES (V)
§ 18.37 (a)	90' PARKING DIMENSIONS: 20 FT X 10 FT W/ 22 FT DRIVE AISLE	20 FT X 10 FT W/ 24 FT AISLE

- GENERAL NOTES**
1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE NOTES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, INC. OF THE STATUS OF CONSTRUCTION.
 2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
 3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, DESIGN, L.L.C. AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEYS FEES ARISING OUT OF OR RESULTING FROM ANY AND ALL CONSTRUCTION ACTIVITIES TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
 4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, L.L.C.
 5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHOD OF CONSTRUCTION.
 6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT THE WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
 7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR DISTURBED EXISTING SURFACES TO ORIGINAL CONDITIONS OR REMAIN ON THE PLAN SET, ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
 8. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS AND SHALL CONSENT WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
 9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE CITY OF CHICAGO UNDER THE SUPERVISION OF THE CHIEF OF POLICE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
 11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SUPERVISOR TO DIRECT ALL CONSTRUCTION ACTIVITIES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
 12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, OR ANY OF ITS SUBS, BE INVOLVED IN AN ACCIDENT OR INJURY, DO NOT RETRIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



ISSUE	DATE	BY	DESCRIPTION
5	08/17/2020	MPH	FOR REZONING DOCUMENT SUBMISSION
4	08/14/2020	MPH	FOR REZONING DOCUMENT SUBMISSION
3	07/17/2020	MG	FOR REZONING DOCUMENT SUBMISSION
2	04/13/2020	AF	FOR CLIENT REVIEW
1	03/11/2020	AF	FOR CLIENT REVIEW

NOT APPROVED FOR CONSTRUCTION



STONEFIELD
engineering & design

Detroit, MI • New York, NY • Boston, MA
Princeton, NJ • Tampa, FL • Rutherford, NJ

www.stonefieldeng.com

607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

REZONING DOCUMENTS

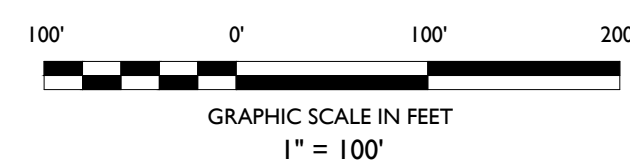
 **Schostak**
BROTHERS & COMPANY

**PROPOSED RESIDENTIAL
DEVELOPMENT**

PARCEL IDS: 137-99-0008-0-0, 137-99-0008-0-02
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN



 STONEFIELD engineering & design	
SCALE:	1" = 40'
PROJECT ID: M-19052	
TITLE:	
SITE PLAN	
DRAWING:	
C-3	



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Schostak
BROTHERS & COMPANY
**PROPOSED RESIDENTIAL
DEVELOPMENT**

PARCEL IDS: 137-99-0008-010, 137-99-0008-002
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN



SCALE:	1" = 100'	PROJECT ID: M-19052
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TITL

SITE PLAN (OVERALL)

DRAWING:

C-4

ISSUE	DATE	BY	DESCRIPTION
5	08/17/2020	MPH	FOR REZONING DOCUMENT SUBMISSION
4	08/14/2020	MPH	FOR REZONING DOCUMENT SUBMISSION
3	07/17/2020	MG	FOR REZONING DOCUMENT SUBMISSION
2	04/13/2020	AF	FOR CLIENT REVIEW
1	03/11/2020	AF	FOR CLIENT REVIEW

6/11/2019 4:58 PM
HRC_OLW.ctb
V: 201902120190258\F\20190258_FR_APT.dwg
Piggott, Robert

FLOOD ZONE INFORMATION

SUBJECT PROPERTY FALLS IN ZONE "X",
MINIMAL FLOODING, AS SHOWN IN FEMA MAP
26163C0227E, DATED 02/02/2012.

NOTES

NO EVIDENCE OF RECENT EARTH MOVING WORK ON SITE.

I AM NOT AWARE OF ANY PROPOSED CHANGES IN STREET
RIGHT OF WAY LINES.

UTILITY STATEMENT

THE LOCATIONS AND ELEVATIONS OF EXISTING
UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING
ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER
EXPRESSED OR IMPLIED AS TO THE COMPLETENESS
OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE
EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE
EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO
THE START OF CONSTRUCTION.

LEGEND

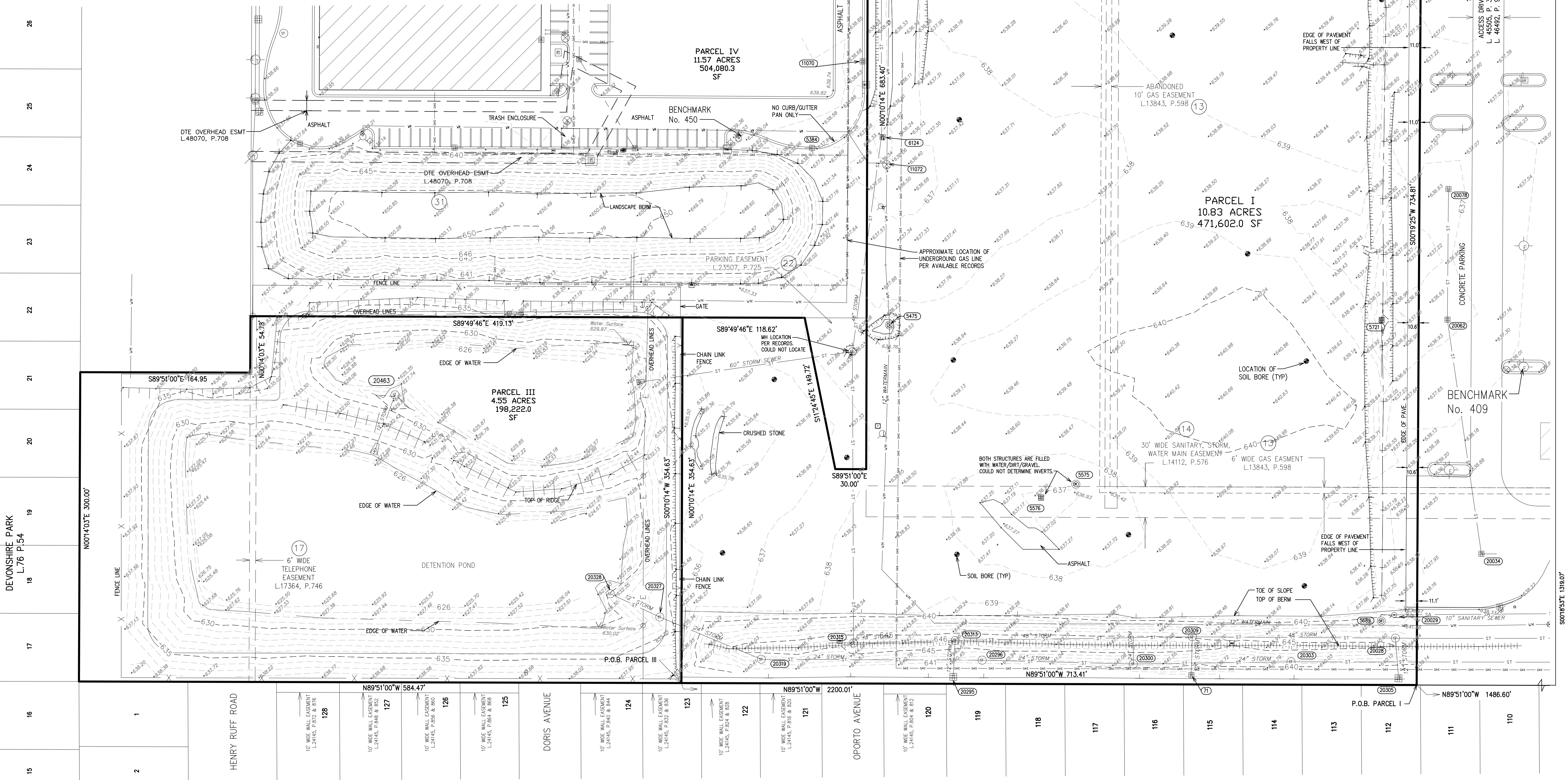
BUILDING		RISER & DOWN SPOUT		
STORM	ST 	PUMP STATION		
SANITARY	SA 	FIRE HYDRANT		
WATERMAIN	WM 	GATE & VALVE, & WELL		
GAS		CISTERN & WELL		
UND. TELEPHONE	T	WATER STOP BOX & SPRINKLER HEAD		
UND. ELECTRICAL	E	WATER TOWER BASE & METER PIT		
TRAVERSE LINE & TRAVERSE POINT		UTILITY POLE		
BENCH MARK SYMBOL		LIGHT POLE		
DEAD TREE		GUY WIRE ANCHOR		
DECIDUOUS TREE		UNDERGROUND MARKER		
DECIDUOUS SHRUB		RISER		
CONIFEROUS TREE		GAS BOX & BLOW OFF		
CONIFEROUS SHRUB		BUILD. CORNER & 1st FLOOR ELEV.		
STUMP		C.O. OF DITCH		
SQ. & RD. CATCH BASINS & INLETS IN PAVEMENT		TOE OF SLOPE		
STORM MANHOLE & PIPE END		TOP OF BANK & RIDGE		
UNSPECIFIED MH.		TOP OF BERM		
		EDGE OF BERM		
		EDGE OF WATER & WATER SURFACE		
		HEADWALL & RETAINING WALL		

BENCHMARK

BENCHMARK No. 408
N. END TOP LAMP POLE BASE
ELEVATION 639.62 NAVD 88 DATUM

BENCHMARK No. 409
CHISELED SQUARE W. TOP OF CONC.
LAMP POLE BASE
ELEVATION 641.24 NAVD 88 DATUM

BENCHMARK No. 415
ARROW ON FIRE HYDRANT
ELEVATION 639.59 NAVD 88 DATUM



HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

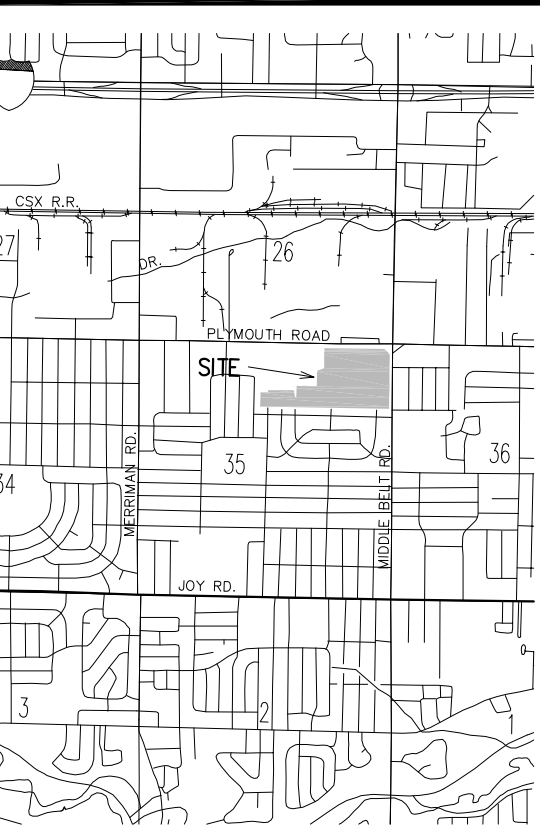
555 HULET DRIVE
BLOOMFIELD HILLS, MICH. P.O. BOX 824
48303 - 0824

PHONE: (248) 454-6300
FAX (1st Floor): (248) 454-6312
FAX (2nd Floor): (248) 454-6359

WEB SITE: <http://www.hrcengr.com>



DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	
DRAWN	B.PIGGOTT
CHECKED	G.CHALICE
APPROVED	G.CHALICE



CITY OF LIVONIA
WONDERLAND MALL

TOPOGRAPHICAL
SURVEY

HRC JOB NO.	SCALE
20190258	1"=50'
DATE	SHEET NO.
June 2019	1

OF 2

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SANITARY STRUCTURE DATA	
Structure Name	Structure Details
49	RIM=637.64 INV IN=623.37 SW 12" FROM 10809 INV IN=623.14 W 12" FROM INV OUT=623.14 E 18" TO 10672
5441	RIM=637.46 INV IN=625.40 NE 12" FROM INV OUT=624.75 E 12" TO 10816
10672	RIM=637.68 INV IN=623.08 W 18" FROM 49 INV OUT=623.07 E 18" TO
10809	RIM=638.10 INV IN=624.26 W 12" FROM 10956 INV OUT=624.22 NE 12" TO 49
10816	RIM=638.27 INV IN=624.69 W 12" FROM 5441 INV OUT=624.65 SE 12" TO 10956
10956	RIM=637.50 INV IN=623.66 NW 12" FROM 10816 INV OUT=623.59 E 12" TO 10809
11007	RIM=637.47
20029	RIM=639.69 INV IN=629.74 W 12" FROM INV OUT=629.72 E 12" TO

WATER STRUCTURE DATA	
Structure Name	Structure Details
5437	RIM=636.19 T/P IN=632.26 W 12" DI FROM T/P OUT=632.26 E 12" DI TO
5475	RIM=636.90 T/P IN=629.90 N 12" DI FROM T/P OUT=629.90 S 12" DI TO
10810	RIM=638.31 T/P IN=631.95 W 12" DI FROM T/P OUT=631.95 E 12" DI TO
11064	RIM=636.76 T/P IN=630.21 W 12" DI FROM T/P OUT=630.21 E 12" DI TO
11072	RIM=636.60 T/P IN=630.60 W 12" DI FROM T/P OUT=630.60 N 12" DI TO

STORM STRUCTURE DATA	
Structure Name	Structure Details
71	RIM=635.73 INV OUT=631.61 N 12" RCP TO 20309
5026	RIM=636.34 INV OUT=631.70 E 12" RCP TO 10871
5029	RIM=635.85
5054	RIM=635.87 INV OUT=632.72 SW 12" RCP TO 5020
5384	RIM=637.91 INV IN=628.22 E 24" RCP FROM INV OUT=628.11 W 24" RCP TO
5440	RIM=638.07 INV IN=631.61 N 15" RCP FROM INV IN=631.44 W 12" RCP FROM INV OUT=631.36 S 15" RCP TO 10908
5575	RIM=637.14 (FILLED WITH WATER & DIRT)
5576	RIM=636.82 (FILLED WITH WATER & DIRT)
5689	RIM=640.77 (FILLED WITH DEBRIS)
5721	RIM=634.88 INV OUT=632.11 S 12"
6124	RIM=634.65 INV IN=626.91 N 48" CONC FROM 11068 INV OUT=626.91 N 48" CONC TO
10692	RIM=635.71 INV OUT=632.19 E 12" RCP TO 10691
10708	RIM=635.67 INV IN=632.21 W 12" RCP FROM 10709 INV OUT=631.91 E 12" RCP TO 10596
10709	RIM=635.59 INV OUT=632.46 E 12" RCP TO 10708
10747	RIM=635.72 INV OUT=632.66 S 12" RCP TO 10770
10770	RIM=637.75 INV IN=633.40 N 12" RCP FROM 10747 INV IN=631.85 N 18" RCP FROM 10598
10800	RIM=638.59 INV IN=630.87 NE 36" RCP FROM INV IN=630.74 SW 48" RCP TO 11015
10814	RIM=638.42 INV IN=631.85 N 18" RCP FROM 10817 INV IN=631.66 W 48" RCP FROM INV IN=631.46 E 48" RCP FROM INV OUT=631.85 S 18" RCP TO 10952
10817	RIM=638.44 INV IN=631.96 N 18" RCP FROM 10831 INV IN=632.84 W 12" RCP FROM INV IN=632.63 E 12" RCP FROM INV OUT=631.41 S 18" RCP TO 10814
10831	RIM=637.18 INV IN=631.62 N 18" RCP FROM 10850 INV IN=631.62 W 12" RCP FROM 10871 INV IN=632.63 E 12" RCP FROM INV OUT=631.41 S 18" RCP TO 10817
10850	RIM=637.63 INV IN=631.47 N 18" RCP FROM 10851 INV IN=631.47 W 12" RCP FROM 10868 INV IN=632.26 E 12" RCP FROM INV OUT=631.33 S 18" RCP TO 10831
10851	RIM=637.81 INV IN=631.97 W 12" RCP FROM 5020 INV IN=631.84 NE 12" RCP FROM 10861 INV OUT=631.77 S 18" RCP TO 10850
10859	RIM=636.73 INV OUT=632.76 W 12" RCP TO 10861
10861	RIM=637.36 INV IN=632.30 E 12" RCP FROM 10859 INV OUT=632.26 SW 12" RCP TO 10851
10868	RIM=635.93 INV IN=631.97 W 12" RCP FROM 5019 INV OUT=631.71 E 12" RCP TO 10850
10871	RIM=636.31 INV IN=631.82 W 12" RCP FROM 5026 INV OUT=632.01 E 12" RCP TO 10831
10908	RIM=635.93 INV IN=630.79 N 15" RCP FROM 5440 INV IN=630.00 W 33" RCP FROM 11067 INV OUT=628.21 E 48" RCP TO 10931

STORM STRUCTURE DATA	
Structure Name	Structure Details
11068	RIM=637.11 INV IN=628.53 S 48" RCP FROM INV OUT=628.49 N 48" RCP TO
11069	RIM=637.99 INV IN=632.73 S 12" RCP FROM 11070 INV OUT=632.71 N 12" RCP TO 11067
11070	RIM=638.11 INV OUT=633.11 N 12" RCP TO 11069
20028	RIM=644.28 INV IN=630.73 S 12" CONC FROM 20305 INV OUT=627.73 W CONC FROM 20309 INV IN=627.83 E
20034	RIM=634.73 INV IN=628.87 N 21" RCP FROM 20062 INV OUT=628.83 E 24" RCP TO
20062	RIM=635.90 INV IN=631.25 N 15" RCP FROM 20078 INV OUT=631.00 S 21" RCP TO 20034
20078	RIM=635.98 INV OUT=631.56 S 15" RCP TO 20062
20113	RIM=635.90 INV OUT=631.72 E 12" RCP TO
20136	RIM=636.26 INV OUT=630.76 NW 12" RCP TO
20295	RIM=636.03 INV OUT=632.08 N 12" RCP TO
20296	RIM=641.20 INV IN=622.92 W 24" RCP FROM 20319 INV OUT=622.70 E 24" RCP TO 20300
20300	RIM=641.85 INV IN=622.13 W 24" RCP FROM 20296 INV IN=622.33 N 24" RCP FROM INV OUT=622.25 E 24" RCP TO 20303
20303	RIM=642.35 INV IN=621.91 W 24" RCP FROM 20300 INV OUT=621.79 E 24" RCP TO
20305	RIM=635.46 INV OUT=631.26 N 12" RCP TO
20309	RIM=645.02 INV IN=627.81 E 48" RCP FROM INV IN=631.10 S 12" RCP FROM 71 INV OUT=627.98 W 48" RCP TO 20313
20313	RIM=646.87 INV IN=627.85 E 48" RCP FROM 20309 INV OUT=627.75 W 48" RCP TO 20315
20315	RIM=647.23 INV IN=627.36 E 48" RCP FROM 20313 INV IN=628.11 W 48" RCP FROM
20319	RIM=644.93 INV IN=623.50 W 24" RCP FROM 20327 INV OUT=623.43 E 24" RCP TO 20296
20327	RIM=632.57 INV IN=625.15 NW 12" RCP FROM 20328 INV OUT=623.76 E 24" RCP TO 20319
20328	RIM=632.82 INV OUT=627.24 SE 12" RCP TO 20327
20463	RIM=630.68 T/P=627.48
10924	RIM=635.71 INV IN=631.41 NW 12" RCP FROM INV OUT=629.35 S 12" RCP TO 10931
10931	RIM=635.77 INV IN=629.07 N 12" RCP FROM 10924 INV IN=629.01 W 48" RCP FROM 10908 INV OUT=629.01 E 48" RCP TO 10952
10952	RIM=636.93 INV IN=630.17 N 18" RCP FROM 10814 INV IN=629.43 W 48" RCP FROM 10931 INV OUT=629.43 E 48" RCP TO 10996
10996	RIM=636.01 INV IN=628.53 W 48" RCP FROM 10952 INV OUT=628.53 E 48" RCP TO 11015
11015	RIM=637.37 INV IN=629.82 W 48" RCP FROM 10996 INV IN=629.82 E 48" RCP FROM 10860 INV OUT=629.82 E 48" RCP TO
11067	RIM=638.35 INV IN=633.73 SW 12" RCP FROM INV IN=628.74 NW 33" RCP FROM INV IN=632.54 S 12" RCP FROM 11069 INV OUT=628.75 E 33" RCP TO 10908

PROPERTY DESCRIPTION

AS PROVIDED BY CLIENT IN TITLE WORK BY FIRST AMERICAN TITLE INSURANCE COMPANY,
COMMITMENT No: 844447 AND DATED MARCH 08, 2019

Land in the City of Livonia, Wayne County, MI, described as follows:

PARCEL I:

Part of the Northeast ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast corner of said section; thence South 00 degrees 18 minutes 53 seconds East, 1,319.07 feet along the East line of said section and the centerline of Middlebelt Road (120 foot right of way) to the extended South line of 'Bel-Aire Gardens', a subdivision according to the plat thereof as recorded in Liber 75 of Plats, page 48, Wayne County Records; thence North 89 degrees 51 minutes 00 seconds West, 1,486.60 feet along said extended North line to the Point of Beginning; thence North 89 degrees 51 minutes 00 seconds West, 713.41 feet along said North line extended; thence North 00 degrees 10 minutes 14 seconds East, 354.63 feet; thence South 89 degrees 49 minutes 46 seconds East, 118.62 feet; thence South 11 degrees 24 minutes 45 seconds East, 149.72 feet; thence South 89 degrees 51 minutes 00 seconds East, 30.00 feet; thence North 00 degrees 10 minutes 14 seconds East, 683.40 feet; thence South 89 degrees 49 minutes 46 seconds East, 134.12 feet; thence South 00 degrees 19 minutes 25 seconds West, 155.23 feet; thence South 89 degrees 40 minutes 35 seconds East, 403.00 feet; thence South 00 degrees 19 minutes 25 seconds West, 734.81 feet to the Point of Beginning. Containing 471,602 sf and/or 10.83 acres of land.

PARCEL III:

Part of the Northeast ¼ and the Northwest ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as: Commencing at the Northeast corner of said section; thence South 00 degrees 18 minutes 53 seconds East, 1,319.07 feet along the East line of said section and the centerline of Middlebelt Road (120 foot right of to the extended North line of 'Bel-Aire Gardens', a subdivision according to the plat thereof as recorded in Liber 75 of Plats, page 48, Wayne County Records; thence North 89 degrees 51 minutes 00 seconds West, 2,200.01 feet along said extended North line to the Point of Beginning; thence North 89 degrees 51 minutes 00 seconds West, 584.47 feet; thence North 00 degrees 14 minutes 03 seconds East, 300.00 feet; thence South 89 degrees 51 minutes 00 seconds East, 164.95 feet; thence North 00 degrees 14 minutes 03 seconds East, 54.78 feet; thence South 89 degrees 49 minutes 46 seconds East, 419.13 feet; thence South 00 degrees 10 minutes 14 seconds West, 354.63 feet to the Point of Beginning. Containing 198,222.0 sf and/or 4.55 acres of land.

EXCEPTIONS

- 11 Water Easement in favor of Board of County Road Commissioners of the County of Wayne and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 5221, page 394, Register #C614552. (CANNOT DETERMINE LOCATION DUE TO POOR UNREADABLE DOCUMENT)
- 12 Underground Permit in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 10350, page 652, Register #D444586, as to Parcel IV. (CANNOT DETERMINE LOCATION DUE TO POOR UNREADABLE DOCUMENT)
- 13 Agreement for Right of Way in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 13843, page 598, Register #E394605. (CANNOT DETERMINE LOCATION DUE TO POOR UNREADABLE DOCUMENT)
- 14 Terms and Conditions contained in Easement as disclosed by instrument recorded in Liber 14112, page 572, Register #E480956, Liber 14112, page 576, Register #E480957, and in Liber 14112, page 581, Register #E480958. (AS SHOWN ON SURVEY)
- 15 Release of Right-of-Way in favor of County of Wayne and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 14186, page 497, Register #E508328, as to Parcels I, II and IV. (SHOWN ON SURVEY)
- 16 Terms and Conditions contained in Warranty Deed as disclosed by instrument recorded in Liber 16839, page 70, Register #F334920, as to Parcel IV. (NOT PLOTTABLE)
- 17 Terms and Conditions contained in Easement Right of Way as disclosed by instrument recorded in Liber 17264, page 746, Register #F693791, as to Parcel III. (SHOWN ON SURVEY)
- 18 Easement in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 10200, page 533, Register #G32769, as to Parcel II. (SHOWN ON SURVEY)
- 19 Right of Way in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 21396, page 129, Register #G263405. (SHOWN ON SURVEY)
- 20 Right of Way in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 21396, page 130, Register #G263496 and Modification of Right of Way recorded in Liber 21645, page 636, Register #G3736037. (SHOWN ON SURVEY)
- 21 Grant of Easement in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 22458, page 91. (SHOWN ON SURVEY)
- 22 Terms and Conditions contained in Easement Agreement as disclosed by instrument recorded in Liber 23507, page 725. (SHOWN ON SURVEY)
- 23 Terms and Conditions contained in Well Easement Agreement as disclosed by instrument recorded in Liber 24145, page 804, Liber 24145, page 812, Liber 24145, page 815, Liber 24145, page 820, Liber 24145, page 824, Liber 24145, page 828, Liber 24145, page 832, Liber 24145, page 836, Liber 24145, page 840, Liber 24145, page 844, Liber 24145, page 848, Liber 24145, page 852, Liber 24145, page 856, Liber 24145, page 860, Liber 24145, page 864, Liber 24145, page 868, Liber 24145, page 872, and in Liber 24145, page 876. (AS SHOWN ON SURVEY)
- 24 Highway Easement Release for signal pole in favor of Michigan Department of Transportation and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 24610, page 483, as to Parcel II. (SHOWN ON SURVEY)
- 25 Terms and Conditions contained in Beautification Easement Agreement as disclosed by instrument recorded in Liber 34085, page 321, and in Liber 34089, page 339. (SHOWN ON SURVEY)
- 26 Terms and Conditions contained in Easement as disclosed by instrument recorded in Liber 35211, page 153, as to Parcel IV. (SHOWN ON SURVEY)
- 27 Easements, Terms and Conditions contained in Easement as disclosed by instrument recorded in Liber 45464, page 1201, as to Parcels I and II. (NOT PLOTTABLE)
- 28 Terms and Conditions contained in Grant of Easement as disclosed by instrument recorded in Liber 45464, page 275, as to Parcel I and II. (NOT PLOTTABLE)
- 29 Terms and Conditions contained in Operation and Easement Agreement as disclosed by instrument recorded in Liber 45505, page 375, and in First Amendment to Operation and Easement Agreement as disclosed by instrument recorded in Liber 46492, page 914. (SHOWN ON SURVEY)
- 30 Terms and Conditions contained in Declaration of Covenants, Conditions, Restrictions, and Easements as disclosed by instrument recorded in Liber 46878, page 103, as to Parcel IV. (SHOWN ON SURVEY)
- 31 Detroit Edison Underground Easement (Right of Way) in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 48970, page 708, as to Parcel IV. (SHOWN ON SURVEY)
- 36 Survey by Hubbell, Roth and Clark, Inc., dated February 27, 2003, Job No. 20030115, discloses the following:

a. Theater is built over 10 foot gas main, which has been abandoned. (N/A)

b. Party Wall between the enclosed mall and the Target Store. (N/A)

c. Power lines overhead at various locations.

d. Asphalt paving over the easement areas, gas mains, water, sewer, telephone and electrical lines.

e. Building designated as the Montgomery Wards Building encroaches onto the Easement Parcel at various points. (N/A)

f. Building designated as Ward's Automotive Center is built over the easement for sanitary sewer recorded in Liber 14112, page 572, Wayne County Records

NOTE: (THE FOLLOWING WAS SHOWN ON HRC JOB No. 20090336.04, WITH A REVISION DATE OF 07/23/09.)

EASEMENTS SCHEDULED FOR TERMINATION PER DEVELOPER INFORMATION AND EASEMENT DRAWING OF HUBBELL, ROTH & CLARK DEPICTION DATED 02-09-06-- FINAL REVISION 03-02-06.

6' WIDE GAS EASEMENT, L13843, P.598

10' WIDE GAS EASEMENT, L13843, P.598 (ABANDONED LINE)

12' WIDE STORM SEWER EASEMENT, L14112, P.572

24' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.572

30' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.572

12' WIDE SANITARY SEWER EASEMENT, L14112, P.572

12' WIDE WATER MAIN EASEMENT, L14112, P.576

20' WIDE WATER MAIN EASEMENT, L14112, P.576

30' WIDE STORM SEWER AND WATER SYSTEM EASEMENT, L14112, P.576

30' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.576

30' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.576

24' WIDE SANITARY SEWER AND WATER MAIN EASEMENT, L14112, P.576

12' WIDE STORM SEWER EASEMENT, L14112, P.576

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11, 13, 14, 16, 17, OF TABLE A THEREOF.

GARY M. CHALICE
PROFESSIONAL SURVEYOR No. 55939

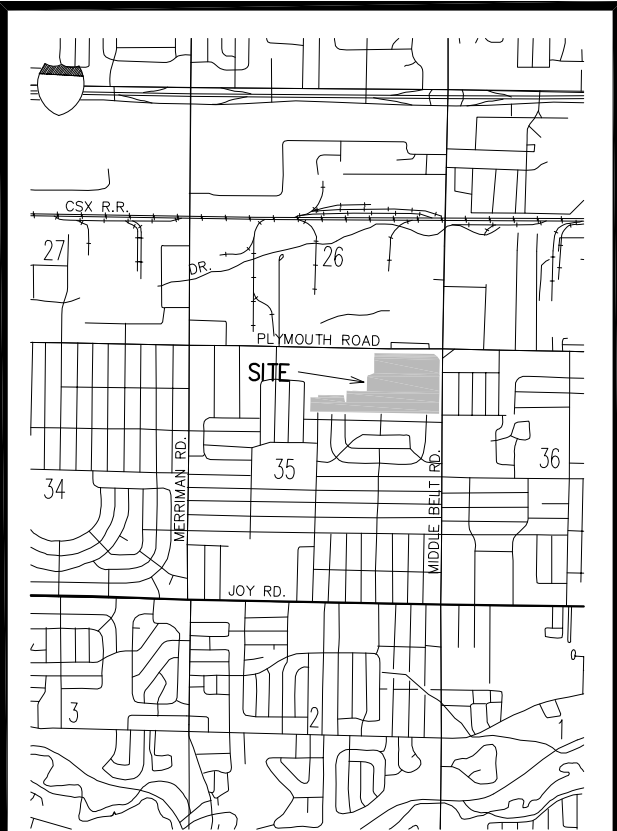


HRC
HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915
555 HULET DRIVE
BLOOMFIELD HILLS, MICH.
P.O. BOX 824
48303 - 0824

PHONE: (248) 454-6300
FAX (1st. Floor): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359
WEB SITE: [http:// www.hrcengr.com](http://www.hrcengr.com)



DATE		ADDITIONS AND/OR REVISIONS
DESIGNED		
DRAWN	B.PIGGOTT	
CHECKED	G.CHALICE	
APPROVED	G.CHALICE	



CITY OF LIVONIA
WONDERLAND MALL

ALTA/NSPS
LAND TITLE
SURVEY

HRC JOB NO. 20190258	SCALE 1"=50'
DATE June 2019	SHEET NO. 2 OF 2

BENCHMARK

BENCHMARK No. 363
ARROW ON FIRE HYDRANT
ELEVATION 639.75 NAVD 88 DATUM

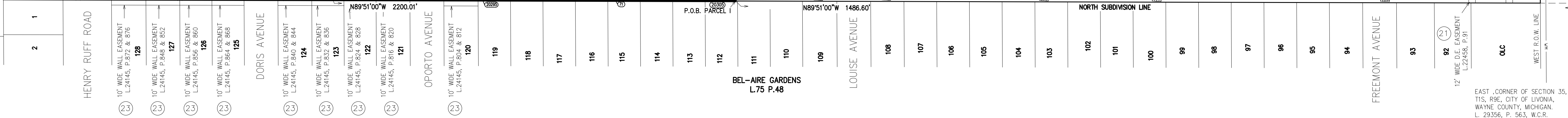
BENCHMARK No. 408
N. END TOP LAMP POLE BASE
ELEVATION 639.62 NAVD 88 DATUM

BENCHMARK No. 415
ARROW ON FIRE HYDRANT
ELEVATION 641.98 NAVD 88 DATUM

BENCHMARK No. 450
ARROW ON FIRE HYDRANT
ELEVATION 641.98 NAVD 88 DATUM

BENCHMARK No. 409
CHISELED SQUARE W. TOP OF CONC.
LAMP POLE BASE
ELEVATION 641.24 NAVD 88 DATUM

N. CORNER OF SECTION 35,
T1S, R9E, CITY OF LIVONIA,
WAYNE COUNTY, MICHIGAN.
L. 30034, P. 444, W.C.R.



LEGEND

BUILDING		RISER & DOWN SPOUT		
STORM	ST 	PUMP STATION		
SANITARY	SA 	FIRE HYDRANT		
WATERMAIN	WM 	GATE & VALVE, & WELL		
GAS		CISTERN & WELL		
UND. TELEPHONE	T	WATER STOP BOX & SPRINKLER HEAD		
UND. ELECTRICAL	E	WATER TOWER BASE & METER PIT		
TRAVERSE LINE & TRAVERSE POINT		UTILITY POLE		
BENCH MARK SYMBOL		LIGHT POLE		
DEAD TREE		GUY WIRE ANCHOR		
DECIDUOUS TREE		UNDERGROUND MARKER		
DECIDUOUS SHRUB		RISER		
CONIFEROUS TREE		GAS BOX & BLOW OFF		
CONIFEROUS SHRUB		BUILD. CORNER & 1st FLOOR ELEV.		
STUMP		C.O. OF DITCH		
SQ. & RD. CATCH BASINS & INLETS IN PAVEMENT		% OF SLOPE		
STORM MANHOLE & PIPE END		TOP OF BANK & RIDGE		
UNSPECIFIED MH.		TOP OF BERM		
		% OF BERM		
		EDGE OF WATER & WATER SURFACE		
		HEADWALL & RETAINING WALL		
		SIGNS & SIGN POST		
		LOCAL LOW POINT & LOCAL HIGH POINT		
		COLUMN OR PIER		

FLOOD ZONE INFORMATION

SUBJECT PROPERTY FALLS IN ZONE "X", MINIMAL FLOODING, AS SHOWN IN FEMA MAP 26163C0227E, DATED 02/02/2012.

PARKING INFORMATION

PARCEL I - 0 SPACES

PARCEL II - 519 SPACES (20 HANDICAP/499 REGULAR (EAST - 10 HANDICAP/250 REGULAR; WEST - 10 HANDICAP/249 REGULAR)

PARCEL III - 0 SPACES

PARCEL IV - 349 SPACES (10 HANDICAP/339 REGULAR)

TOTAL PARKING SPACES:
868 SPACES
(30 HANDICAP/838 REGULAR)

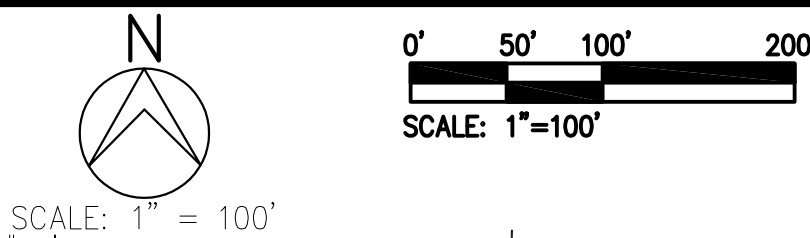
NOTES

NO EVIDENCE OF RECENT EARTH MOVING WORK ON SITE.

NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

UTILITY STATEMENT

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

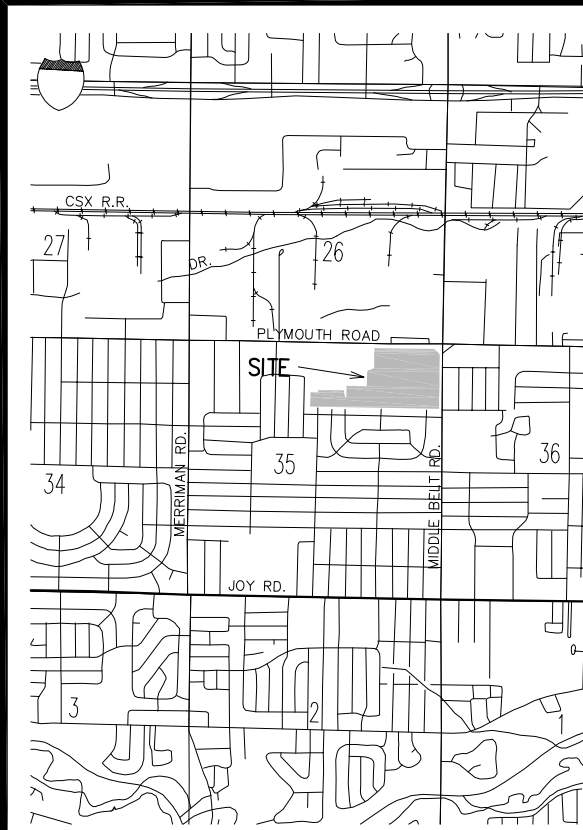
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DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	
DRAWN	B.PIGGOTT
CHECKED	G.CHALICE
APPROVED	G.CHALICE



CITY OF LIVONIA
WONDERLAND MALL

ALTA/NSPS
LAND TITLE
SURVEY

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11, 13, 14, 16, 17, OF TABLE A THEREOF.

GARY M. CHALICE
PROFESSIONAL SURVEYOR No. 55939

HRC JOB NO. 20190258	SCALE 1"=100'
DATE June 2019	SHEET NO. 1 OF 2

SANITARY STRUCTURE DATA	
Structure Name	Structure Details
49	RIM=637.64 INV IN=623.37 SW 12" FROM 10809 INV IN=623.14 W 12" FROM INV OUT=623.14 E 18" TO 10672
5441	RIM=637.46 INV IN=625.40 NE 12" FROM INV OUT=624.75 E 12" TO 10816
10672	RIM=637.68 INV IN=623.08 W 18" FROM 49 INV OUT=623.07 E 18" TO 49
10809	RIM=638.10 INV IN=624.26 W 12" FROM 10956 INV OUT=624.22 NE 12" TO 49
10816	RIM=638.27 INV IN=624.89 W 12" FROM 5441 INV OUT=624.65 SE 12" TO 10956
10956	RIM=637.50 INV IN=623.66 NW 12" FROM 10816 INV OUT=623.59 E 12" TO 10809
11007	RIM=637.47
20029	RIM=639.69 INV IN=629.74 W 12" FROM INV OUT=629.72 E 12" TO

WATER STRUCTURE DATA	
Structure Name	Structure Details
5437	RIM=636.19 T/P IN=632.26 W 12" DI FROM T/P OUT=632.26 E 12" DI TO
5475	RIM=636.90 T/P IN=629.90 N 12" DI FROM T/P OUT=629.90 S 12" DI TO
10810	RIM=636.31 T/P IN=631.95 W 12" DI FROM T/P OUT=630.21 E 12" DI TO
11064	RIM=636.76 T/P IN=630.21 W 12" DI FROM T/P OUT=630.21 E 12" DI TO
11072	RIM=636.60 T/P IN=630.60 W 12" DI FROM T/P OUT=630.60 N 12" DI TO

STORM STRUCTURE DATA	
Structure Name	Structure Details
71	RIM=635.73 INV OUT=631.61 N 12" RCP TO 20309
5019	RIM=636.23 INV OUT=632.43 E 12" RCP TO 10868
5020	RIM=636.64 INV IN=632.33 NE 12" RCP FROM 5054 INV IN=632.49 W 12" RCP FROM INV OUT=632.49 E 12" RCP TO 10871
5026	RIM=636.34 INV OUT=631.70 E 12" RCP TO 10851
5029	RIM=636.88 (COULD NOT OPEN)
5054	RIM=635.87 INV OUT=632.72 SW 12" RCP TO 5020
5384	RIM=637.91 INV IN=628.22 E 24" RCP FROM INV OUT=628.11 W 24" RCP TO
5440	RIM=636.07 INV IN=631.61 N 15" RCP FROM INV IN=631.46 W 12" RCP FROM INV OUT=631.36 S 15" RCP TO 10908
5575	RIM=637.14 (FILLED WITH WATER & DIRT)
5576	RIM=636.82 (FILLED WITH WATER & DIRT)
5689	RIM=640.77 (FILLED WITH DEBRIS)
5721	RIM=634.88 INV OUT=632.11 S 12"
6124	RIM=634.85 INV IN=626.91 N 48" CONC FROM 11068 INV OUT=626.91 S 48" CONC TO
10577	RIM=636.81 INV IN=631.09 N 18" RCP FROM 10585 INV OUT=631.09 SE 24" RCP TO
10584	RIM=635.66 INV IN=631.58 W 12" RCP FROM 10688 INV OUT=631.58 E 12" RCP TO 10585
10585	RIM=636.08 INV IN=631.33 N 18" RCP FROM 10597 INV IN=631.46 W 12" RCP FROM 10594 INV OUT=631.21 S 18" RCP TO 10577
10595	RIM=635.63 INV IN=631.98 W 12" RCP FROM 10596 INV OUT=631.94 E 12" RCP TO 10597
10596	RIM=635.44 INV IN=632.09 W 12" RCP FROM 10708 INV OUT=632.19 E 12" RCP TO 10595
10597	RIM=635.94 INV IN=632.06 N 15" RCP FROM 10598 INV IN=632.00 W 12" RCP FROM 10595 INV OUT=632.05 S 18" RCP TO 10595
10598	RIM=636.27 INV IN=631.86 W 12" RCP FROM 10770 INV IN=632.15 N 12" RCP FROM 10600 INV IN=631.73 E 12" RCP FROM INV OUT=631.64 S 15" RCP TO 10597
10600	RIM=635.78 INV OUT=632.03 S 12" RCP TO 10598
10688	RIM=635.63 INV IN=631.71 W 12" RCP FROM 10691 INV OUT=631.65 E 12" RCP TO 10584
10691	RIM=635.70 INV IN=632.12 W 12" RCP FROM 10692 INV OUT=632.07 E 12" RCP TO 10688

STORM STRUCTURE DATA	
Structure Name	Structure Details
10692	RIM=635.71 INV OUT=632.19 E 12" RCP TO 10691
10708	RIM=635.67 INV IN=632.21 W 12" RCP FROM 10709 INV OUT=631.91 E 12" RCP TO 10596
10709	RIM=635.59 INV OUT=632.46 E 12" RCP TO 10708
10747	RIM=635.72 INV OUT=632.60 S 12" RCP TO 10770
10770	RIM=637.75 INV IN=633.40 N 12" RCP FROM 10747 INV OUT=633.35 E 12" RCP TO 10598
10800	RIM=636.59 INV IN=630.87 NE 36" RCP FROM INV OUT=630.74 SW 48" RCP TO 11015
10814	RIM=638.42 INV IN=631.85 N 18" RCP FROM 10817 INV IN=631.66 W 48" RCP FROM INV IN=631.46 E 48" RCP FROM INV OUT=631.85 S 18" RCP TO 10952
10817	RIM=638.44 INV IN=631.96 N 18" RCP FROM 10831 INV IN=632.84 W 12" RCP FROM INV OUT=631.53 S 18" RCP TO 10814
10831	RIM=637.18 INV IN=631.62 N 18" RCP FROM 10850 INV IN=631.64 NE 12" RCP FROM 10871 INV IN=632.63 E 12" RCP FROM INV OUT=631.41 S 18" RCP TO 10817
10850	RIM=637.63 INV IN=631.47 N 18" RCP FROM 10851 INV IN=631.47 W 12" RCP FROM 10868 INV IN=632.26 E 12" RCP FROM INV OUT=631.53 S 18" RCP TO 10831
10851	RIM=637.81 INV IN=631.97 W 12" RCP FROM 5020 INV IN=621.91 W 24" RCP FROM 20296 INV OUT=631.77 S 18" RCP TO 10850
10859	RIM=636.73 INV OUT=632.76 W 12" RCP TO 10861
10861	RIM=637.36 INV IN=632.30 E 12" RCP FROM 10859 INV OUT=632.26 SW 12" RCP TO 10851
10868	RIM=635.93 INV IN=631.87 W 12" RCP FROM 5019 INV OUT=631.71 E 12" RCP TO 10850
10871	RIM=636.31 INV IN=631.82 W 12" RCP FROM 5026 INV OUT=632.01 E 12" RCP TO 10831
10908	RIM=635.93 INV IN=630.79 N 15" RCP FROM 5440 INV IN=0.00 W 33" RCP FROM 10667 INV OUT=629.21 E 48" RCP TO 10931
10924	RIM=635.77 INV IN=629.07 N 12" RCP FROM 10924 INV IN=629.01 W 48" RCP FROM 10908 INV OUT=629.01 E 48" RCP TO 10952
10952	RIM=636.93 INV IN=630.17 N 18" RCP FROM 10814 INV IN=632.45 W 48" RCP FROM 10931 INV OUT=629.43 E 48" RCP TO 10996
10996	RIM=636.01 INV IN=628.53 W 48" RCP FROM 10952 INV OUT=628.53 E 48" RCP TO 11015
11015	RIM=637.37 INV IN=629.82 W 48" RCP FROM 10996 INV IN=0.00 NE 48" RCP FROM 10800 INV OUT=629.82 E 48" RCP TO
11067	RIM=638.35 INV IN=633.73 SW 12" RCP FROM INV IN=628.74 NW 33" RCP FROM INV IN=632.54 S 12" RCP FROM 11069 INV OUT=628.75 E 33" RCP TO 10908

STORM STRUCTURE DATA	
Structure Name	Structure Details
11068	RIM=637.11 INV IN=628.53 S 48" RCP FROM INV OUT=628.49 N 48" RCP TO
11069	RIM=637.99 INV IN=632.73 S 12" RCP FROM 11070 INV OUT=632.71 N 12" RCP TO 11067
11070	RIM=638.11 INV OUT=633.11 N 12" RCP TO 11069
20028	RIM=644.28 INV IN=628.87 N 21" CONC FROM 20305 INV IN=627.73 W CONC FROM 20309 INV IN=627.83 E
20034	RIM=634.73 INV IN=628.83 E 24" RCP FROM 20062
20062	RIM=635.90 INV IN=631.25 N 15" RCP FROM 20078 INV OUT=627.73 W CONC FROM 20309
20078	RIM=635.98 INV OUT=631.56 S 15" RCP TO 20062
20113	RIM=635.90 INV OUT=631.72 E 12" RCP TO
20136	RIM=636.26 INV OUT=630.76 NW 12" RCP TO
20295	RIM=636.03 INV OUT=632.08 N 12" RCP TO
20296	RIM=641.20 INV IN=622.92 W 24" RCP FROM 20319 INV OUT=622.70 E 24" RCP TO 20300
20300	RIM=641.85 INV IN=621.91 W 24" RCP FROM 20296 INV IN=622.33 N 24" RCP FROM INV OUT=622.25 E 24" RCP TO 20303
20303	RIM=642.35 INV IN=621.91 W 24" RCP FROM 20300 INV OUT=621.79 E 24" RCP TO
20305	RIM=635.46 INV OUT=632.76 N 12" RCP TO
20309	RIM=645.02 INV IN=627.81 E 48" RCP FROM INV IN=631.10 S 12" RCP FROM 71 INV OUT=627.98 W 48" RCP TO 20313
20313	RIM=646.87 INV IN=627.85 E 48" RCP FROM 20309 INV OUT=627.75 W 48" RCP TO 20315
20315	RIM=647.23 INV IN=627.36 E 48" RCP FROM 20313 INV IN=628.11 W 48" RCP FROM
20319	RIM=644.93 INV IN=623.50 W 24" RCP FROM 20327 INV OUT=623.43 E 24" RCP TO 20296
20327	RIM=632.57 INV IN=625.15 NW 12" RCP FROM 20328 INV OUT=623.75 E 24" RCP TO 20319
20328	RIM=632.82 INV OUT=627.24 SE 12" RCP TO 20327
20463	RIM=630.68 T/P 627.48

PROPERTY DESCRIPTION

AS PROVIDED BY CLIENT IN TITLE WORK BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: 844447 AND DATED MARCH 08, 2019

Land in the City of Livonia, Wayne County, MI, described as follows:

PARCEL I:
Part of the Northeast ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast corner of said section; thence
South 00 degrees 18 minutes 53 seconds East, 1,319.07 feet along the East line of said section and the centerline of Middlebelt Road (120 foot right of way) to the extended South line of Bel-Aire Gardens; a subdivision according to the plat thereof as recorded in Liber 75 of Plats, page 48, Wayne County Records; thence North 89 degrees 51 minutes 00 seconds West, 1,486.60 feet along said extended North line to the Point of Beginning; thence North 89 degrees 51 minutes 00 seconds West, 713.41 feet along said North line extended; thence North 00 degrees 10 minutes 14 seconds East, 354.63 feet; thence South 89 degrees 49 minutes 46 seconds East, 116.62 feet; thence South 11 degrees 24 minutes 45 seconds East, 149.72 feet; thence South 89 degrees 51 minutes 00 seconds East, 30.00 feet; thence North 00 degrees 10 minutes 14 seconds East, 683.40 feet; thence South 89 degrees 49 minutes 46 seconds East, 134.12 feet; thence South 00 degrees 19 minutes 25 seconds West, 155.23 feet; thence South 89 degrees 40 minutes 35 seconds East, 403.00 feet; thence South 00 degrees 19 minutes 25 seconds West, 734.81 feet to the Point of Beginning. Containing 471,602 sf and/or 10.83 acres of land.

PARCEL II:
Part of the Northeast ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast corner of said section; thence North 89 degrees 49 minutes 46 seconds West, 162.20 feet along the North line of said section and the centerline of Plymouth Road (120 foot right of way); thence South 00 degrees 10 minutes 14 seconds West, 60.00 feet to the South right of way line of said Plymouth Road and the Point of Beginning; thence along a curve to the right 177.47 feet, said curve having a radius of 269.27 feet, a central angle of 37 degrees 45 minutes 41 seconds, and a chord bearing South 45 degrees 04 minutes 20 seconds East, 174.27 feet to the West right of way line of Middlebelt Road (120 foot right of way); thence South 00 degrees 18 minutes 53 seconds East, 252.74 feet along the said right of way line; thence North 89 degrees 40 minutes 35 seconds West, 573.01 feet; thence North 00 degrees 19 minutes 25 seconds East, 62.02 feet; thence North 40 degrees 40 minutes 13 seconds West, 72.66 feet; thence North 00 degrees 10 minutes 14 seconds East, 256.92 feet to the South right of way line of said Plymouth Road; thence South 89 degrees 49 minutes 46 seconds East, 494.47 feet along said right of way line to the Point of Beginning. Containing 221,715.6 sf and/or 5.09 acres of land.

ALSO
Part of the Northeast ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described Commencing at the Northeast corner of said section; thence North 89 degrees 49 minutes 46 seconds West, 893.52 feet along the North line of said section and the centerline of said Plymouth Road; thence South 00 degrees 10 minutes 14 seconds West, 60.00 feet to the South right of way line of said Plymouth Road and the Point of Beginning; thence South 00 degrees 19 minutes 25 seconds West, 261.92 feet; thence North 89 degrees 41 minutes 18 seconds West, 241.25 feet; thence South 57 degrees 56 minutes 01 second West, 202.86 feet; thence along a curve to the right 99.78 feet, said curve having a radius of 185.00 feet, a central angle of 30 degrees 54 minutes 12 seconds, and a chord bearing South 73 degrees 23 minutes 07 seconds West, 98.58 feet; thence South 00 degrees 19 minutes 25 seconds West, 52.16 feet; thence North 89 degrees 40 minutes 35 seconds West, 71.69 feet; thence South 00 degrees 19 minutes 25 seconds West, 74.78 feet; thence North 89 degrees 40 minutes 35 seconds West, 403.00 feet; thence North 00 degrees 19 minutes 25 seconds East, 155.23 feet; thence South 89 degrees 49 minutes 46 seconds East, 98.71 feet; thence North 00 degrees 09 minutes 51 seconds East, 368.44 feet to the South right of way line of said Plymouth Road; thence South 89 degrees 49 minutes 46 seconds East, 883.85 feet along said right of way line to the Point of Beginning. Containing 321,119.7 sf and/or 8.29 acres of land.

PARCEL III:
Part of the Northeast ¼ and the Northwest ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as: Beginning at a point distant North 89 degrees 49 minutes 46 seconds West, 2,010.15 feet along the North line of said Section 35 and South 00 degrees 10 minutes 14 seconds West, 60.00 feet from the Northeast corner of said Section 35; thence South 00 degrees 10 minutes 14 seconds West, 1,051.85 feet; thence North 89 degrees 51 minutes 00 seconds West, 30.00 feet; thence North 11 degrees 24 minutes 45 seconds West, 149.72 feet; thence North 89 degrees 49 minutes 46 seconds West, 537.75 feet; thence North 00 degrees 14 minutes 03 seconds East, 665.00 feet; thence South 89 degrees 49 minutes 46 seconds East, 180.00 feet; thence North 00 degrees 14 minutes 03 seconds East, 240.18 feet (calculated) 240.00 feet (recorded); thence South 89 degrees 49 minutes 46 seconds East, 416.81 feet (calculated) 416.75 feet (recorded) to the Point of Beginning. Containing 504,080.3 sf and/or 11.57 acres of land.

PARCEL IV:
Part of the North ½ of the Northeast ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as: Beginning at a point distant North 89 degrees 49 minutes 46 seconds West, 2,010.15 feet along the North line of said Section 35 and South 00 degrees 10 minutes 14 seconds West, 60.00 feet from the Northeast corner of said Section 35; thence South 00 degrees 10 minutes 14 seconds West, 1,051.85 feet; thence North 89 degrees 51 minutes 00 seconds West, 30.00 feet; thence North 11 degrees 24 minutes 45 seconds West, 149.72 feet; thence North 89 degrees 49 minutes 46 seconds West, 537.75 feet; thence North 00 degrees 14 minutes 03 seconds East, 665.00 feet; thence South 89 degrees 49 minutes 46 seconds East, 180.00 feet; thence North 00 degrees 14 minutes 03 seconds East, 240.18 feet (calculated) 240.00 feet (recorded); thence South 89 degrees 49 minutes 46 seconds East, 416.81 feet (calculated) 416.75 feet (recorded) to the Point of Beginning. Containing 504,080.3 sf and/or 11.57 acres of land.

EXCEPTIONS

- Water Easement in favor of Board of County Road Commissioners of the County of Wayne and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 5221, page 394, Register #C614552. (CANNOT DETERMINE LOCATION DUE TO POOR UNREADABLE DOCUMENT)
- Underground Permit in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 10350, page 692, Register #D444586, as to Parcel IV. (CANNOT DETERMINE LOCATION DUE TO POOR UNREADABLE DOCUMENT)
- Agreement to Right of Way in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 13843, page 598, Register #E394605. (CANNOT DETERMINE LOCATION DUE TO POOR UNREADABLE DOCUMENT)
- Terms and Conditions contained in Easement as disclosed by instrument recorded in Liber 14112, page 572, Register #E480956, Liber 14112, page 576, Register #E480957, and in Liber 14112, page 581, Register #E480958. (AS SHOWN ON SURVEY)
- Release of Right-of-Way in favor of County of Wayne and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 14186, page 497, Register #E506328, as to Parcels I, II and IV. (SHOWN ON SURVEY)
- Terms and Conditions contained in Warranty Deed as disclosed by instrument recorded in Liber 16839, page 70, Register #F334920, as to Parcel IV. (NOT PLOTTABLE)
- Terms and Conditions contained in Easement Right of Way as disclosed by instrument recorded in Liber 17264, page 746, Register #F639791, as to Parcel III. (SHOWN ON SURVEY)
- Easement in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 10201, page 533, Register #G32769, as to Parcel II. (SHOWN ON SURVEY)
- Right of Way in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 21396, page 129, Register #G693405. (SHOWN ON SURVEY)
- Right of Way in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 21396, page 130, Register #G693406 and Modification of Right of Way recorded in Liber 21645, page 636, Register #G736037. (SHOWN ON SURVEY)
- Grant of Easement in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 22458, page 91. (SHOWN ON SURVEY)
- Terms and Conditions contained in Easement Agreement as disclosed by instrument recorded in Liber 23507, page 725. (SHOWN ON SURVEY)
- Terms and Conditions contained in Well Easement Agreement as disclosed by instrument recorded in Liber 24145, page 804, Liber 24145, page 812, Liber 24145, page 816, Liber 24145, page 820, Liber 24145, page 824, Liber 24145, page 828, Liber 24145, page 832, Liber 24145, page 836, Liber 24145, page 840, Liber 24145, page 844, Liber 24145, page 848, Liber 24145, page 852, Liber 24145, page 856, Liber 24145, page 860, Liber 24145, page 864, Liber 24145, page 868, Liber 24145, page 872, and in Liber 24145, page 876. (AS SHOWN ON SURVEY)
- Highway Easement Release for signal pole in favor of Michigan Department of Transportation and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 24610, page 483, as to Parcel II. (SHOWN ON SURVEY)
- Terms and Conditions contained in Beautification Easement Agreement as disclosed by instrument recorded in Liber 34068, page 321, and in Liber 34069, page 338. (SHOWN ON SURVEY)
- Terms and Conditions contained in Easement as disclosed by instrument recorded in Liber 35211, page 153, as to Parcel IV. (SHOWN ON SURVEY)
- Easements, Terms and Conditions contained in Easement as disclosed by instrument recorded in Liber 45464, page 1201, as to Parcels I and II. (NOT PLOTTABLE)
- Terms and Conditions contained in Grant of Easement as disclosed by instrument recorded in Liber 45464, page 275, as to Parcel I and II. (NOT PLOTTABLE)
- Terms and Conditions contained in Operation and Easement Agreement as disclosed by instrument recorded in Liber 45505, page 375, and in First Amendment to Operation and Easement Agreement as disclosed by instrument recorded in Liber 46492, page 914. (SHOWN ON SURVEY)
- Terms and Conditions contained in Declaration of Covenants, Conditions, Restrictions, and Easements as disclosed by instrument recorded in Liber 46878, page 103, as to Parcel IV. (SHOWN ON SURVEY)
- Detroit Edison Underground Easement (Right of Way) in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 48970, page 708, as to Parcel IV. (SHOWN ON SURVEY)
- Survey by Hubbell, Roth and Clark, Inc., dated February 27, 2003, Job No. 20030115, discloses the following:
 - Theater is built over 10 foot gas main, which has been abandoned. (N/A)
 - Party Wall between the enclosed mall and the Target Store. (N/A)
 - Power lines overhead at various locations.
 - Asphalt paving over the easement areas, gas mains, water, sewer, telephone and electrical lines.
 - Building designated as the Montgomery Wards Building encroaches onto the Easement Parcel at various points. (N/A)
 - Building designated as Ward's Automotive Center is built over the easement for sanitary sewer recorded in Liber 14112, page 572, Wayne County Records

NOTE: (THE FOLLOWING WAS SHOWN ON HRC JOB No. 20090336.04, WITH A REVISION DATE OF 07/23/09.)

EASEMENTS SCHEDULED FOR TERMINATION PER DEVELOPER INFORMATION AND EASEMENT DRAWING OF HUBBELL, ROTH & CLARK DEPICTION DATED 02-09-06-- FINAL REVISION 03-02-06.

6' WIDE GAS EASEMENT, L13843, P.598
10' WIDE GAS EASEMENT, L 13843, P.598 (ABANDONED LINE)
12' WIDE STORM SEWER EASEMENT, L14112, P.572
24' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.572
30' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.572
12' WIDE SANITARY SEWER EASEMENT, L14112, P.572
12' WIDE WATER MAIN EASEMENT, L14112, P.576
12' WIDE WATER MAIN EASEMENT, L14112, P.576
20' WIDE WATER MAIN EASEMENT, L14112, P.576
30' WIDE STORM SEWER AND WATER SYSTEM EASEMENT, L14112, P.576
30' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.576
30' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.576
24' WIDE SANITARY SEWER AND WATER MAIN EASEMENT, L14112, P.576
12' WIDE STORM SEWER EASEMENT, L14112, P.576

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11, 13, 14, 16, 17, OF TABLE A THEREOF.

GARY M. CHALICE
PROFESSIONAL SURVEYOR No. 55939



Schostak
BROTHERS & COMPANY



HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

555 HULET DRIVE
BLOOMFIELD HILLS, MICH.

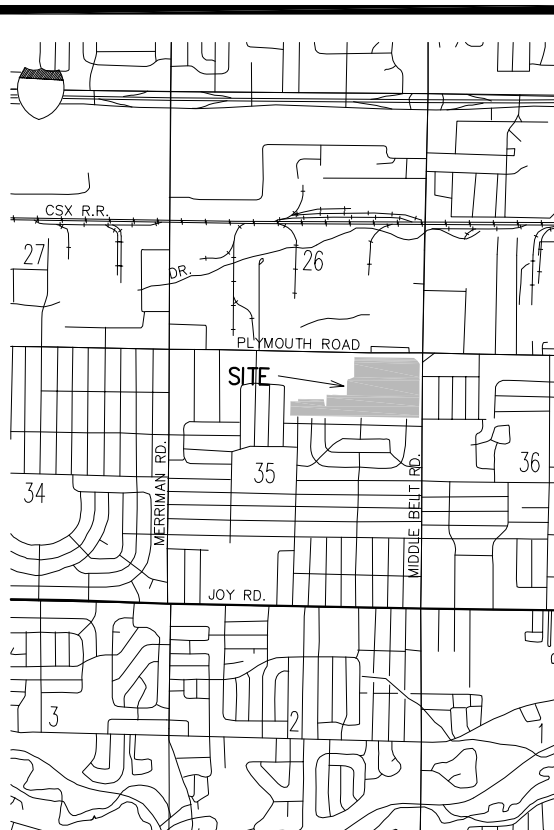
P.O. BOX 824
48303 - 0824

PHONE: (248) 454-6300
FAX (1st Floor): (248) 454-6312
FAX (2nd Floor): (248) 454-6359

WEB SITE: [http:// www.hrcengr.com](http://www.hrcengr.com)



DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	
DRAWN	B.PIGGOTT
CHECKED	G.CHALICE
APPROVED	G.CHALICE



CITY OF LIVONIA

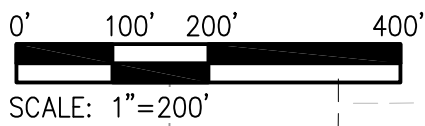
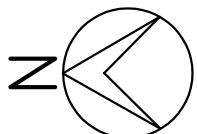
WONDERLAND MALL

ALTA/NSPS
LAND TITLE
SURVEY

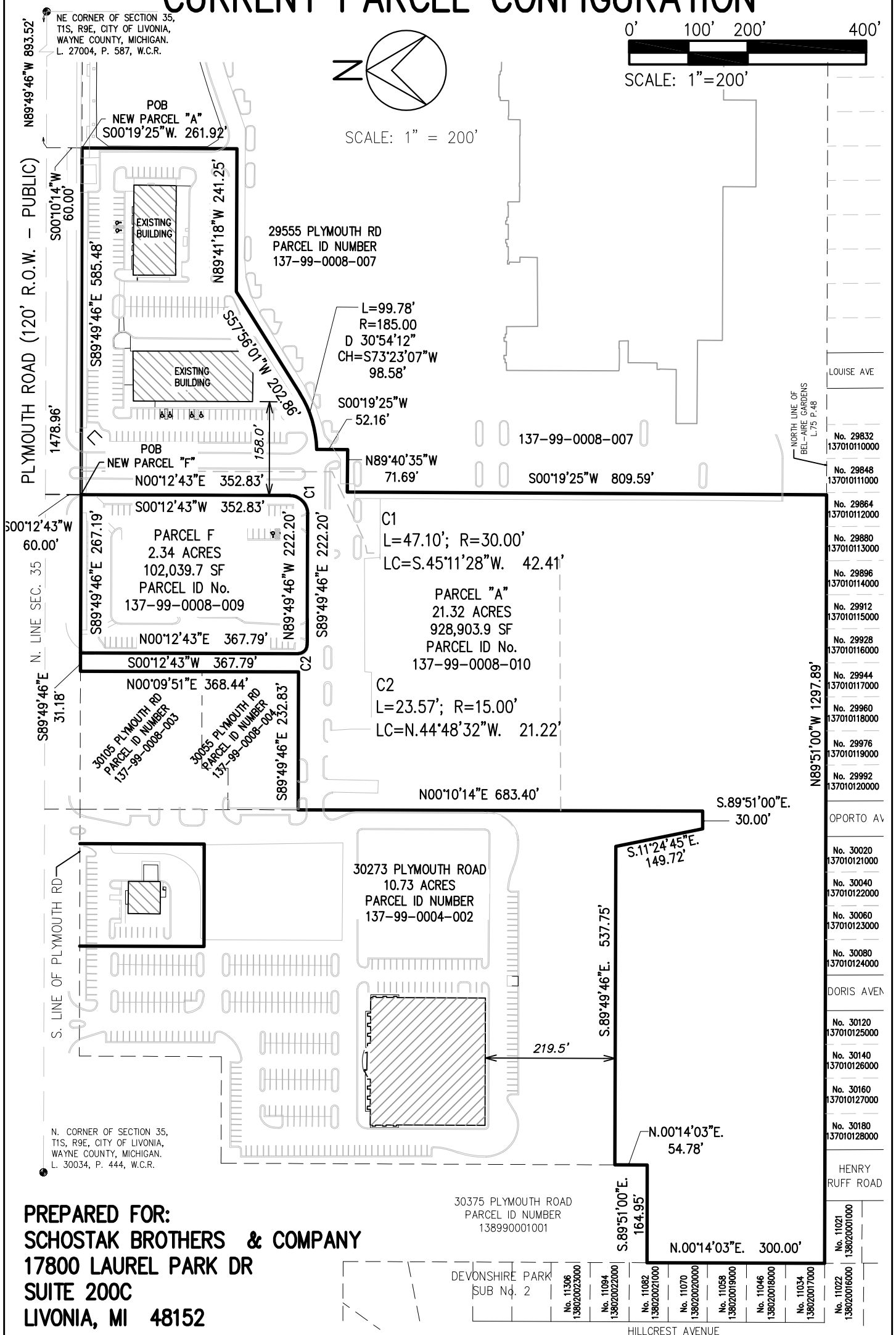
HRC JOB NO. 20190258	SCALE 1"=100'
DATE June 2019	SHEET NO. 2 OF 2

© 2019 Hubbell, Roth & Clark, Inc. All Rights Reserved

CURRENT PARCEL CONFIGURATION



SCALE: 1" = 200'



PREPARED FOR:
SCHOSTAK BROTHERS & COMPANY
17800 LAUREL PARK DR
SUITE 200C
LIVONIA, MI 48152

JOB NO. 20190419	 HUBBELL, ROTH & CLARK, INC CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH. PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: http:// www.hrcengr.com	P.O. BOX 824 48303 - 0824	SHEET NO. 1 OF 4
DATE 03-11-2020				

REVISED 05/28/2020

6/2/2020 9:01 AM
V:\201904\20190419\F\20200316_REZONING\F20190419_REZONING.dwg--
Piggott, Robert

CURRENT PARCEL DESCRIPTIONS

PROPERTY DESCRIPTION PARCEL "A"

Land situated in the City of Livonia, County of Wayne, State of Michigan, described as follows:
Part of the Northeast ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as: Commencing at the Northeast corner of said section; thence North 89 degrees 49 minutes 46 seconds West, 893.52 feet along the North line of said section and the centerline of Plymouth Road (120 foot right of way); thence South 00 degrees 10 minutes 14 seconds West 60.00 feet to the South Right of Way line of Plymouth Road and the POINT OF BEGINNING; thence South 00 degrees 19 minutes 25 seconds West 261.92 feet; thence North 89 degrees 41 minutes 18 seconds West 241.25 feet; thence South 57 degrees 56 minutes 01 seconds West 202.86 feet; thence along a curve to the right 99.78 feet, said curve having a radius of 185.00 feet, a central angle of 30 degrees 54 minutes 12 seconds and a chord bearing South 73 degrees 23 minutes 07 seconds West 98.58 feet; thence South 00 degrees 19 minutes 25 seconds West 52.16 feet; thence North 89 degrees 40 minutes 35 seconds West 71.69 feet; thence South 00 degrees 19 minutes 25 seconds West 809.59 feet to the north line of “Bel-Aire Gardens”, a subdivision of part of the South ½ of the North ½ of Section 35, Township 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, as recorded in Liber 75 of Plats, Page 48, Wayne County Records; thence North 89 degrees 51 minutes 00 seconds West 1297.89 feet along said subdivision line; thence North 00 degrees 14 minutes 03 seconds East 300.00 feet; thence South 89 degrees 51 minutes 00 seconds East 164.95 feet; thence North 00 degrees 14 minutes 03 seconds East 54.78 feet; thence South 89 degrees 49 minutes 46 seconds East 537.75 feet; thence South 11 degrees 24 minutes 45 seconds East 149.72 feet; thence South 89 degrees 51 minutes 00 seconds East 30.00 feet; thence North 00 degrees 10 minutes 14 seconds East 683.40 feet; thence South 89 degrees 49 minutes 46 seconds East 232.83 feet; thence North 00 degrees 09 minutes 51 seconds East 368.44 feet to the South right of way line of said Plymouth Road; thence South 89 degrees 49 minutes 46 seconds East, 31.18 feet along said right of way line; thence South 00 degrees 12 minutes 43 seconds West 367.79 feet; thence 23.57 feet along a curve to the left, having a radius of 15.00 feet and a long chord which bears South 44 degrees 48 minutes 32 seconds East 21.22 feet; thence South 89 degrees 49 minutes 46 seconds East 222.20 feet; thence 47.10 feet along a curve to the left, having a radius of 30.00 feet and a long chord which bears North 45 degrees 11 minutes 28 seconds East 42.41 feet; thence North 00 degrees 12 minutes 43 seconds East 352.83 feet to the South right of way line of said Plymouth Road; thence South 89 degrees 49 minutes 46 seconds East 585.48 feet to the POINT OF BEGINNING. Containing 928,903.9 sf and/or 21.32 acres of land. Subject to all easements and restrictions of record.

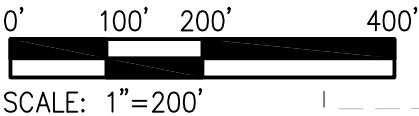
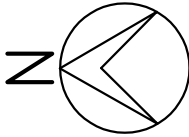
DESCRIPTION OF PROPERTY (137-99-0004-002) (NO CHANGES)

Part of the Northeast ¼ of Section 35, Township 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast Corner of said Section 35; thence North 89 degrees 49 minutes 46 seconds West 2010.15 feet along the north line of said Section and centerline of Plymouth Road (120 feet wide); thence South 00 degrees 10 minutes 14 seconds West 60.00 feet to the south right of way line of said Plymouth Road and the POINT OF BEGINNING; thence South 00 degrees 10 minutes 14 seconds West 1051.84 feet; thence North 89°51'00" West 30.00 feet; thence North 11 degrees 24 minutes 45 seconds West 149.72 feet; thence North 89 degrees 49 minutes 46 secodns West 537.75 feet; thence North 00 degrees 14 minutes 03 seconds East 665.00 feet; thence South 89 degrees 49 minutes 46 seconds East 180.00 feet; thence North 00 degrees 14 minutes 03 seconds East 240.18 feet; thence South 89 degrees 49 minutes 46 seconds East 185.80 feet; thence South 00 degrees 10 minutes 14 seconds West 210.00 feet; thence South 89 degrees 49 minutes 46 seconds East 173.00 feet; thence North 00 degrees 10 minutes 14 seconds East 210.00 feet; thence South 89 degrees 49 minutes 46 seconds East 58.01 feet to THE POINT OF BEGINNING. Said parcel contains 10.737 acres, more or less.

REVISED 05/28/2020

JOB NO. 20190419	 HUBBELL, ROTH & CLARK, INC CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH.	P.O. BOX 824 48303 - 0824	SHEET NO.
DATE 03/11/2020		PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: http: // www.hrcengr.com		2
				OF 4

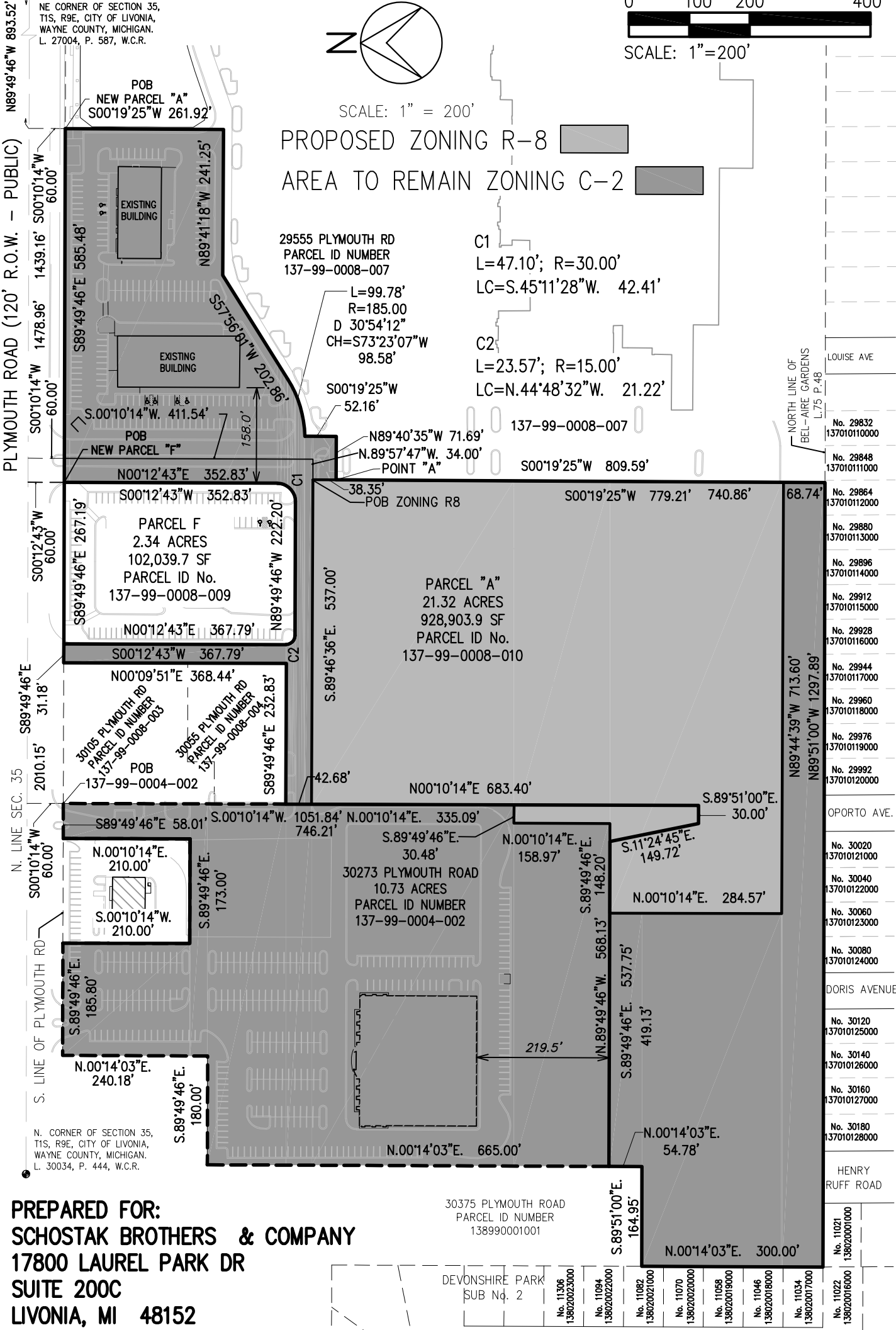
PROPOSED ZONING W/ NEW PARCEL CONFIGURATION



SCALE: 1" = 200'

PROPOSED ZONING R-8

AREA TO REMAIN ZONING C-2



PREPARED FOR:
SCHOSTAK BROTHERS & COMPANY
17800 LAUREL PARK DR
SUITE 200C
LIVONIA, MI 48152

JOB NO.	20190419
DATE	03-11-2020

HRC
HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

555 HULET DRIVE
BLOOMFIELD HILLS, MICH. 48303 - 0824
PHONE: (248) 454-6300
FAX (1st. Floor): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359
WEB SITE: <http://www.hrcenr.com>

SHEET NO.	3
OF	4

REVISED 08/06/2020
REVISED 05/28/2020

PROPOSED ZONING W/ NEW PARCEL CONFIGURATION

DESCRIPTION OF NEW ZONING R8

Part of the Northeast ¼ of Section 35, Township 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast Corner of said Section 35; thence North 89 degrees 49 minutes 46 seconds West 1439.16 feet along the north line of said Section and centerline of Plymouth Road (120 feet wide); thence South 00 degrees 10 minutes 14 seconds West 60.00 feet to the South line of Plymouth Road; thence continuing South 00 degrees 10 minutes 14 seconds West 411.54 feet ; thence North 89 degrees 57 minutes 47 seconds West 34.00 feet to the POINT OF BEGINNING; thence South 00 degrees 19 minutes 25 seconds West 779.21 feet; thence North 89 degrees 44 minutes 39 seconds West 713.60 feet; thence North 00 degrees 10 minutes 14 seconds East 284.57 feet; thence South 89 degrees 49 minutes 46 seconds East 148.20 feet; thence North 00 degrees 10 minutes 14 seconds East 158.97 feet; thence South 89 degrees 49 minutes 46 seconds East 30.48 feet; thence North 00 degrees 10 minutes 14 seconds East 335.09 feet; thence South 89 degrees 46 minutes 36 seconds East 537.00 feet to the POINT OF BEGINNING. Containing 473,257.9 SF and/or 10.86 acres.

PROPERTY DESCRIPTION PROPOSED PARCEL "A" TO REMAIN SAME ZONING

Land situated in the City of Livonia, County of Wayne, State of Michigan, described as follows:
Part of the Northeast ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast corner of said section; thence North 89 degrees 49 minutes 46 seconds West, 893.52 feet along the North line of said section and the centerline of Plymouth Road (120 foot right of way); thence South 00 degrees 10 minutes 14 seconds West 60.00 feet to the South Right of Way line of Plymouth Road and the POINT OF BEGINNING; thence South 00 degrees 19 minutes 25 seconds West 261.92 feet; thence North 89 degrees 41 minutes 18 seconds West 241.25 feet; thence South 57 degrees 56 minutes 01 seconds West 202.86 feet; thence along a curve to the right 99.78 feet, said curve having a radius of 185.00 feet, a central angle of 30 degrees 54 minutes 12 seconds and a chord bearing South 73 degrees 23 minutes 07 seconds West 98.58 feet; thence South 00 degrees 19 minutes 25 seconds West 52.16 feet; thence North 89 degrees 40 minutes 35 seconds West 71.69 feet to point "A"; thence North 00 degrees 19 minutes 25 seconds East 38.35 feet; thence North 89 degrees 46 minutes 36 seconds West 537.00 feet; thence North 00 degrees 10 minutes 14 seconds East 42.68 feet; thence South 89 degrees 49 minutes 46 seconds East 232.83 feet; thence North 00 degrees 09 minutes 51 seconds East 368.44 feet to a point on the South line of Plymouth Road; thence along said South line South 89 degrees 49 minutes 46 seconds East 31.18 feet; thence South 00 degrees 12 minutes 43 seconds West 367.79 feet; thence 23.57 feet along a curve to the left, having a radius of 15.00 feet and a long chord which bears South 44 degrees 48 minutes 32 seconds East 21.22 feet; thence South 89 degrees 49 minutes 46 seconds East 222.20 feet; thence 47.10 feet along a curve to the left, having a radius of 30.00 feet and a long chord which bears North 45 degrees 11 minutes 28 seconds East 42.41 feet; thence North 00 degrees 12 minutes 43 seconds East 352.83 feet to the South right of way line of said Plymouth Road; thence South 89 degrees 49 minutes 46 seconds East 585.48 feet to the POINT OF BEGINNING; also commencing at said point "A"; thence South 00 degrees 19 minutes 25 seconds West 740.86 feet to A POINT OF BEGINNING; thence continuing South 00 degrees 19 minutes 25 seconds West 68.74 feet; thence North 89 degrees 51 minutes 00 seconds West 1297.89 feet; thence North 00 degrees 14 minutes 03 seconds East 300.00 feet; thence South 89 degrees 51 minutes 00 seconds East 164.95 feet; thence North 00 degrees 14 minutes 03 seconds East 54.78 feet; thence South 89 degrees 49 minutes 46 seconds East 419.13 feet; thence South 00 degrees 10 minutes 14 seconds West 284.57 feet; thence South 89 degrees 44 minutes 39 seconds East 713.60 feet to the POINT OF BEGINNING. Containing 467,096.2 SF and/or 10.72 acres.

DESCRIPTION OF PROPERTY (137-99-0004-002) TO REMAIN SAME ZONING

Part of the Northeast ¼ of Section 35, Township 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast Corner of said Section 35; thence North 89 degrees 49 minutes 46 seconds West 2010.15 feet along the north line of said Section and centerline of Plymouth Road (120 feet wide); thence South 00 degrees 10 minutes 14 seconds West 60.00 feet to the south right of way line of said Plymouth Road and the POINT OF BEGINNING; thence South 00 degrees 10 minutes 14 seconds West 746.18 feet; thence North 89 degrees 49 minutes 46 seconds West 30.48 feet; thence South 00 degrees 10 minutes 14 seconds West 158.97 feet; thence North 89 degrees 49 minutes 46 seconds West 568.13 feet; thence North 00 degrees 14 minutes 03 seconds East 665.00 feet; thence South 89 degrees 49 minutes 46 seconds East 180.00 feet; thence North 00 degrees 14 minutes 03 seconds East 240.18 feet; thence South 89 degrees 49 minutes 46 seconds East 185.80 feet; thence South 00 degrees 10 minutes 14 seconds West 210.00 feet; thence South 89 degrees 49 minutes 46 seconds East 173.00 feet; thence North 00 degrees 10 minutes 14 seconds East 210.00 feet; thence South 89 degrees 49 minutes 46 seconds East 58.01 feet to THE POINT OF BEGINNING. Containing 456,269.5 SF and/or 10.47 acres.

REVISED 08/06/2020 REVISED 05/28/2020	JOB NO. 20190419	 HUBBELL, ROTH & CLARK, INC CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH. PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: http:// www.hrcengr.com	P.O. BOX 824 48303 - 0824	SHEET NO.
	DATE 03/11/2020				4 OF 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

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2571
FAX: (734) 466-2195

September 1, 2020

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2020-08-01-06 – #29707 & #30273 Plymouth Road

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed rezoning at this time. The parcels are assigned the addresses of **#29707 and #30273 Plymouth Road**. The legal description submitted by the owner for the proposed rezoning appears to be correct, and should be used to describe the parcel if approved.

The proposed development is currently serviced by water main, sanitary and storm sewers, which may need to be extended to service any new development. The submitted drawing does not indicate any utility connections, so we do not have any knowledge of impacts to the existing systems at this time. The existing site has a mix of public and private utilities, which may require additional easements to provide sanitary and water service to a new parcel.

It should be noted that should the project move forward the proposed construction will be required to meet the Wayne County Stormwater Ordinance, including detention requirements. A full review of the proposed development will be completed when plans are submitted for permitting.

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@ci.livonia.mi.us or tzilincik@ci.livonia.mi.us.

Sincerely,

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

cc: 2020 Petition File

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

October 1, 2021

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2020-08-01-06 – #29707 & #30273 Plymouth Road

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed rezoning at this time. The parcels are assigned the addresses of **#29707 and #30273 Plymouth Road**. The legal descriptions submitted by the owner for the proposed rezoning appears to be correct, and should be used to describe the parcel if approved.

The proposed development is currently serviced by water main, sanitary and storm sewers, which may need to be extended to service any new development. The submitted drawings do not indicate any utility connections or calculations, so we do not have any knowledge of impacts to the existing systems at this time. The existing site has a mix of public and private utilities, which may require additional easements to provide sanitary and water service to a new parcel.

It should be noted that should the project move forward, the proposed construction will be required to meet the Wayne County Stormwater Ordinance, including revised detention requirements. A full review of the proposed development will be completed when plans are submitted for permitting.

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", is written over a horizontal line.

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

August 24, 2020

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

Petition 2020-08-01-06 – 29707 & 30273 Plymouth Rd – Middlebelt Plymouth Venture LLC

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

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

July 19, 2021

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

Petition 2020-08-01-06 - 29707 & 30273 Plymouth Road Middlebelt Plymouth Venture LLC

Dear Mr. Miller,

I have reviewed the address connected with the above noted petition. The following amounts are due to the City of Livonia:

Unpaid water and sewer charges (as of 7/19/21): (\$1,307.99 past due, \$1,453.09 current)	\$ 2,761.08
--	-------------

Total Due City of Livonia	\$2,761.08
---------------------------	------------

Please contact me if you have any further questions.

Very truly yours,


Connie Kumpula
Chief Accountant

CK: jw

DEPARTMENT OF FINANCE

Michael T. Slater
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSINAN
MAYOR

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

October 5, 2021

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

Petition 2020-08-01-06 - 29707 & 30273 Plymouth Road

Dear Mr. Miller,

I have reviewed the address connected with the above noted petition. The following amounts are due to the City of Livonia:

Unpaid water and sewer charges:	\$ 3,725.43
Total Due City of Livonia	\$ 3,725.43

Please contact me if you have any further questions.

Very truly yours,

Connie Kumpula
Chief Accountant

CK: jw

Transaction Statement

Service Address

30273 PLYMOUTH
LIVONIA, MI 48150

Mailing Address

LA FITNESS #00478
C/O ENGIE INSIGHT - MS #3137P
PO BOX 2440
SPOKANE, WA 99210-2440

Account Number

000600205-001

Amount Due

\$3,725.43

Account Number From - Through

000600205-001 03/27/2021 - 09/27/2021

Services

Water & Sewer - Metered

Service Address

30273 PLYMOUTH
LIVONIA, MI 48150

Beginning Balance

\$1,069.64

Date	Type	Amount	Description
04/06/2021	Payment	(\$1,069.64)	Charge
04/14/2021	Bill	\$1,454.12	Due Date 05/10/2021
04/30/2021	Payment	(\$1,454.12)	Charge
05/14/2021	Bill	\$1,341.98	Due Date 06/10/2021
06/02/2021	Payment	(\$1,341.98)	Charge
06/16/2021	Bill	\$1,269.89	Due Date 07/09/2021
07/14/2021	Penalty	\$38.10	
07/15/2021	Bill	\$1,453.09	Due Date 08/10/2021
07/28/2021	Payment	(\$1,269.89)	Charge
08/10/2021	Payment	(\$1,453.09)	Charge
08/13/2021	Penalty	\$1.14	
08/16/2021	Bill	\$1,616.09	Due Date 09/10/2021
09/03/2021	Payment	(\$1,617.23)	Charge
09/14/2021	Penalty	\$1.14	
09/15/2021	Bill	\$3,686.19	Due Date 10/11/2021

Total Due

\$3,725.43

Transaction Statement

Account Number

000600205-001

Transaction Statement

Service Address

30273 PLYMOUTH
LIVONIA, MI 48150

Mailing Address

LA FITNESS #00478
C/O ENGIE INSIGHT - MS #3137P
PO BOX 2440
SPOKANE, WA 99210-2440

Account Number

000600205-001

Amount Due

\$0.00

Account Number

000600205-001

From - Through

04/08/2021 - 10/08/2021

Services

Water & Sewer - Metered

Service Address

30273 PLYMOUTH
LIVONIA, MI 48150

Beginning Balance

\$0.00

Date	Type	Amount	Description
04/14/2021	Bill	\$1,454.12	Due Date 05/10/2021
04/30/2021	Payment	(\$1,454.12)	Charge
05/14/2021	Bill	\$1,341.98	Due Date 06/10/2021
06/02/2021	Payment	(\$1,341.98)	Charge
06/16/2021	Bill	\$1,269.89	Due Date 07/09/2021
07/14/2021	Penalty	\$38.10	
07/15/2021	Bill	\$1,453.09	Due Date 08/10/2021
07/28/2021	Payment	(\$1,269.89)	Charge
08/10/2021	Payment	(\$1,453.09)	Charge
08/13/2021	Penalty	\$1.14	
08/16/2021	Bill	\$1,616.09	Due Date 09/10/2021
09/03/2021	Payment	(\$1,617.23)	Charge
09/14/2021	Penalty	\$1.14	
09/15/2021	Bill	\$3,686.19	Due Date 10/11/2021
10/08/2021	Payment	(\$3,725.43)	Charge

Total Due

\$0.00

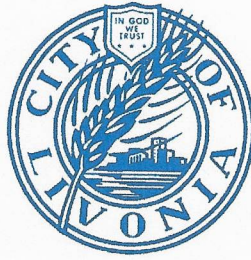
Transaction Statement

Account Number

000600205-001

OFFICE OF THE TREASURER

LYNDA L. SCHEEL
CITY TREASURER



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

August 25, 2020

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

Re: Petition 2020-08-01-06

29707 & 30273 Plymouth Road
Middlebelt Plymouth Venture LLC

Dear Mr. Miller,

In accordance with your request, the Treasurer's Office has reviewed the name and addresses connected with the above noted petition. At this time there are taxes due, but they are not delinquent as long as they are paid by September 14, 2020, therefore I have no objections to the proposal.

Sincerely,


Lynda L. Scheel
Treasurer, City of Livonia

OFFICE OF THE TREASURER

LYNDA L. SCHEEL
CITY TREASURER



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

~~August 25, 2020~~
July 1, 2021

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

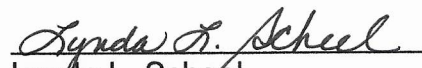
Re: Petition 2020-08-01-06

29707 & 30273 Plymouth Road
Middlebelt Plymouth Venture LLC

Dear Mr. Miller,

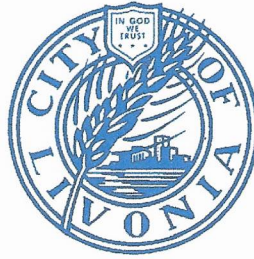
In accordance with your request, the Treasurer's Office has reviewed the name and addresses connected with the above noted petition. At this time there are taxes due, but they are not delinquent as long as they are paid by September 14, 2021, therefore I have no objections to the proposal.

Sincerely,


Lynda L. Scheel
Treasurer, City of Livonia

OFFICE OF THE TREASURER

LYNDA L. SCHEEL
CITY TREASURER



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

~~August 25, 2020~~
July 1, 2021
September 28, 2021

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

Re: Petition 2020-08-01-06

29707 & 30273 Plymouth Road
Middlebelt Plymouth Venture LLC

Dear Mr. Miller,

In accordance with your request, the Treasurer's Office has reviewed the name and addresses connected with the above noted petition. At this time there are no taxes due, therefore I have no objections to the proposal.

Sincerely,

A handwritten signature in blue ink that reads "Lynda L. Scheel". The signature is written in a cursive style and is positioned above a horizontal line.

Lynda L. Scheel
Treasurer, City of Livonia

OFFICE OF THE MAYOR

Maureen Miller Brosnan
MAYOR

Linda Gosselin
ASSESSOR



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2201
mayor@ci.livonia.mi.us

September 10, 2020

Scott Miller
Planning Department

SUBJECT: Petition 2020-08-01-06 - 29707 & 30273 Plymouth

The Department of Assessment has reviewed the proposal to rezone parts of properties 29707 & 30273 Plymouth Road. Parcel 137-99-0008-010 29707 Plymouth Rd. was a newly created parcel for 2020 and is still waiting approval from DTE for some easement issues. This parcel along with parcel 137-99-0004-002 30273 Plymouth Road would have to be split into at least 2 parcels.

Based on the rezoning plans it appears a small portion of parcel 137-99-0004-002 will be utilized in the site plans for the newly proposed R8 zoning parcel.

The Lot Split procedures can be found on our Website @ Livonia.gov
Please feel free to contact the Assessor's Office with any further questions.

Kindest Regards,

Kathie Siterlet

OFFICE OF THE MAYOR

Maureen Miller Brosnan
MAYOR

Linda Gosselin
ASSESSOR



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2201
mayor@ci.livonia.mi.us

June 30, 2021

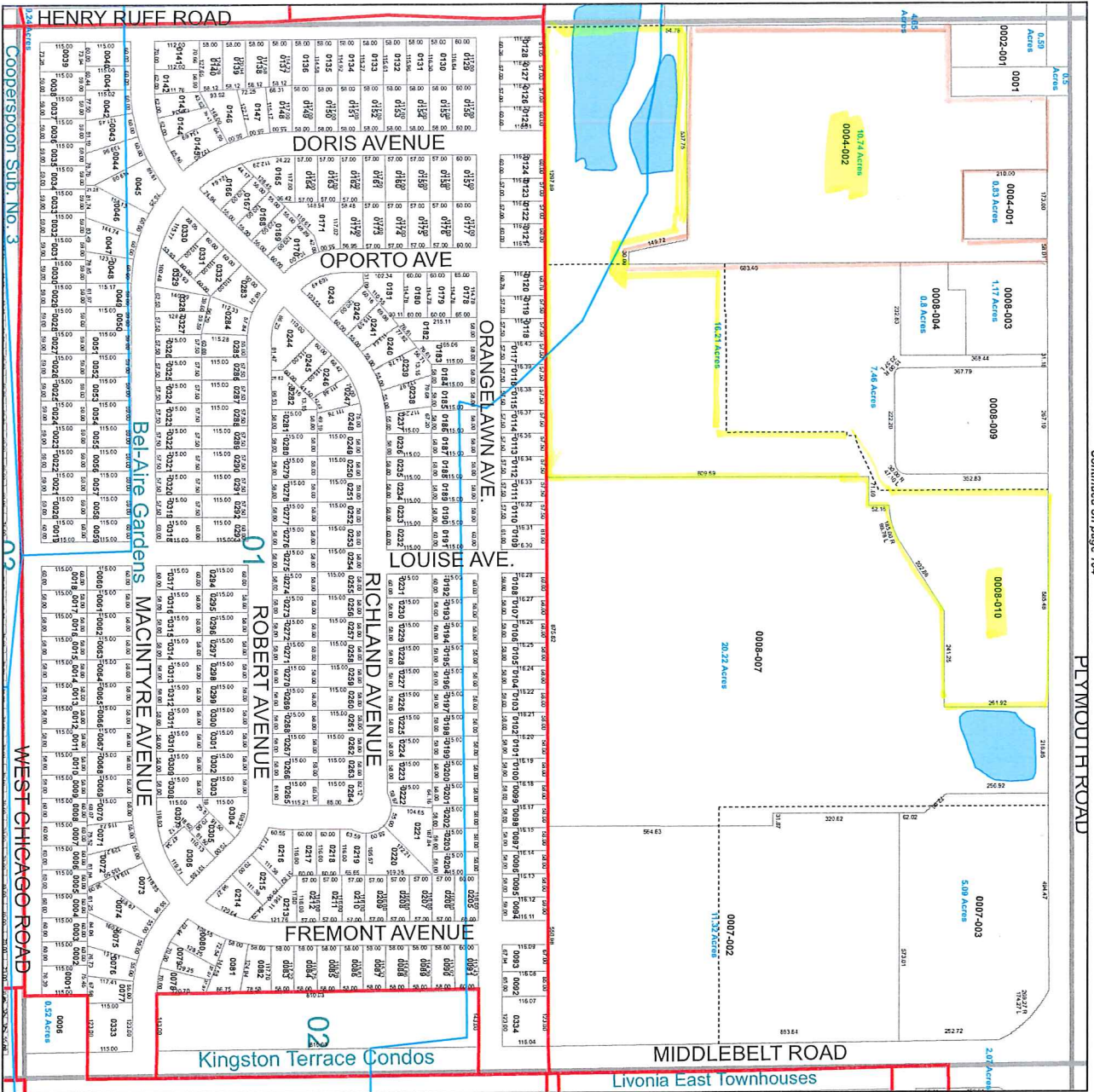
To: Planning Department

Re: **Petition 2020-08-01-06 - 29707 & 30273 Plymouth**

A second request has been submitted by Middlebelt Plymouth Venture LLC to rezone parts of 29707 & 30273 Plymouth Road from C-2 to R-8. A plat map has been included to show the current parcel lot lines for the parcels involved. A Lot Split will need to be initiated to change the lot lines for both parcels.

Kindest Regards,

Kathie Siterlet
Residential Appraiser

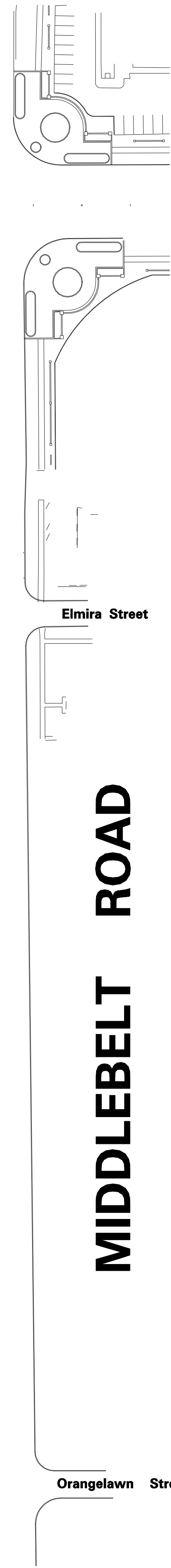


Location NE. 1/4 Section 35
City of Livonia
T. 1 south, R. 9 east
Wayne County, Michigan
Copyright 2020, City of Livonia



Information herein deemed reliable
but not guaranteed
Updated: January 2021

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



MIXED DEVELOPMENT CENTER

Mixed development centers should be redeveloped into higher-density mixed-use cores of activity, addressing residents desire for walkable neighborhoods and to create gathering spaces. The mixed development centers should provide engaging streetscapes with varied storefronts and activities, residential options that include townhomes, upper-story lofts, and apartments, and easy access to public transit or transit network company services, with parking and other essential infrastructure hidden off of the street. Mixed Development Centers are envisioned in four primary locations: Plymouth/Middle Belt, Farmington/Seven Mile, Middle Belt/Seven Mile, and Six Mile/Newburgh.

The character envisioned is consistent with traditional Michigan architecture: first floor commercial development with higher intensity multi-family housing intermixed. Mixed-use buildings are encouraged particularly with upper-story residential uses. Existing residential uses are encouraged to develop first floor retail spaces or professional offices. All uses are to be designed to maximize pedestrian and bicycle connectivity and circulation. New development could be of a slightly higher development in scale and massing than the existing development.



Table 2.7:
Mixed Development Center Guidelines

Lot Dimensions and Density		
minimum lot area		n/a
minimum lot width		n/a
frontage in build-to area		n/a
maximum density		20 du/ac
maximum attached dwelling unit %		100%
Building Setbacks		
arterial street	min.	10 ft.
	max.	30 ft.
local street	min.	0 ft.
	max.	15 ft.
side (one)		none
side (total of both)		none
rear		25 ft.
from adjacent residential districts		25 ft.
Building Height		
minimum		1 story
maximum		5 stories

Appropriate Land Uses include office, general retail commercial, food service, and attached and upper-story residential uses. Automotive oriented uses such as gas stations, auto repair, or drive-through facilities are not appropriate in the mixed development areas.

Density. The maximum density recommendation for mixed development areas is 20 dwelling units per acre. All buildings should have a building frontage in build-to area for at least 80% of the lot width.

Connectivity. Mixed development areas are large enough that they will include sizeable internal street systems. The street system should create walkable blocks with a maximum perimeter of 2,000 feet and a maximum length of 650 feet. Mixed development areas are highly connected to surrounding neighborhood, and the street network in the mixed development areas area must continue into surrounding neighborhoods.

Building Location. Buildings in mixed development areas should be located close to the street to create a walkable, pedestrian friendly environment.

Building Design. Buildings should be constructed out of natural building materials or durable synthetic materials that approximate the appearance of a natural material. Garages, if provided, should be located in rear yards, preferably accessed from alleys.

Parking. Parking areas in mixed development areas must be located in rear yards. Interior streets will also feature on-street parking.

SPECIAL PLANNING AREA:

East Plymouth Road Corridor

The East Plymouth Road Corridor has been one of the main commercial centers of Livonia for nearly a century. Today, the corridor has a variety of small to medium sized commercial uses, and in some areas moderate vacancy and aging building stock. Plymouth road as a whole was identified as an area that needs consideration how it will develop in the future. Specifically, the eastern segment of the corridor between Middle Belt and Inkster was selected as an area that would benefit from being studied as a special planning area. It is important to note that while this area was identified as a priority, it represents many of the same opportunities and challenges present throughout the larger corridor, and thus should be considered as a template or model for how future growth and development may occur throughout the corridor.

Figure 2.15: East Plymouth Road Corridor – Existing Zoning



EXISTING CONDITIONS

The corridor is currently made up of a variety of zoning types and land uses. The result is an uncoordinated look and feel, with uses ranging from industrial, commercial, and residential. In some instance, this mix can be desirable for the form and site orientation that is inconsistent between the uses, and results in a patchwork throughout the corridor.

The corridor also is auto-oriented, with few areas that are truly pedestrian-oriented. This is largely due to frequent vehicle access and curb cuts that create a significant amount of conflicts for the pedestrian and bicyclist on the corridor.

Another key element of the existing conditions in the corridor is the significant amount of surface parking and lack of identifiable and purposeful greenspace. This creates an environment that lacks comfort and accentuates the auto orientated nature of the existing development pattern.

Figure 2.14: East Plymouth Road Corridor – Existing Land Use

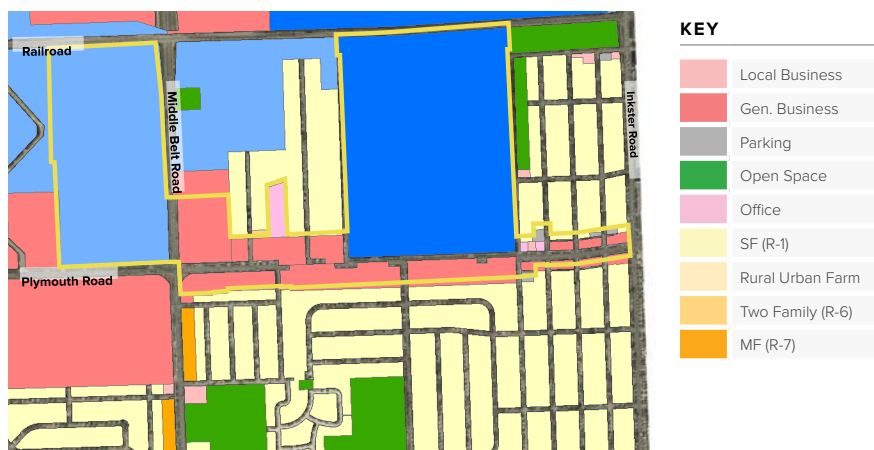
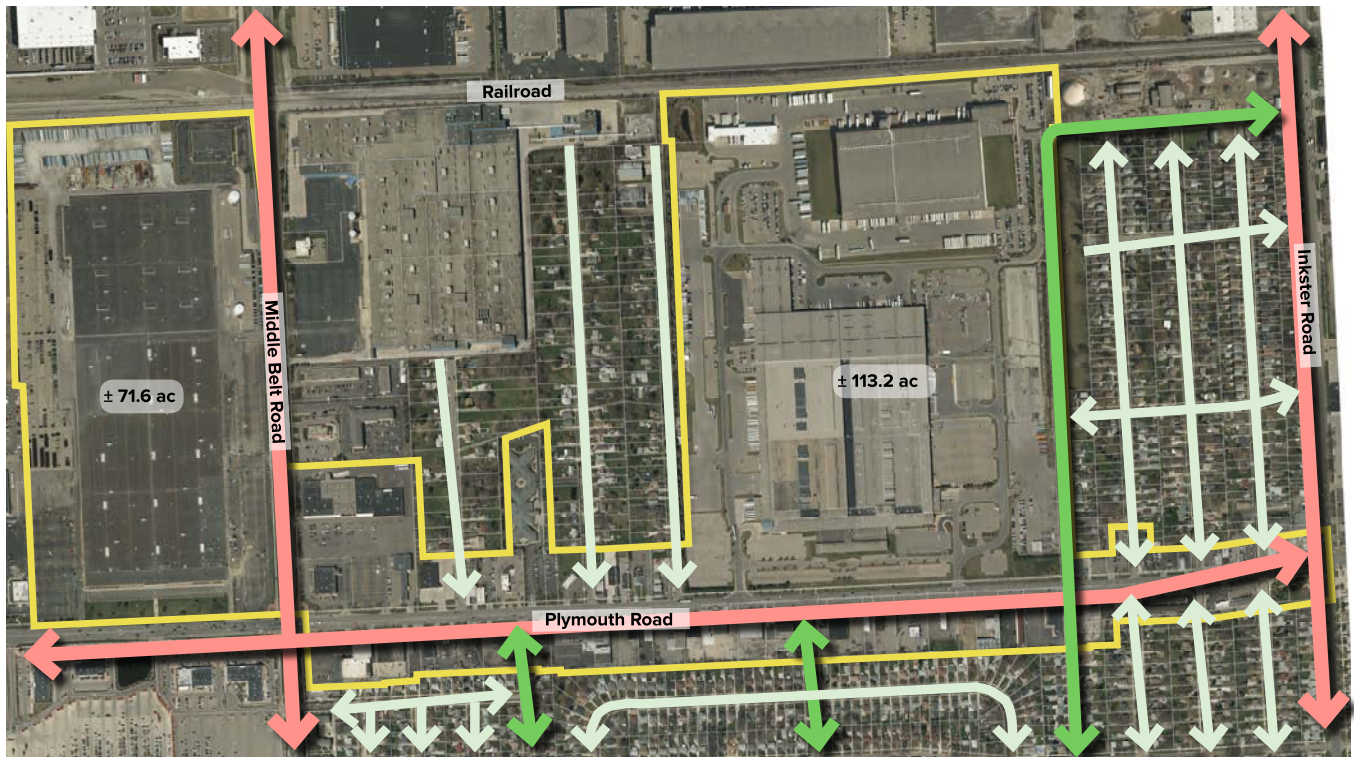


Figure 2.16: East Plymouth Road Corridor – Existing Access



MARKET CONSIDERATIONS

To create a site concept that is rooted in market conditions and trends, the following considerations were given to future development of Plymouth Road. These considerations were both the reflections of the market as well as best practices in planning and urban design. One of the key considerations with this special planning area was the need to better create a sense of place, and 'human oriented' development pattern that would attract a mix of uses in a distinct and walkable pattern. This shift in the design and planning of the corridor aligns the vision with market demand for vibrant places with a mix of uses.



Consider solutions to better integrate the larger industrial uses.



Explore ways to collectively grow nodes by combining small and shallow parcels to create larger development sites that can accommodate a variety of use in a walkable and mixed-use setting.



Examine the aggregation of uses to establish key development sites.



Embrace the street / streetscape by moving buildings closer the street and creating outdoor spaces for work, play, and entertainment.



Break down the corridor into specific nodes to concentrate development with a focus on entertainment uses, creating clusters of activity.

THE VISION *for the* EAST PLYMOUTH ROAD CORRIDOR

A vibrant and viable corridor that embodies the spirit and resiliency of Livonia and supports multimodal transportation.

Figure 2.17: East Plymouth Road Corridor – Concept Plan

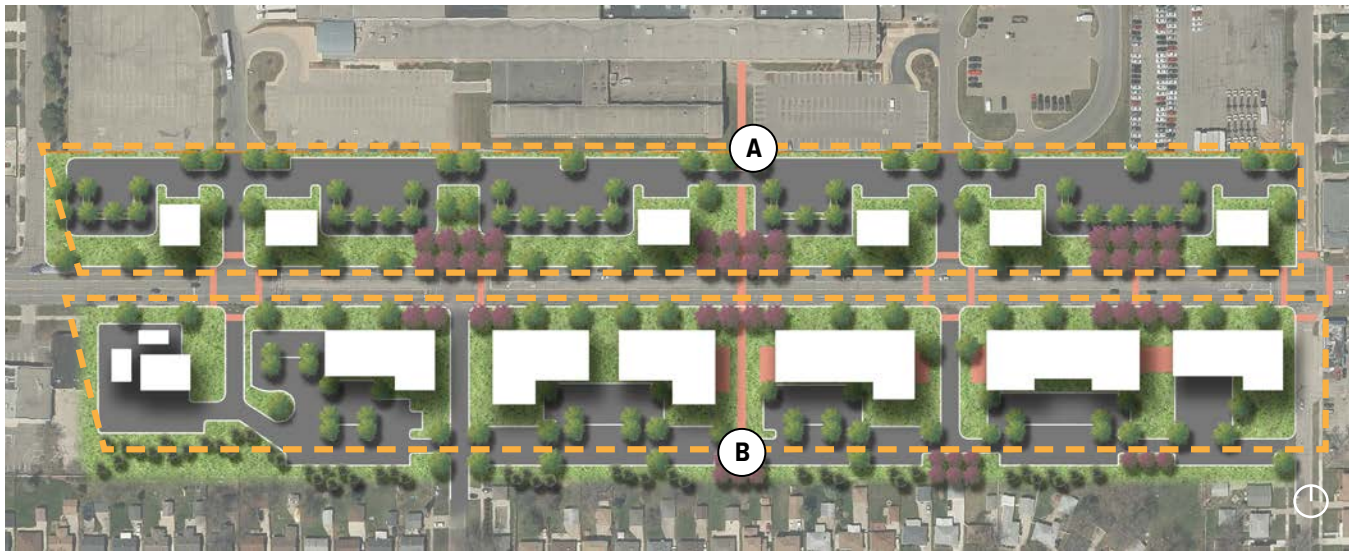


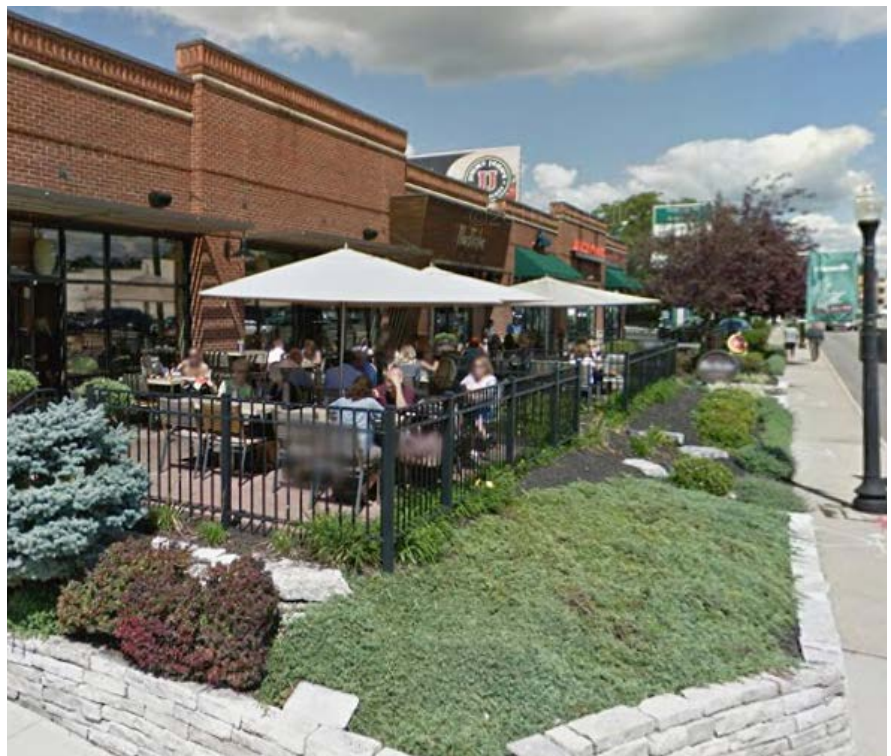
Table 2.12:
East Plymouth Road Corridor
– Site Development Data

A. Commercial Out-lots

- 6 Possible Sites
- +/- 9 acres
- 20,000 sq. ft.

B. In-line Retail / Office

- +/- 10 acres
- 72,000 sq. ft. (mixed commercial)



This development illustrates the intended development pattern for the future of the corridor

EAST PLYMOUTH ROAD CORRIDOR DEVELOPMENT PRINCIPLES



1

Provides an attractive and cohesive mix of residential and commercial uses.



2

Establishes identifiable “nodes” at key intersections to facilitate orderly redevelopment and creates a “sense of place”.



3

Organizes the structures to enhance the visual character of the corridor and minimize the visual impact of parking areas.



4

Encourages the use of shared access points to enhance safety and reduce the effect of numerous connections to the busy roadway.



5

Provides pedestrian connections to the adjacent neighborhoods and connectivity for nearby residents.



6

Creates opportunities to for private investment on the sites and surrounding properties.

These principles should inform how the form and character of future development may occur within the special planning area, or for any zoning code updates that are made. They are intended to be a guide and general in nature.

A Model for the Future of Plymouth Road

CREATING A FRAMEWORK

The special planning area recommendations contained in this section were designed to be a large transformative vision for the east section of the corridor. While this section of Plymouth Road is important, it is also important that the corridor as a whole is healthy. The vision and principles outlined here should therefore be applied to other areas of the corridor. The corridor would also benefit from a more comprehensive corridor plan that examines, outlines, and aligns a collective strategy. It will be extremely important for the City to consider planning for the corridor as a whole as a next step. Lasting success will be a result of how the individual segments/districts along the corridor are developed over time.

To plan for the corridor comprehensively, a framework that includes seven specific elements was created. These elements represent key development considerations that should be applied throughout the corridor. When collectively addressed, the overall vision for the special planning area will grow throughout the corridor, resulting in a more comprehensive revitalization of Plymouth Road.

IMPLEMENTING THE FRAMEWORK

The next step to plan for the corridor is to begin the hard work and start the journey through individual 'steps.' This will take both public and private support/involvement. The City must start the process by setting the tone and expectations for the private sector. The private sector must consider and apply the vision and hold other neighbors accountable for following the same vision and level of quality in their development efforts. The community must hold both the City and private sector accountable.

Figure 2.18: Plymouth Road – Framework Areas



RECOMMENDATIONS

Create New Outlots

The space between Plymouth Road and the existing Roush property should be re-apportioned to include commercial out-lots with buildings organized in a similar pattern to the new development on the south side of Plymouth Road. These new sites and businesses would have limited access from Plymouth Road. The existing ingress/egress locations from Deering Road and just to the West of Harrison Road can provide connectivity and circulation to both the out-lot businesses and the existing parking for the main Roush facilities.

Aggregate the Development

Through public and private collaboration, properties should be acquired to facilitate the development of new structures and parking facilities. The combined redevelopment of properties can provide the benefit of consistent architectural details and cohesive appearance. Assembling small parcels will also create more attractive development opportunities to accommodate larger scale infill projects.

Reduce Visual Impact of Parking Areas

New Buildings shall be oriented and organized on the sites to create a defined visual corridor along the street. Landscape and buffer treatments should be utilized where there are gaps in the buildings. Common access agreements amongst all property owners/ developers should be established in areas between intersecting public streets.

Improve Access Management

Parking should be provided at the rear of the properties with limited access points to Plymouth Road. As properties are acquired and developed, each block should be studied to determine a few (2-3) most effective points to access the parking areas behind the buildings. This can reduce the opportunity for vehicular crossings and accidents.

Define Pedestrian Connections and Crossings

A few, select, crossing points should be added between existing street intersections to establish specific locations for pedestrian activity. These areas should be consistently spaced and augmented with landscape and hardscape treatments to accentuate the importance of these spaces. Through the use of elements on the ground plane and along the street, drivers will identify these areas as locations for pedestrian activity.

Cohesive Streetscape Character

A diverse yet cohesive landscape and amenities palette should be created for Plymouth Road. Benches, fences, railings, landscape and lighting should be consistent through the corridor to unify the corridor.

Create New Zoning Standards That Apply to the Whole Corridor

New zoning regulations should be developed to unify the form, character, style, and mix of uses in the corridor. Generally the form and character should be aligned, and a variety of uses should be considered as allowable uses throughout the corridor.

From: [Simmons, Jennifer](#)
To: [Mayor Staff](#)
Cc: [Planning](#)
Subject: FW: Land Rezoning
Date: Tuesday, March 16, 2021 10:52:58 AM

Jennifer Simmons

Clerk Typist II
City of Livonia | Mayor's Office
(734) 466-2204
jsimmons@livonia.gov

From: jim grad <jim_grad@yahoo.com>
Sent: Tuesday, March 16, 2021 10:31 AM
To: Mayor Maureen Miller Brosnan <mayor@livonia.gov>
Subject: Land Rezoning

Hello Ms. Mayor,

As a very long term Livonia resident and voter I am sending this email to you on a matter of great importance to me and my family. We want to object to the proposed rezoning on Plymouth Road by Middlebelt initiated by Schostak Brothers and Company. This vacant land between Walmart, LA Fitness and a plasma donation center is currently zoned General Business and is all business, restaurants and the like. Rezoning this property to High Rise Housing would be very poor planning for the city and it's residents.

Rezoning and development is not appropriate for this property. Rezoning will significantly increase traffic and crime in an area where both are already high. We are asking you and the Planning Commission to put the voices of your constituents before the profit motives of private developers, most of whom do not live in Livonia.

We will be sending similar emails to the planning Commision to voice our opposition to this proposed rezoning. Some of us will be virtually attending upcoming Planning Commission Meetings for the same reason. Keeping Livonia Families First should be more than just a saying seen on signs as people enter our Great City. Thank you for reading this and doing the right thing for Livonia by rejecting this rezoning request. All the best,

Jim Grad and Family

From: [Simmons, Jennifer](#)
To: [Planning](#)
Subject: FW: Online Form Submittal: Planning Inquires
Date: Wednesday, March 10, 2021 1:09:50 PM

Good afternoon,

We received this message this afternoon via the website.

Thank you,

Jennifer Simmons

Clerk Typist II
City of Livonia | Mayor's Office
(734) 466-2204
jsimmons@livonia.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, March 10, 2021 12:16 PM
To: support <support@livonia.gov>
Subject: Online Form Submittal: Planning Inquires

Planning Inquires

This form is for any questions, comments, or concerns you may have for the City in regards to planning. If you leave contact information, the City will reply within 2 business days. If this is an emergency, please dial 9-1-1.

First Name	James
Last Name	Grad
Email Address	jim_grad@yahoo.com
Phone Number	7345913496
Describe your issue, concern, or question.	My wife and I want to go on file as opposing Schostak Brothers request to rezone the vacant land on Plymouth Road between Walmart, LA Fitness and the Plasma donation center from General Business to High Rise Multi-family Housing (apartments). This zoning is not appropriate for this location in Livonia. please listen to your resident voters instead of Schostak Brothers who only see profits and do not live here. We want to

stay in Livonia but this will definitely push us away.
Thanks, Jane and James Grad

Date of Concern	3/10/2021
-----------------	-----------

Attachment (Optional)	<i>Field not completed.</i>
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Email not displaying correctly? [View it in your browser.](#)

March 2, 2021

Dear Mayor Broeman,

Re Rezoning Vacant land on Plymouth Rd
Bet. Walmart & L.A. Fitness

My family is apposed to this rezoning
development. Crime in this area
will increase tremendously.

I've seen this happen several times
in the last 40 years.

This area is surrounded by Shopping
Centers and close to freeways, to a
criminal's delight.

Surely there is a much better
location for high rise apartments.
Isn't Iwona restricted on height of
buildings?

Sincerely,
Rosemary Wood



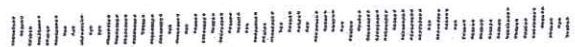
NETROPLEX MI 480

15 MAR 2021 PM 7 L



Mayor Maureen Miller Brosman
33000 Civic Center Drive
Livonia, Michigan 48154

48154-306000



3/4/21

Livonia Planning Commission

Re: rezoning

I am writing to protest the rezoning of property owned by Schostak Brothers and located on Plymouth Road near Middlebelt and Walmart. Rezoning to allow apartments and/or multi-family would not be appropriate in this area.

I have lived in this city since the 60s, and I am becoming disillusioned with what the city allows. In my Rosedale neighborhood you have permitted 3 'MANSIONS' on Cranston, which are certainly not in harmony with the neighborhood. Now you want to do it again!

PLEASE DO NOT REZONE THIS PROPERTY! There is more to a city than making more money in taxes. Would you, on this commission, vote yes if the zoning was in your neighborhood? I think not.

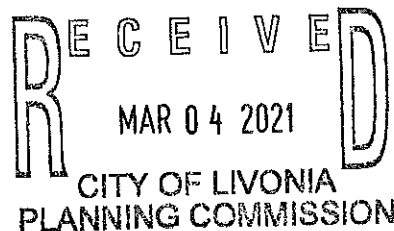
Yours truly,

Thelma Ruckhaber



11036 Cranston, Livonia 48150

7344224799



From: [Simmons, Jennifer](#)
To: [Planning](#)
Subject: FW: Apartment Development
Date: Monday, March 1, 2021 9:00:30 AM

Jennifer Simmons
Clerk Typist II
City of Livonia | Mayor's Office
(734) 466-2204
jsimmons@livonia.gov

-----Original Message-----

From: Madeline Viergutz <madelinegrace1995@gmail.com>
Sent: Saturday, February 27, 2021 8:55 PM
To: Mayor Maureen Miller Brosnan <mayor@livonia.gov>
Subject: Apartment Development

Hi Mayor Brosnan!

My name is Madeline Viergutz, I'm a fairly new resident of Livonia. My fiancé and I moved to Old Rosedale Gardens July of 2020. Today we got a note from one of our neighbors urging us to contact you and the zoning team about a possible housing development on Plymouth Rd by LA Fitness and Walmart. My neighbor would like us to oppose the housing development, which I think is incredibly racist and classist. You might be getting a lot of letters and emails opposing the building of more affordable housing in Livonia but I just wanted to voice my support of the rezoning.

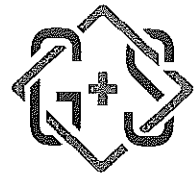
Thank you for your consideration!
Madeline Viergutz

Sent from my iPhone

778

Sent to P.C.
individually

2020-08-01-06



**GRAD &
SHOEMAKER**
CPA Firm

35951 FIVE MILE ROAD
LIVONIA, MICHIGAN 48154
TELEPHONE: (734) 462-6161
FAX: (734) 462-6059
www.gradshoemaker.com

January 29, 2021

Ian Wilshaw

RE: Rezoning Request for Residential Apartments at Wonderland Village

Dear Ian,

These are tough times and I can only imagine how busy you are, so I appreciate you taking time to read this letter. As a life-long Livonia resident that currently lives in Rosedale Gardens, and a Livonia business owner, I am deeply entrenched in the Livonia community.

Recently, I read in the local newspaper that Schostak Brothers & Company has put in a request for rezoning of the property in Wonderland Village next to the Walmart on Plymouth Road. The proposal calls for a zoning change from business to residential. I am vehemently against this rezoning as I don't believe multi-family dwellings are appropriate for this location and don't fit with existing residents' plan for the future. I have spoken about this rezoning proposal with many neighbors in the Rosedale Gardens neighborhood and also with friends who live in the Devonaire neighborhood, and every single family was against this rezoning proposal.

Per communication with the Livonia Planning Department, I was made aware of a petition that includes over 130 residents in the immediate surrounding neighborhood that oppose this rezoning. I plan on speaking to the Planning Commission at the appropriate commission meeting, but I also wanted to communicate in advance to you how widespread the opposition is within our community.

With limited areas left in Livonia for development, I think it is very important that any significant changes to our community be supported by current Livonia residents. It is very evident that the Livonia residents living in South Livonia do not want this development. I trust that the planning commission will make a decision that supports the overwhelming majority of the area residents. After all, the commission is the voice of Livonia residents in these types of matters.

Schostak Brothers & Company is a Livonia company and has many developments in Livonia so I understand it probably has a good relationship with the planning commission, but it is important that the commission supports the voice of the residents instead of the profit motives of a private company.

Thank you for taking the time to read this letter. I appreciate the dedication you have made to the city through your service in the planning commission. If you would like to contact me, my address is below, my cell # is 734-846-0013 and my email address is jeff.grad@gradshoemaker.com.

Best Regards,

Jeff Grad
11325 Blackburn St.
Livonia, MI 48150

RECEIVED
FEB 01 2021
CITY OF LIVONIA
PLANNING COMMISSION

From: [Simmons, Jennifer](#)
To: [Planning](#)
Subject: FW: Online Form Submittal: City Council Inquiries
Date: Tuesday, December 15, 2020 12:00:25 PM

Hello,

This message was sent to us via the website (we have a new system now!).

Thank you,

Jennifer Simmons

Clerk Typist
City of Livonia | Mayor's Office
(734) 466-2204
jsimmons@livonia.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, December 14, 2020 11:28 PM
To: support <support@livonia.gov>
Subject: Online Form Submittal: City Council Inquiries

City Council Inquiries

This form is for any questions, comments, or concerns you may have for the City in regards to city council meetings or other city council inquiries. If you leave contact information, the City will reply within 2 business days. If this is an emergency, please dial 9-1-1.

First Name	Laura
Last Name	Alves
Email Address	Laurajalves@yahoo.com
Phone Number	7347512285
Topic	Other City Council Inquiry
Date of Issue	12/14/2020
Attachment (Optional)	<i>Field not completed.</i>
Comments	I just wanted to say how concerned I am about the possibility of

apartments being built near the Plymouth rd Walmart. It would not be good for the City and for the near by neighborhood. Putting it near a Walmart and a blood bank would not draw a good class of residents.,

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

November 10, 2020

Livonia Mayor
Livonia City Council
Livonia Planning Commission



RE: Petition # 2020-08-01-06

After receiving the notice about this petition from the city, many living in this neighborhood and this area were greatly concerned about the impact this might have.

This is just a sampling of what long-time Livonia residents think about this proposal. They all feel that our neighborhood and surrounding area is in jeopardy, and are all totally against a re-zoning of this property.

Respectfully,
Devon-Aire Sub Neighborhood Residents

PROTEST PETITION
PETITION 2020-08-01-06

Notice of request to RE-ZONE General Business Property adjacent to Walmart.....to become a Multiple Family High Rise Residential.

No pre-plan of this property proposal has been given to residents impacted by this construction AND they wish to re-zone without any input from Livonia Residents.

An explanation and complete disclosure is necessary for residents to "YAY" or "NAY" to any re-zoning. Planning Commission and City Council need to hear from residents. Hold this till we are well informed, and voices heard.

WE SAY "NO" TO REZONE

DATE	ADDRESS	SIGNATURE
9-23-20	29944 Orangelawn 48150	Jeanne Sullivan
9-23-20	29928 Orangelawn 48150	Nancy Hamilton
9-23-20	29928 ORANGELAWN 48150	Marilyn Hanks
9/23/20	29896 Orangelawn 48150	Michelle
9/23/2020	29896 Orangelawn 48150	Joe
9/23/2020	29880 Orangelawn 48150	William
9-23-2020	29864 Orangelawn 48150	Chris
9-23-2020	29864 Orangelawn 48150	Chris
9-23-2020	29832 Orangelawn 48150	Heath
9-23-2020	29832 Orangelawn 48150	Robert
9-23-2020	29760 Orangelawn 48150	John
9-23-2020	29528 ORANGELAWN 48150	John
9-23-2020	29960 ORANGELAWN 48150	Victoria S. Kowalewski
9-23-2020	29960 ORANGELAWN 48150	Victoria S. Kowalewski
9-23-2020	29992 ORANGELAWN 48150	Jennifer McDowell
9-23-2020	29992 ORANGELAWN 48150	Mark
9-23-2020	29992 ORANGELAWN 48150	Mark
9-23-2020	29992 ORANGELAWN 48150	Mark
9-23-2020	29992 ORANGELAWN 48150	Mark
9-23-2020	29992 ORANGELAWN 48150	Mark
9-23-2020	29944 Orangelawn 48150	Theresa Seligman
9-24-2020	29961 Orangelawn 48150	Theresa Seligman
9-24-2020	29961 Orangelawn 48150	Theresa Seligman

PROTEST PETITION
PETITION 2020-08-01-06

Notice of request to RE-ZONE General Business Property adjacent to Walmart.....to become a Multiple Family High Rise Residential.

No pre-plan of this property proposal has been given to residents impacted by this construction AND they wish to re-zone without any input from Livonia Residents.

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WE SAY "NO" TO REZONE

DATE	ADDRESS	SIGNATURE
9-24-20	9970 OPORTO ST. LIVONIA, MI 48150	FR
9-24-20	30040 Orangelawn, Livonia, MI 48150	Bundy Ehl
9-24-20	30060 Orangelawn St rent 48150	Ang Gust
9-24-20	30060 Orangelawn Street 48150	Paul Marc
9-24-20	30080 ORANGELAWN 48150	Richard Piper
9-24-20	30080 ORANGELAWN 48150	Carol Piper
9-24-20	30120 orangelawn St	Jason R. Gault
9-24-2020	30140 Orangelawn	Rob Hogg
9-24-2020	29704 Orangelawn	Rob Hogg
9-24-2020	9904 mil Burn	Rob Hogg
9-24-2020	30140 Orangelawn	Winkle Wyatt
9-24-2020	30160 Orangelawn	Reginald Copeley
9-24-2020	30880 Orangelawn	DA
9-24-2020	9971 DORIS, LIVONIA, MI	Gay Snell
9-24-2020	9971 DORIS LIVONIA MI	Kurt Am

PROTEST PETITION
PETITION 2020-08-01-06

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WE SAY "NO" TO REZONE

DATE	ADDRESS	SIGNATURE
9-25-20	29976 Onangelawn	Ronan Cabblo
9-25-20	2749 Kovich p.	11070 Hillcrest
9-25-20	Goyle Kelly	11094 HILLCREST
9/25/20	Sh E Kelly	11094 HILLCREST
9/25/20	11330 Hillcrest	Marijo Chatterjee
9/25/20	11301 Hillcrest	Keith Lauer
9/25/20	30042 W Chicago	Curt D Kous
9/25/20	11053 Hillcrest	Broke Wade
9/25/20	11053 Hillcrest	Lisa Wade
9/25/20	11053 Hillcrest	Lester Wade
9/25/20	11021 Hillcrest	Mr Wood
9/25/20	11021 Hillcrest	Barbara Wood

ROUTED TO THE

An explanation and complete disclosure is necessary for residents to "YAY" or "NAY" to any re-zoning. Planning Commission and City Council need to hear from residents. Hold this till we are well informed, and voices heard.

WE SAY "NO" TO REZONE

[illegible]

PETITION 2020-08-01-06

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WE SAY "NO" TO REZONE

DATE	ADDRESS	SIGNATURE
9.27.20	11286 HARRISON	Laura W. Rapp
9-27-20	11286 HARRISON	Virginia M. Rayda
9-27-2020	32209 JAMISON CT LIVONIA 48154	Victoria Plunkett
9-27-20	29983 Mac Intyre	Dan S. Szyk
9-27-20	29983 Mac Intyre	Shirley Szyk
9-27-20	9816 Blackburn Livonia 48150	Kath A. Bue
9-27-20	9816 BLACKBURN Livonia 48150	Dan J. Bell
9-27-20	11306 Hillcrest Liv 48150	Donna Ashenkamh
9-27-20	11306 Hillcrest Liv 48150	John H. Habel
9/27/20	28912 WESTFIELD ST	Judy Roberts
9/27	28912 WESTFIELD ST.	
9/27	8985 Flord Liv. Mi 48150	Kim G. Loh
9/27	25559 Elba Redford mi 48239	Theresa M. Loh
4/27	25559 Elba Redford mi 48239	Joseph Roberts

PETITION 2020-08-01-06

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WE SAY NO TO REZONE!

DATE	ADDRESS	SIGNATURE
9/27/20	31210 Grandon St Livonia 48150	Aue J. Work
9-27-20	31230 GRANDON, LIVONIA, MI 48150	May V. W. /
09/27/20	31230 Grandon Livonia 48150 MI	Julie Van
9/27/20	31211 Grandon Livonia 48150	Gregory
9-24-20	30661 GRANDON LIVONIA 48150	Lee
9/27/20	31211 GRANDON ST LIVONIA 48150	TRP
9-27-20	31190 Grandon St Liv 48150	John J. Lee
10/10/20	31131 GRANDON LIV 48152	
10/10/20	31041 Grandon Liv 48150	Reginald J. Kears
10/10/20	31071 Grandon Livonia 48150	Sue Kears
10/10/20	31191 Grandon Livonia 48150	C. Ciccaulli
10/10/20	31191 Grandon Livonia 48150	Michael Pasco
10/10/20	31231 Grandon Livonia 48150	Mike L. Bell
10/10/20	31251 Grandon Livonia 48150	Kristal Pasternak
10/10/20	31270 Grandon Livonia 48150	Don McElroy
10-11-20	31170 Grandon Livonia 48150	Donald Grutger
10-11-20	31171 Grandon Livonia 48150	Diane Gilbert
10-11-20	31291 Grandon Livonia 48150	

PETITION 2020-08-01-06

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WE SAY NO TO REZONE!

DATE	ADDRESS	SIGNATURE
10/11/20	31291 Grandon St. Livonia MI 48150	Kristen A.
10/11/20	31311 Grandon St Livonia MI 48150	[Signature]
10/11/20	31311 Grandon St. Livonia MI 48150	Chen J.
10/11/20	31311 Grandon St Livonia MI 48150	Juan Guevara
10/11/20	31330 Grandon St. Livonia MI 48150	[Signature]
10-11-20	30020 ORANGERAWN LIVONIA MI.	[Signature]
10/11/20	30180 Orange lawn St	Mary esher

PETITION 2020-08-01-06

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WE SAY NO TO REZONE!

DATE	ADDRESS	SIGNATURE
9/30/2020	9873 HENRY RUFF	Rahat Schuchow

PETITION 2020-08-01-06

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WE SAY NO TO REZONE!

DATE	ADDRESS	SIGNATURE
9/27/2020	11342 HILLCREST	Michael E. Juh
9/27/20	11342 HILLCREST	Catherine E. Swanson
9/27/20	8926 Harrison	Melissa Morante
9/27/20	9192 Gillman St	Ryan J. F.
9/27/20	4937 Williams	Ryan J. Finerty
9/30/20	14911 Flamingo, Livonia, MI 48154	Jack Todd
10/1/20	30039 RICHLAND Livonia MI 48150	Marie E. Lewandowski
10/1/2020	30039 Richland Livonia 48150	Marilyn Smith
10/3	THOMAS RAMSEY	Judy C. Smith
	29911 ORANGELAWN	Thom C. Ramsey
10/11	Kristin Cable	Kristin Cable
	9851 Fremont	
	Livonia MI 48150	
10/17	Gillian Haverland	Gillian Haverland
	16277 Hubbard	Michael
	Livonia, MI 48154	

PROTEST PETITION
PETITION 2020-08-01-06

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WE SAY NO TO REZONE!

DATE	ADDRESS	SIGNATURE
9-26-20	29721 Orangelawn, Livonia 48150	Barbara Brown
9/25/2020	24601 Orangelawn Livonia 48150	May [Signature]
9/25/20	29460 ORANGE LAWN LIV 48150	[Signature]
9/25/2020	29544 Orangelawn Livo 48150	Daniel Sakawa
9/25/20	29582 Orangelawn Livonia 48150	Dan Cony
9/25/20	29583 ORANGELAWN LIV. 48150	Paul [Signature]
9/25/20	29583 Orangelawn Liv. 48150	Sherry DeGrazis
9/25/20	29618 Orangelawn Livonia 48150	[Signature]
9/25/20	29636 Orangelawn Liv. 48150	[Signature]
9/25/20	29720 ORANGELAWN LIV 48150	[Signature]
10/1/20	29670 Orangelawn Livonia 48150	Jody [Signature]

PROTEST PETITION
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We Say NO TO REZONE!

DATE	ADDRESS	SIGNATURE
25 SEPT	29929 ORANGELAWN GEORGE NEWTON	George Newton
25 Sept	29912 Orangelawn Lisa Mobus	Lisa A. Mobus
25 Sept	29912 Orangelawn Sarah K. Weldon	Sarah K. Weldon
26 SEPT	29881 ORANGELAWN Michele DAUGHTERTY	Michele Daugherty
26 Sept	29848 Orangelawn	Susan Micallef
26 Sept	29848 Orangelawn St.	Salvino J. Micallef
26, Sept	29847 Orangelawn St	Michelle Sarsin
26, Sept	29831 Orangelawn St	Justin Tudek
26, Sept	29761 Orangelawn St	Gregory J. J. J. grzebeck@gmail.com
26 SEPT	29815 ORANGELAWN " " "	John R. Maddison Myrna Maddison

THE UNIVERSITY OF CHICAGO

No pre-plan of this property proposal has been given to residents impacted by this construction AND they wish to re-zone without any input from Livonia Residents.

* LIVONIA AREA RESIDENTS MORE THAN 300 FEET

WE SAY "NO" TO REZONE

DATE	ADDRESS	SIGNATURE
9-27	11902 HRCOLA ST	BURR

From: [Jen Hagerty](#)
To: [Planning](#)
Subject: New apartments
Date: Sunday, November 29, 2020 1:02:26 PM

I am in support of the multi family dwellings to be built on Middlebelt and Plymouth. I welcome the diversity.

Thank you!

Best,

Jen Hagerty

From: [Henry Morelli](#)
To: [Planning](#)
Subject: petition 2020-08-01-06 rezoning C2 to R8 Wonderland Mall
Date: Monday, November 9, 2020 7:08:33 PM

Dear Planning Commision,

I have been a lifelong resident of Livonia and remember shopping at Wonderland Mall when it was an outdoor mall over 40 years ago. The location on the Plymouth Rd Corridor is and always has been a commercially zoned district. I recently saw the signage that the zoning request to change to Residential was very confusing to me. Then I did some research, and the proposal is to put a residential apartment building sandwiched between the LA Fitness and Walmart. As a current resident of Livonia, and Shopper of the Wonderland Village. I would like to propose my objection to this absurd addition to the shopping district. If you think of the additional traffic congestion and potential hazards of people walking dogs, children playing in the lot with semis and cars zipping through the lot makes me very uncomfortable. There are so many areas in Livonia with abandoned buildings, entirely abandoned strip malls and vacant land that would be more suitable for residential apartments. I am strongly advocating that you reject the builders proposal and keep the property zoned commercial.

Regards,
Henry Morelli
191146 Shrewsbury Dr.
Livonia, MI 48152

From: [Nancy Haverland](#)
To: [Planning](#)
Subject: Rezoning c2 to R8
Date: Monday, November 9, 2020 7:49:33 PM

Planning Commission,

I am so concerned about the rezoning of the area between Walmart & LA Fitness. This does not even make sense. I feel there are more things that are wrong about this than right. I cannot believe this builder would put residential let alone a 4 story building looking in our backyards. They traffic, parking lot lights, more people more crime. Dangers with a retention pond & children. 24 hour traffic in & out. My husband & I have been here 40+ years. He is a disabled Vietnam Veteran who would have a difficult time moving let alone it would be financially difficult. Please vote against this. Please again think with your hearts. Do u want to live behind that. Looking in your home climbing the berm. On & on. Thank you, Nancy Haverland
29928 Orangelawn Livonia Mi

Sent from my T-Mobile 4G LTE Device

From: [Frank Lupu](#)
To: [Planning; Taormina, Mark](#)
Cc: [Toy, Laura](#); [White, Cathy](#)
Subject: Petition 2020-08-01-06
Date: Monday, November 9, 2020 9:02:01 PM

Honorable members of the Livonia Planning Commission,

We live on Orangelawn and our property backs up to Wonderland Village and we are against this proposal. This proposed building will be directly behind our house allowing the residents of this building to look directly into our houses and back yards.

The berm which was put up to offer a buffer between our houses and Wonderland Village has failed to do that. When it was proposed before we had concerns with people using the berm as a walk way. We were told that there were going to be enough trees to stop the use of it as a walk way. The trees were only doubled planted up to the edge of the Walmart property and then just a single row from there west thus allowing people to use it as a place to walk their dogs. We were told that there would be security to stop people from using it for that purpose. There have been many times people have been walking along looking into our yards. There have been times when we had to call the police department because there have been groups of teens congregating creating a disturbance to the point we couldn't be out in our own yard with our grandchildren. The residents of this proposed project would continue to use the berm as a recreational area.

We were told that there was not to be any semi trucks to be parked along the south end of the property. We have been in a constant battle with Walmart and the City regarding semi trucks being parked directly behind our house, sometimes even running. When they are running you can feel the house shake. My wife is constantly calling the Police Department to have them move the trucks from there. Sometimes we are successful and then there are other time they will do nothing because they are not running. There are signs posted about no truck parking but they are not enforced. There have also been campers and motor homes parked there also. My wife has been in constant contact with an assistant city attorney who has told her that he had been in contact with the Police Department and advised her to contact them when the trucks were there. Like I previously stated that has come with mixed results. Currently there has been a semi trailer parked there for a week with no tractor attached. With the state of things in this country it definitely raises ones anxiety levels not knowing what or who is inside of these vehicles.

The addition of the proposed building will add a large increase of traffic to the area creating more issues than we already have now. It will also increase foot traffic at Wonderland creating an issue with the pedestrians and vehicles.

This property should remain commercial and not rezoned to residential. Last year I remember hearing of a developer wanting to put, I believe, a four story long stay hotel on the property of Doc's Sports Bar, 7 Mile and I-275. The residents on the south side of 7 Mile complained of the increased traffic in would create in the area. The plans were denied because it was stated that the development was not a good fit for the area. How could that project not fit in that area but this proposed project is fine here.

We have been through two upgrades/renovations of the Wonderland property. Each time Mr Schostak has been untruthful with the residents on what he would do and what he actually did.

We strongly urge you to deny this proposal as it is not a good fit for the area.

Thank you

Cheryl and Frank Lupu
29864 Orangelawn

From: jts@aol.com
To: [Planning](#)
Subject: Petition #220-08-01-06
Date: Monday, November 9, 2020 2:51:00 PM

Ian Wilshaw, as chairman, I respectfully request that you look deeply at this proposal. This is a business zone. Our community/neighborhood has endured the Mall demolition, the mall rebuild, Target building, Walmart building, now the plasma center building. Now here is a proposal to rezone a hunk of property right smack in the middle of this business zone to residential. Last year the Planning Commission scrapped a proposal for a high-rise apartment building citing it was not the landscape Livonia wanted. What has changed? do you think a building higher than City Hall is a good fit for the residents of our neighborhood? Do you believe people in a high-rise want to pay big money to look over at Walmart AutoZone, or people at the plasma center, or check out what's new and happening in our backyards? Are you willing to chance an exodus of long time residents out of the city we love and have supported for years? Realtors have already been called "just in case". Our privacy, our security, our community / neighborhood is important to us and hopefully to you who we have supported. Keep business and residential zones separate.

From: [Amy Goodlesky](#)
To: [Planning](#)
Cc: [Leonard](#)
Subject: Opposed to high rise proposal
Date: Monday, November 9, 2020 1:05:35 PM

Good afternoon! My husband and I live on Orangelawn Street directly behind this proposed high rise. We are both very much against this high rise being built. We do not want people living directly behind us. We also do not want our wall behind our house raised higher. We also are against the additional noise this will bring. Our street is quiet and want to keep it that way. We also believe this high rise has the potential to bring in more criminal activity. Our safety is of the utmost important to us. We do not welcome people being that close to our property. Thank you for your time!

Amy and Leonard Goodlesky

Sent from my iPhone

From: [Felix Rudberg](#)
To: [Planning](#)
Subject: Plymouth Road rezoning petition 2020-08-01-06
Date: Monday, November 9, 2020 12:11:53 PM

To whom it may concern,

As a resident and active voter I highly propose denying the request to rezone this property to residential. I live across the street from this property and LA Fitness is already an eye sore covering up a skyline. Building a residential building up to four stories would make this even worse. People on the third and fourth floor would be able to easily see in our backyards and neighborhood and we would be looking at a building instead of a beautiful skyline.

Commerce Township recently built a 3 story apartment complex at Union Lake and Elizabeth Lake road and it towers over everything in sight and stands out. Please have a look at this before considering this rezoning, anything over 2 stories will be hideous. We already have a bunch of 2 story condos in the area that work just as well and do not stand out like a sore thumb.

Thank you,
Felix Rudberg
248-320-9342

From: [michael haverland](#)
To: [Planning](#)
Subject: Rezoning Petition 2020-08-01-06, C2 to R8, Wonderland Mall.
Date: Sunday, November 8, 2020 6:38:51 PM

I have great concern about above Petition as this would impact greatly my home of over forty years .We believe this would disrupt the peace and quiet that we have enjoyed over the many years. This Petition would create issues as 24 hour night and day traffic, night time parking lot lighting, trash collection, people and children playing on the Bern which has been placed behind our homes when the mall as built. There is also questions about security as Livonia Police are called daily to Walmart now. This tall of a building 300 feet behind our homes would allow people to look directly into windows of our homes and back yard eliminating total privacy. This proposal would greatly impact out neighborhood. Please consider this as you make your decision. Thank you, Michael Haverland, 29828 Orangelawn St.

From: [Nancy Haverland](#)
To: [Planning](#)
Subject: Rezone
Date: Sunday, November 8, 2020 6:30:12 PM

PLEASE no rezoning at Plymouth & Middlebelt!!

Sent from my T-Mobile 4G LTE Device

From: [Nancy Haverland](#)
To: [Planning](#)
Subject: Petition 2020 08 01 06
Date: Sunday, November 8, 2020 6:07:52 PM

Another letter to you with concerns about residential living behind us in a commercial zone. Really there are so many other places you could put this. We do not need traffic all night long, parking lot lights, people on the berm. There is a retention pond that could be so dangerous to families with children. Please think about what you want to do. How would you feel?? Truly think with your

Sent from my T-Mobile 4G LTE Device

From: [michael haverland](#)
To: [Planning](#)
Subject: Petition 2020-08-01-06 Rezoning C2 To R8, Wonderland Mall
Date: Monday, October 19, 2020 2:49:38 PM

To the Planning Commission, I live directly behind the prosed building site and this apartment building would allow people to look onto my windows of my home and we would lose our privacy. Our peace and quiet as we know it would be gone. Other problems would be night time parking lot lighting, 24 hour traffic coming and going, we have a berm behind our home and people and kids would be wandering up and down looking into our homes, increase in possible crime as Livonia Police are called daily to Walmart for problems. Decrease in property value is a possibility. There is a retention pond on the property that may be a problem. Please consider this email and others that you may have received when deciding this issue. Thank you, Michael Haverland, 29928 OrangelawnSt St.

From: [Nancy Haverland](#)
To: [Planning](#)
Subject: Rezoning 2020-08-01-06
Date: Sunday, October 18, 2020 7:04:16 PM

Very curious about why u think that would be ok in our back yard? Would you want that overlooking in your yard? I'm so sad. My husband is a disabled Vietnam Veteran that has lived here 40+ years. This will cause us to uproot & leave our nice home, it will be hard to do physically & with finance too. If you do this will you be willing to come to our home and explain?

I hope so.

Sent from my T-Mobile 4G LTE Device

From: [alex toth](#)
To: [Planning](#)
Subject: Planning
Date: Tuesday, October 13, 2020 3:03:04 AM

We really do not need a high rise apartment building in the middle of business zone next to Walmart. Please rethink zoning it that way.

From: [Lori Masters](#)
To: [Planning](#)
Subject: Rezoning next to Walmart
Date: Monday, October 12, 2020 8:36:29 AM

To the rezoning board,

You continue to disrespect the RESIDENTS of this city. There is enough destruction going on in our area. Stop chasing \$\$\$\$\$. You have a responsibility to keep your residents safe and property values to attract families. This does not stand for our interests or values. Who is paying you off?

It is a shame what your doing to the Middlebelt corridor. Thirty years here in this area and very dissatisfied with your decisions. Your decisions are crucial to our lives. Please give some thought to loyal Livonia residents, decrease in our values both property and safety is your responsibility!

Lori Masters

Sent from my iPhone

From: [Angela Ruane](#)
To: [Planning](#)
Subject: Please...NO Rezoning: re: Petition 2020-08-01-06
Date: Friday, October 9, 2020 11:16:36 AM

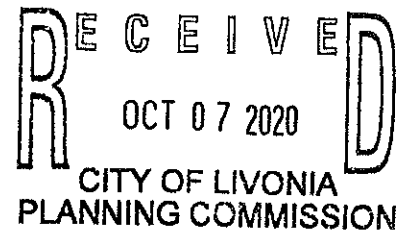
To Whom It May Concern;

As new residents, we have some concerns regarding the above captioned petition. Speaking for myself and our family, also, admittedly, with limited knowledge of the proposal, it would seem apparent that traffic and parking is already congested there. The roads can get very congested as things are. Developing a high rise in the middle of a Target and Walmart (if I read that correctly) and notably, very near where there's already a few apartment complexes changes the portrait and landscape of the family oriented "feel" of this established community neighborhood (which is why we (and many others) desired to purchase property and live here!). How much and how long to develop necessary roads/roadways/ entrance and exit points? How and how much would it change commute and commute times, taxes, property values, etc? How does rezoning improve value, amenities and contribute to the homes and families in this surrounding community? How would it affect EMS, policing and fire services and availability? How would it affect public transportation, busses and other transportation, our schools and class sizes, etc.?, ...How would it feel having a hi-rise and related construction and all those considerations right in many of our quiet backyards?...I guess I have some questions and the list grows the more we think about it... Please do not approve this project. We are new residents and were attracted to this area due to the family oriented, quiet, established neighborhoods and community. This project would seem to diminish these important considerations in rather unpredictable and rather negative ways, immeasurably.

Thank you for your time and consideration on these important matters.

John and Angela Ruane and The Ruane Family

City of Livonia Planning Commission
33000 Civic Center Drive
Livonia, Mi 48154



RE: #2020-08-01-06 PETITION TO REZONE

As members of the planning commission, I sincerely hope that our city, and it's landscape and livability, are of the utmost importance to you.

Please, please look deeply into this petition/for proposed rezoning. The area in question is a business zone. It also contains our retention pond, which is an important feature for our neighborhood.

We have seen our mall built, torn down, rebuilt, our walls raised, the building of Target, the building of Walmart, a Plasma Center, and now you want to rezone to put a high rise apartment building in our backyards.

Think about this! Do you think this is a good fit for our Livonia? Do you think a high rise apartment building here, overlooking Walmart Auto Zone, the semi-trucks loading and unloading behind Target and Walmart, their garbage dumpsters, their trash compactors, the Plasma Center, the huge rail/cargo containers that line the area during peak seasons, are what people want to view out the windows of their new high rise apartment? Or perhaps do you think they will be entertained by the activities in our backyards that will no longer be private?

Livonia has height restrictions. How is this even a consideration? We acknowledge the city needs to continue to grow, but this growth might well cause a decline in our neighborhood.

Our lives, our privacy, our security will all be impacted by this. Unfortunately, neighbors are already contacting realtors "JUST IN CASE".

Respectfully,
Jeanne Sullivan

From: [debbie golick](#)
To: [Planning](#)
Subject: RE: Petition # 2020-08-01-06
Date: Tuesday, October 6, 2020 11:03:37 PM

Hi,

As a resident of this community for over thirty years I am against the rezoning for a residential/apartment development in this area. I feel this would not support the surrounding family neighborhood community. Please do not support this and vote NO.

Thank you,

Debbie Golick

From: [Vickie Andreasen](#)
To: [Planning](#)
Subject: Hi-Rise
Date: Monday, October 5, 2020 1:08:50 PM

Plymouth Rd has become an eyesore with all the buggy's thrown about and empty buildings. With this new development it will only make matters worse. Not to mention the additional traffic with it and the plasma building. Don't see all the congestion on the mile roads going north. We do not need a residential hi-rise surrounded by businesses. Would be the only one in the area. Seems like Livonia is only concerned with how nice the north end looks. Whatever happened to having a voice in Livonia....most residents in the area do not want this development.

Vickie Andreasen

From: [Pat Gaden](#)
To: [Planning](#)
Subject: High rise next to Walmart
Date: Monday, October 5, 2020 8:51:20 AM

The area intended for this project is not a responsible location for a high rise apartment structure!!
The area is already congested due to local business. To add that many more people/ cars is wrong.
Do you live in this are? It is all ready strewn with trash, poorly kept landscaping near street.
As a homeowner I will probably sell my home if this project goes through. Even though my property value will go down dramatically with a high rise apartment in the neighborhood.
Sent from my iPhone

From: [Sylvia Northrup](#)
To: [Planning](#)
Subject: Petition #2020-08-01-06
Date: Sunday, October 4, 2020 5:20:29 PM

You are making money.
We are moving from OUR home of 45 years. We
raised 4 children here. Livonia Public Schools, etc.
You have ruined our life. You have ALLOWED
South Livonia to be ruined.
Good Luck with your Maker.

Sylvia Kirby Northrup
11200 Oxbow St.
Livonia, Mi. 48150-3193
734 427-0655

From: [Nancy Haverland](#)
To: [Planning](#)
Subject: Rezone Petition 2020-08-01-06
Date: Saturday, October 3, 2020 11:25:43 AM

Hi my name is Nancy Haverland, I live right behind where they are wanting to put a 4 story apartment building, yes right in my back yard. I will be looking at this from my window & from my backyard where we sit all summer & entertain. I can see lights in the parking lot, dumpsters, high traffic , which will be all hours of the night.

Decreased safety

Increase in crime

Decrease in our property, people on our burm and able to see in our yards

And on & on!

Really would you want to live like that? So sad these are our homes & lives.

Please say NO TO REZONE!

Sent from my T-Mobile 4G LTE Device

From: [Lori Nichols](#)
To: [Planning](#)
Subject: Rezoning for apartments at Wonderland.
Date: Saturday, October 3, 2020 10:34:39 PM

I have lived in Livonia for 66 years. I have spent 55 of those years in the Devonaire subdivision. I have witnessed all the changes over the years at Wonderland. Sticking an apartment building there is the stupidest thing I have heard. The area will become more congested with the added traffic. Livonia has always been geared towards families. I was privileged to grow up in the city with neighborhoods. Having Walmart and Target as your neighbor is unthinkable. I see no justifiable reason for this type of rezoning. Keep our retail area just what it is. Keep industrial just what it is. Keep residential, with residential.

Lori Nichols
9019 Hugh
Livonia, Mi. 4i150

Sent from Lori's iPad

From: dfd829@sbcglobal.net
To: [Planning](#)
Subject: 2020-08-01-06 Petition
Date: Sunday, October 4, 2020 9:45:42 AM

I am against the rezoning of this property.

Ken Lauer
32630 Meadowbrook
Livonia Mi 48154

Sent from my iPhone

From: [Jeremy Hartman](#)
To: [Planning](#)
Subject: Rezoning petition 2020-08-01-06
Date: Friday, October 2, 2020 2:03:51 PM

Good afternoon. This email is being sent in efforts to express my opinion regarding the proposed rezoning of commercial property next to Walmart on Plymouth road that would allow for the construction of an apartment complex.

As a long time city residents who lives on Orangelawn street, which is the first street behind the commercial site, I am completely opposed to and against this rezoning.

My concerns and reasons for being against this apartment complex are potential and expected decrease to the value of my real estate property due to the addition of apartment complex that would then immediately sit behind the line of long-standing houses. Another large concern would be an substantial increase of traffic in an already overwhelmed area of town.

Please do NOT let this rezoning take place. The o ly people that I have met who are in favor of this do not live in the area that is directly affected by it.

Sincerely

Jeremy Hartman
29653 Orangelawn
Livonia, mi. 48150
734-262-2975

From: [Lori Masters](#)
To: [Planning](#)
Subject: The Middlebelt corridor
Date: Friday, October 2, 2020 12:41:39 PM

Planning commission STOP. You are destroying the east end of this city. Have you not been riding or driving the 96 north and south area of Middlebelt. This area is like a war zone. The road is deteriorating, the shopping carts are everywhere except the stores, empty office space, nursing/assisted living on steroids, traffic and the disrespect of our area is absolutely the worst. As a matter of fact, I am moving as soon as I can. You have destroyed this area and continue to make bad decisions. Livonia is not the Livonia it used to be. I am extremely disappointed in your decisions.

Do what you will and see how you take this city down. Your doing a fine job at that!

All of you need to be fired!

I have been a resident of Livonia since 1985, you have degraded our area and property value. Good luck in the future Redford.

Lori Masters

From: [Angela Ruane](#)
To: [Planning](#)
Subject: Please...NO Rezoning: re: Petition 2020-08-01-06
Date: Friday, October 2, 2020 11:22:58 AM

To Whom It May Concern;

As new residents, we have some concerns regarding the above captioned petition. Speaking for myself and our family, also, admittedly, with limited knowledge of the proposal, it would seem apparent that traffic and parking is already congested there. The roads can get very congested as things are. Developing a high rise in the middle of a Target and Walmart (if I read that correctly) and notably, very near where there's already a few apartment complexes changes the portrait of the family oriented "feel" of this established community neighborhood. How much and how long to develop necessary roads/roadways/ entrance and exit points? How and how much would it change commute and commute times, taxes, property values, etc? How does rezoning improve value, amenities and contribute to the homes and families in this surrounding community? How would it affect EMS, policing and fire services and availability? How would it affect public transportation, busses and other transportation, our schools and class sizes, etc.?, ...How would it feel having a hi-rise and related construction and all those considerations right in many of our quiet backyards?...I guess I have some questions and the list grows the more we think about it... Please do not approve this project. We are new residents and were attracted to this area due to the family oriented, quiet, established neighborhoods and community. This project would seem to diminish these important considerations in rather unpredictable and rather negative ways, immeasurably.

Thank you for your time and consideration on these important matters.

John and Angela Ruane and The Ruane Family

From: [Simmons, Jennifer](#)
To: [Mayor Staff](#)
Cc: [Planning](#)
Subject: FW: PETITION TO REZONE #2020-08-01-06
Date: Friday, October 2, 2020 10:20:51 AM

Ms. Sullivan sent an email yesterday as well...

Jennifer Simmons

Clerk Typist
City of Livonia | Mayor's Office
(734) 466-2204
jsimmons@ci.livonia.mi.us

From: Jeanne Sullivan <sullivanjeanne2@gmail.com>
Sent: Friday, October 2, 2020 10:19 AM
To: Mayor Maureen Miller Brosnan <mayor@ci.livonia.mi.us>
Subject: PETITION TO REZONE #2020-08-01-06

Mayor Bronsan, please please look deeply at this proposal this is a business zone our community / neighborhood has endured the Mall demolition the mall rebuilding, Target building, Walmart building, now the plasma center building. Now a proposal to rezone a chunk of property right smack in the middle of this business district to residential. last year the city scrapped the proposal for a high-rise apartment building, siding that it was not the Livonia landscape Livonia wanted. What has changed? do you think a building higher than City Hall is a good fit for the residents of our neighborhood. ? Do you believe people in a high-rise want to pay big money to look at our Walmart AutoZone, or people at the plasma center, or check out what's new and happening in our backyards? Are you willing to chance and exodus of long time residents out of the city we love and have supported for years? Realtors have been contacted already, "just in case". Our privacy, our security, our community / neighborhood is important to us and hopefully to you who we have supported. Please no rezoning. Respectfully,
Jeanne Sullivan

From: [Pat Gaden](#)
To: [Planning](#)
Subject: Rezoning
Date: Thursday, October 1, 2020 7:23:50 PM

Please, please pay attention to what the residents of south Livonia are saying.

We do not need or want a high rise apartment complex

Next to Walmart on Plymouth road.

The neighborhood already looks bad, so many empty storefronts and buildings.

Drive down middlebelt south to Plymouth Rd look at the trash and weeds, now look at the landscaping the city put in, it is not cared for they are over grown and look terrible!! Check out the target/Walmart carts at bus stop.

We pay our Livonia taxes just like the people in the north end do. Why don't you put the section eight housing some where up at 5 mile and Farmington. Where the landscaping is pristine and the are no weeds and no trash collecting anywhere!!

Please treat us better than what you as a city currently are. We deserve better.

Patricia Gaden

Sent from my iPhone

From: [merle smith](#)
To: [Planning](#)
Subject: Rezoning property on Plymouth rd.
Date: Thursday, October 1, 2020 7:22:14 PM

Please consider voting no on the property rezoning on Plymouth Road from a business to residential 8 .
When the proposed zoning change comes to a vote.
If you would like you could email me back for any reasoning or call me at 248-240-1515. I appreciate you taking the time to look at this. My name is Merlyn Smith

Sent from my iPhone

From: [FRANCES BRADY](#)
To: [Planning](#)
Subject: Rezoning petition
Date: Thursday, October 1, 2020 6:47:34 PM

I do not want this rezoning to occur in my neighborhood.

[Sent from Yahoo Mail on Android](#)

From: chrissieminton@ameritech.net
To: [Reece, Stephanie](#)
Subject: RE: rezone
Date: Friday, October 2, 2020 8:39:44 AM

To whom it may concern,

I am asking that you not rezone the property on Plymouth Road near Middlebelt Road for housing. That area is a very congested area already. There are so many other places that would accommodate new housing better. Thank you.

Sincerely,

Christina Minton

On Oct 1, 2020 4:48 PM, "Reece, Stephanie" <SReece@ci.livonia.mi.us> wrote:

If you would be so kind to send me an email with the correct information, I will be glad to add it in to the record. Thank you

Stephanie Reece
Program Supervisor
City of Livonia | Planning Department
(734) 466-2288
SReece@ci.livonia.mi.us
www.livonia.gov

From: Chrissie Minton <chrissieminton@ameritech.net>
Sent: Thursday, October 1, 2020 4:46 PM
To: Reece, Stephanie <SReece@ci.livonia.mi.us>
Subject: Re: rezone

Yes. I'm so sorry that I pasted the wrong address. Thank you!

On Thursday, October 1, 2020, 12:48:23 PM EDT, Reece, Stephanie <sreece@ci.livonia.mi.us> wrote:

Hello,

I am clarifying your statement. The address you reference is the address for City of Livonia City Hall. Is this opposition for the Wonderland Village rezoning? Please let me know so I can get it to the appropriate record. Thank you.



Stephanie Reece
Program Supervisor
City of Livonia | Planning Department
(734) 466-2288
SReece@ci.livonia.mi.us
www.livonia.gov



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From: Chrissie Minton <chrissieminton@ameritech.net>
Sent: Thursday, October 1, 2020 12:43 PM
To: Planning <Planning@ci.livonia.mi.us>
Subject: rezone

To whom it may concern,

I am asking that you not rezone the property at 33000 Civic Center Drive, Livonia, MI 48154 for housing. That area is a very congested area already. There are so many other places that would accommodate new housing. Thank you.

Sincerely,

Christina Minton

From: [Centers, Janice](#)
To: [Planning](#)
Subject: FW: Rezoning Proposal #2020-08-01-06
Date: Thursday, October 1, 2020 4:51:27 PM

Janice Centers

Executive Assistant to the Mayor - Program Supervisor
City of Livonia | Mayor's Office
(734) 466-2206
jcenters@ci.livonia.mi.us

From: Simmons, Jennifer <jsimmons@ci.livonia.mi.us>
Sent: Thursday, October 1, 2020 4:32 PM
To: Mayor Staff <MayorStaff@ci.livonia.mi.us>
Subject: FW: Rezoning Proposal #2020-08-01-06

Jennifer Simmons

Clerk Typist
City of Livonia | Mayor's Office
(734) 466-2204
jsimmons@ci.livonia.mi.us

From: Jeanne Sullivan <sullivanjeanne2@gmail.com>
Sent: Thursday, October 1, 2020 4:12 PM
To: Mayor Maureen Miller Brosnan <mayor@ci.livonia.mi.us>
Subject: Rezoning Proposal #2020-08-01-06

Mayor Bronsan, please, please, please, look deeply into this petition. Last year the city scrapped a high-rise apartment building, citing that it was not the look we wanted for Livonia residents. Now a builder is petitioning the city to rezone a business district to residential so that they may build a high-rise apartment building. We have lived through the mall being torn down, the mall being rebuilt, targets being built Walmarts being built.

Just who do you think will want to live in an apartment building that overlooks Walmart's automotive department? what kind of impact is this going to have on our retention pond? Our safety and security, people being up on the berm in the apartment buildings looking down into our backyards, where is our sense of security. Neighbors are already contacting realtors, in the event that this building proceeds. I don't want to lose my community, my city, my neighborhood, or my neighbors. We want our city to prosper, not decline.

Respectfully,
Jeanne Sullivan

From: [Carrie Sirola](#)
To: [Planning](#)
Subject: Rezone petition 2020-08-01-06
Date: Thursday, October 1, 2020 4:03:09 PM

To : Livonia city planning commission

Regarding rezoning petition 2020-08-01-06 to allow a high rise multiple family residential district to be built in the area on south side of Plymouth road between Walmart and LA Fitness, I am AGAINST this petition. I have lived in the neighborhood behind this location for 30 years, and ever since the Walmart was put in the crime and traffic in this area has gone up. Also I don't think the idea of a 4 story apartment building looking down onto houses right behind it is a good idea, and will most likely make our house property values go down.

Sincerely,
Carrie Sirola

From: [Karen Hall](#)
To: [Planning](#)
Subject: High rise apartments
Date: Thursday, October 1, 2020 3:52:34 PM

Hello, I have lived behind Wonderland for 32 years. I do not want to see a high rise apartment building of any kind next to Walmart. There is plenty empty land in Livonia that is zoned for residential living, why put it in the middle of a business area. This is not a good idea for the residents in the area! Thank you!
Sent from my iPhone

From: [Nancy Evans](#)
To: [Planning](#)
Subject: Petition #2020 08-01-06
Date: Thursday, October 1, 2020 2:53:31 PM

To whom it may concern,

I oppose the rezoning for multi family apartments at the wonderland location. A high-rise four-story is not a good fit with our neighborhood, a two-story condo situation is a much better fit adding to families and values of Livonia. I have lived in Livonia for 50 some years and seen such a great deterioration once the Walmart has come into the area.

Sincerely,

Nancyevans

Nancyevans1025@yahoo.com

9875 Hillcrest st.

Livonia, 48150

Sent from my iPhone

From: jts@aol.com
To: [Planning](#)
Subject: REzone Petition #2020-08-01-06
Date: Thursday, October 1, 2020 12:15:12 PM

This neighborhood is coming together because a high rise apartment bldg. in the middle of al zoned business area is just wrong for Livonia. We have endured all the building at this site, removing the mall, rebuilding the area. Now you want to build a high-rise right in our backyards? Last year the city scrapped a high rise proposal, citing that it was not the Livonia landscape it wanted. What changed? What about the retention pond that protects our neighborhood? What about Livonia's height restrictions? Add business to business, and leave residential for the longtime residents who love Livonia.
Jeanne Sullivan

From: [Linda Shipley](#)
To: [Planning](#)
Subject: Wonderland Village Proposal
Date: Thursday, October 1, 2020 1:15:21 PM

There is information of a proposal going around where plans are being put into works to rezone the middle of Wonderland Village mall into residential so that a 4 story apartment building can be built. I do not live within 300 ft of the location but within a block behind the mall and I think this is totally ridiculous. There are plenty other locations that would fit this purpose more than this mall. Where have you seen an Apartment building put between a Walmart's and a gym before? I know Schostak owns the NW corner of 7 Mile and Farmington Rd and also the NE corner of Plymouth and Middlebelt that are sitting pretty much abandoned that would fit this purpose better because you are not putting a large complex looking directly down onto other peoples homes that the owners pay Livonia taxes for unlike the tenants that will be moving into the apartments. If the mall had been done properly then we may have more places to shop there other than just Walmart's and Target. The plans I thought were to have the mall like the area in downtown Farmington where all the store fronts are facing one another with more places to shop and eat. I have lived in that area since 1988 and I had an uncle that lived directly across Middlebelt when it use to be the open and enclosed Mall of Wonderland. Let's keep that mall commercial building only and get some other stores or store in there that will service the community better than what is being purposed. You have housing being placed at Joy and Farmington Rd., Harrison and W. Chicago that I am aware of currently. I am sure that there are plenty more in the works that will add more families and you have already closed a lot of Livonia schools so we can then just overcrowd the current schools with more students. Also, the traffic is crazy already around the Middle Belt/Schoolcraft area but we continue to add more and more businesses but nothing that can be done about the traffic. Just think how you would feel to have someone looking right down into your backyard or back window from their 4th story apartment? Thank you for listening since we can't partake in the council meetings live.

Sincerely,
Linda Shipley
29983 McIntyre
Livonia, MI 48150

From: [Robert Maguire](#)
To: [Planning](#)
Subject: Petition 2020-08-01-06
Date: Sunday, September 6, 2020 12:12:56 PM

Friends,

The rezoning requested in this petition is a very bad idea.

Traffic is already too congested here, on both Plymouth and Middlebelt. The EB Plymouth left-turn lane onto Middlebelt already overlaps severely with the WB left-turn lane into Walmart. This is just one example; traffic is also already too thick on Middlebelt itself.

Please deny this petition.

Thank you!

Sincerely,

Robert C. Maguire

11031 Hillcrest St, Livonia, MI 48150

From: [Julie Leon](#)
To: [Planning](#)
Subject: Petition 2020-08-01-06
Date: Tuesday, September 8, 2020 10:53:06 AM

To Whom It May Concern;

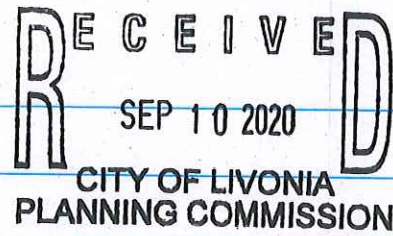
We live at 11084 Sunset St., Livonia, 48150. We have read the proposed petition 2020-08-01-06 in regards to putting in a high rise multi family unit at 29070 & 30273 Plymouth Rd. We are admittedly against this. Any property in that area should not be for rental properties for multi family properties. IF they were to zone it as properties people would OWN, that would be different and bring revenue to the city. That area is quite busy as it is and we think other areas of Livonia would be better suited for this type of property.

Thank you for your time,

Julie Furchi (formerly Leon)

Scan/File

9-9-20



City Planning Commission
Re - rezoning petition 2020-08-01-06

We are long time Livonia residents living in Devonaire subdivision. We remember the open air mall then the enclosed mall with the movie theater. Movies would end at 12 AM then the noise would start - car horns, music, shooting, whiskey bottles in our back yard. Now we live behind Walmart & have to deal with diesel trucks running up against the berm. My husband cannot sit in the back yard when this is happening as the fumes are no good for his COPD. So now you want to build a high rise. Here are our concerns.

1. Is this low income? Will this affect our property values and tax rate?
2. Is this going to lead to an ↑ in crime?

(1)

3. Tenants need to sign an acknowledgment that the berm is not their back yard. Do not need dog barking, parties, fighting etc that has gone on in the past.
4. Parking lot needs to be in front of building not backed up to the berm.
5. We would need a WORKING management number we can call for problems before we call the police.
6. We understand the need to develop the property but there should be something else more user friendly. For a change think about the people, not the money-novel idea.

Susan & Sam Micallett
29848 Orangelawn
Liv Mi 48150

734 427-4296

PS Strange this came up now when no one can attend in person.

From: [Karen Waldo](#)
To: [Planning](#)
Subject: NO Re-zoning 2020-08-01-06
Date: Sunday, September 20, 2020 7:37:54 AM

Please say NO on this Rezoning for residential, section 8 housing.
Livonia is a terrific city, in part due to less apartment/rental housing.
I do NOT want apartments constructed in our city.

Thank you,
Karen Waldo
Livonia resident

Sent from my iPad

From: [Jennifer Petoskey](#)
To: [Planning](#)
Subject: Petition 2020-08-01-06 support
Date: Monday, September 14, 2020 2:57:00 PM

Hi:

I live at 29620 Minton, the neighborhood somewhat behind this rezoning area for this petition. I support this rezoning for several reasons:

1. It will increase housing density in the City.
2. It will increase housing affordability in the City.
3. It will increase diversity in the City.

Thank you,
Jennifer Petoskey
734-637-1284

From: [Craig Grzech](#)
To: [Planning](#)
Subject: Fwd: Middlebelt Plymouth Venture LLC rezoning request Views
Date: Monday, September 14, 2020 5:56:43 PM

----- Forwarded message -----

From: **Craig Grzech** <ctgrzech@gmail.com>
Date: Mon, Sep 14, 2020 at 5:54 PM
Subject: Middlebelt Plymouth Venture LLC rezoning request Views
To: <planning@ci.livoniamt.us>
Cc: <sbahr@ci.livonia.mi.us>, <jjolly@ci.livonia.mi.us>, <kmcintyre@ci.livonia.mi.us>, <rdonovic@ci.livonia.mi.us>, <ltoy@ci.livonia.mi.us>, <cwhite@ci.livonia.mi.us>, <mayor@ci.livonia.mi.us>

I own a home located at 29761 Orangelawn Street. One house removed from back of Target store. I have some concerns to voice regarding the request for rezoning to make way for High Rise Multiple family Residential District next to Wal-Mart.

Physical Appearance Concerns

- Based on the map in notice of public hearing it seems the set back of the building looks to be inadequate.
- Proposed building can be erected at a maximum 4 stories. These proposed specifications would create an eyesore for the residence on Orangelawn street and 2 plus stories would be visible over the berm/wall.
- Could reduce sunlight to some residential properties
- If there were to be any proposed balconies, occupants would be able to see into the yards/windows of Orangelawn street residences homes.

I believe a reasonable setback would be 20'. And because 80' is the distance one can recognize a person, each story should be set back to accommodate the 80' distance. There should be no mechanical equipment or dumpsters allowed in the rear of the building and the building should be no more than 2 stories in height. If considering balconies the rails should be at a minimum 50% screened visibility.

Home Value Concerns

- Studies should be conducted on how a mixed used area (Fitness center, Two large retail stores, Multi family residential, Plasma center) affects crime, traffic, loitering, noise, etc.
- Area directly across Plymouth road does not seem financially stable as there are no strong "anchor" tenants and quite a few store fronts which have been vacant for a while.
- Traffic has seemed to increased significantly since the addition of Wal-Mart and Menards. Middlebelt from 96 to Plymouth Road is a very dangerous thoroughfare. Not sure how much more traffic increases it can handle without reconstructing the turn lanes.

My home value and the home values in and around me have definitely come back since the crash of 2008. In my opinion some contributing factors are crime rates remain low, retail vacancies have remained the same, and livonia continues to invest in our schools. If done the right way a multiple family residential could

work with the right type of dwellings.

The cost of rent as a percentage of total household income is a valuable measure of financial health for an area. (The higher the proportion of rent payments to total household income is a sign of greater financial stress.) The below chart shows Livonia maintains households with lower financial stress than Westland and Garden City and also does it with a higher rent rate.

	Livonia	Farmington	Farmington Hills	Garden City	Westland
Largest portion of rent rates for two bedroom apartments	\$1,000 - \$1,499	\$1,000 - \$1,499	\$1,000 - \$1,499	\$500 - \$750	\$500 - \$750
Cost of rent as a percent of household income 20% or less	30%	38%	33%	22%	17%
Cost of rent as a percent of household income 30% or more	38%	32%	41%	47%	59%

Source: towncharts.com

If set back restrictions, 2 story height maximum and higher rent rates can be established the rezoning may be a decent plan for this plot of land. However, I hope this planning commission considers how permanent this rezoning may negatively affect the immediate area if the proper ordinances are not written into the rezoning request.

I ask that you let me know if this public hearing will be rescheduled and if not please advise me as to when the decision is scheduled to be made.

I thank you for your time in this manner,

Craig Grzech
734.812.1201

--

"We can all do better"
ctgrzech@gmail.com

From: [Nancy Haverland](#)
To: [Planning](#)
Subject: Petition 20-08-01-06
Date: Saturday, September 19, 2020 1:05:18 PM

Please do not do this to us!! We are not against the idea just the location. We are at 29928 Orangelawn. How can you put a 4 story building behind us?? This is so wrong. We you want this in your back yard??

Sent from my T-Mobile 4G LTE Device

From: [rbrown3115](#)
To: [Planning](#)
Subject: 4 story apartments
Date: Sunday, September 20, 2020 1:14:26 PM

Please do not put an ugly 4 story apartment building by walmart, or by a neighborhood, put it at 7 mile and Farmington rd. leave the south side of livonia alone, is it because we are not as rich as the north side? Just please don't build it. Richard and Katherine Brown. 9925 Merriman

Sent from my Samsung Galaxy smartphone.

From: [Vicki](#)
To: [Planning](#)
Subject: 4 story apartment bldg.
Date: Tuesday, September 22, 2020 3:10:24 PM

I would not want a 4 story apartment bldg near my home in Livonia or anywhere else. The amount of added people in that area will greatly increase the congestion in that already very congested area. I already avoid that intersection due to traffic and increase in crime in that area. As a matter of fact, there has been much more crime in Livonia in the last 5 years. I know the city is interested in gaining taxes from this proposal, but it is not worth the problems that will come with the deal. If this proposal goes through, then I would suggest not having windows and doors on the rear of the bldg and the bldg would not be more than 2 stories. Thank you

Sent via the Samsung Galaxy S7 edge, an AT&T 4G LTE smartphone
Get [Outlook for Android](#)

From: [Julie Leon](#)
To: [Planning](#)
Subject: 2020-08-01-06
Date: Thursday, October 1, 2020 9:59:21 AM

Please do NOT rezone, petition #2020-08-01-06.

Thank you for your time

From: [Centers, Janice](#)
To: [Planning](#)
Cc: [Mayor Staff](#)
Subject: Wonderland Opposition
Date: Monday, September 28, 2020 3:28:08 PM

Good Afternoon,

Michael Haverland (734.262.9716) called to express his opposition to the rezoning and development of the Wonderland property. He lives directly behind this property and is not pleased that there might be an apartment building within 300 feet of his house. He also noted that there will be at least 40 residents displeased, and they have started a protest petition.

Finally, he asked where the Mayor stands on this issue.

Thank you,

Janice Centers

Executive Assistant to the Mayor - Program Supervisor
City of Livonia | Mayor's Office
(734) 466-2206
jcenters@ci.livonia.mi.us

From: [Greg](#)
To: [Planning](#)
Cc: [Greg](#)
Subject: Petition #2020-08-01-06
Date: Monday, September 21, 2020 8:15:04 PM

I would like to add my comments to the many already voiced about the proposed four story apartment building plan near Wonderland. The negative impact it will have on the neighborhood's property value's is chilling. The probable traffic and crime increase is not what the citizens of Livonia want. Livonia's motto of "Family First" is still the most important factor.

In August on 2019 your commission scrapped a proposed four story luxury apartment building at 7 Mile and Newburg. You sited that "you can not imagine so many units in that space and went on to say "it is not an appropriate place for an apartment building" (Hometown Life 8/28/19). We all feel the same way about shoehorning in apartments on Plymouth road next to a Walmart and in front of a White Castle. It is not an appropriate place for an apartment building.

Greg & Sue Cohen
29925 Minton

Sent from [Mail](#) for Windows 10

From: [michele daugherty](#)
To: [Planning](#)
Subject: Petition 2020-08-01-06
Date: Monday, September 28, 2020 11:01:26 AM

Whom It May Concern:

I am writing with great concern to Petition #2020-08-01-06. I live at 29881 Orangelawn and have been here for over 40 years. We have always had a great and quiet neighborhood. I DO NOT want to look out my front door and see a 4 story building!!

I am definitely against a proposed high rise residential district! I feel it will bring a lot more noise, traffic and possible crime to the area, it will be a 24/7 problem. At least if it is commercial property, any new stores or restaurants have operating hours. Feel it will also bring down our property values.

There are many more property's in Livonia that would not affect residents, such as 7 Mile and Farmington and 7 Mile and Middlebelt. I see property at 7 Mile and 275 for sale, where there are high rise buildings. Those properties have been empty for some time. Why not look at places like that Instead of disrupting and disrespecting a happy healthy neighborhood.

The residents have made this a great Neighborhood to live In for many years and would like to keep it that way!

Thank you
Michele Daugherty
29881 Orangelawn

[Sent from AT&T Yahoo Mail for iPad](#)

[Sent from AT&T Yahoo Mail for iPad](#)

From: [Centers, Janice](#)
To: [Planning](#)
Cc: [Mayor Staff](#)
Subject: Opposition to Wonderland Rezoning
Date: Monday, September 28, 2020 3:14:57 PM

Good Afternoon,

Livonia resident of 47 years, Vickie Johnson (734.928.5617), called today to express her opposition to the rezoning of Wonderland for a 4-story apartment building. Specifically, she cited the possibility of it being low-income housing as a reason there will be more crime and we will need more police.

She also asked if I knew the date this issue will be on the Planning agenda. If you let me know, I can get back to her.

Thank you,

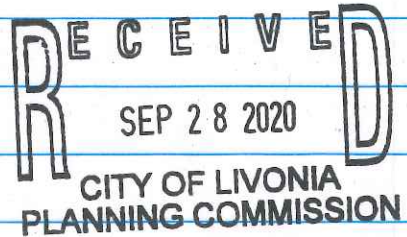
Janice Centers

Executive Assistant to the Mayor - Program Supervisor
City of Livonia | Mayor's Office
(734) 466-2206
jcenters@ci.livonia.mi.us

From: [michael haverland](#)
To: [Planning](#)
Subject: Petition 2020-08-01-06
Date: Wednesday, September 30, 2020 5:02:39 PM

To whom it may concern, my name is Michael Haverland and my address is 29928 Orangelawn St. Livonia, Mi.. I'm totally against the rezoning and here are some reasons why. You are going to put up a building that is FOUR stories 300ft. from the property line our homes are built on, 24 hour noise, unsafe conditions with a natural retention pond (that falls under DNR) and they are investigating the situation currently, trash collection, where are the dumpsters location, No physical barrier between homes and building property, kids playing on berm which we have behind our homes, 24 hr. traffic coming and going destroying our peaceful and quiet neighborhood, all night lighting for parking , traffic control and fire safety are a few of the items. We already have safety and security concerns with Walmart Building as Livonia Police are always being called there as vehicles are stolen vehicles daily from the parking lot and for people creating serious problems, again this is DAILY. This is just a few key points and again let me ask each of you would you like people being able to look down into your home windows and backyard 24 hours a day , there goes your privacy and peaceful family life. I served my country as a United States Marine, have serious combat injuries returned home and have built a beautiful family home in Livonia for over forty years and someone thinks for tax revenue this is a great place to stuff an apartment building, That person or land developer (and you and I both know who we are talking about, has a lot of properties and money) and he's in with the city people and he DOES NOT LIVE HERE AND HE DOES NOT CARE ABOUT US. TELL IT LIKE IT IS!! For the sake of we homeowners DO NOT VOTE YES ON THIS APPROVAL. You will destroy another Livonia family neighborhood. Upset homeowner Michael Haverland

9-28-20



City of Livonia

Planning Commission

Petition # 2020-08-01-06

This is our 2nd letter. By now I am sure you are aware (or should be) of the complete dissatisfaction with this rezoning by those of us whose property backs up to the wall.

You are planning on turning a decent stable neighborhood in one of the oldest subdivisions in Livonia, into a circus - all for money. Shame on you!!!

At the very least, the wall needs to be extended to the height of the property so that our privacy & safety are assured.

I am sure you can find other, less disruptive uses for this property.

Sam & Sue Micallett
29848 Orangelawn, Livonia

Smicallett48@yahoo

From: [Simmons, Jennifer](#)
To: [Planning](#)
Cc: [Mayor Staff](#)
Subject: Resident Objection - Wonderland
Date: Monday, September 28, 2020 11:41:57 AM

Good morning,

Ms. Susan Micallef (734-427-4296 or smicallef48@yahoo.com) both called the Mayor's Office with her objection, as well as sent a message into the website:

Rezoning of wonderland for 4 story residential in my back yard AmVERY opposed to it 4 a variety of reasons letter was already sent to planning committee

Thank you,

Jennifer Simmons
Clerk Typist
City of Livonia | Mayor's Office
(734) 466-2204
jsimmons@ci.livonia.mi.us

From: [Larry Rajda](#)
To: [Planning](#)
Subject: Rezoning of property on Plymouth rd.
Date: Tuesday, September 29, 2020 9:14:00 AM

I am sending this email regarding the proposed rezoning of property at 29707 and 30273 Plymouth Rd. From C-2 to R-8, As Livonia residents for 40 years we are opposed to this rezoning. This high density 4 story building is not appropriate for that spot. This area is already very congested this proposal will only make this congestion worse with people and traffic. When a high rise building was proposed on 7 mile just west of Newburgh, those plans were dropped as not being appropriate for Livonia, so lets use the same reasoning and lets keep Livonia livable. We will also be contacting Mayor Brosnan and other elected city officials. Sincerely. Larry and Ginny Rajda. 11286 Harrison. Livonia
Get [Outlook for iOS](#)

From: kaboyle313@aol.com
To: [Planning](#)
Subject: Rezone petition #2020-08-01-06
Date: Thursday, October 1, 2020 10:24:45 AM

My name is Kathleen Shivers. I live on West Chicago in the Devonaire Subdivision.
I am writing in regard to the rezone plan in the area of Plymouth and Middlebelt road.

Please do not approve this rezoning.

When we purchased our home, we did so because of the neighborhood and the area surrounding our home. The addition of apartments will bring more traffic, which the area does not need.

We do not need more housing/apartments packed in the area. I would think the new housing going up around Clements Circle would be enough.
My children go to the schools, we do NOT need more students in the area schools.

Putting a 4 story building directly behind a neighborhood is not a good fit. The city has voted down other plans for "high-rise" apartments because they don't fit. Why would this one be approved?

I would also like to know what kind of apartments are these going to be? "High end" next to the Walmart and plasma center? I bet not.

Please leave the area for commercial use, as it was intended to be and always has been.

Kathleen Shivers

From: [Tina Sabbadin](#)
To: [Planning](#)
Subject: no rezone
Date: Thursday, October 1, 2020 10:41:54 AM

To whom it may concern,

As a lifelong citizen of Livonia & a lifelong homeowner (same home my grandparents owned), please i must ask of you to NOT rezone the old wonderland area . as it has become a bit trashy & nobody really takes care of it well.

I can look out my windows & see sometimes garbage, sometimes people over the wall.....the kids trying to get over the wall ruining people's fences & things is ridiculous... why make things worse?

What Livonia could really use would be maybe something like a four seasons park.....food trucks (with them being responsible for their space), holiday themes (when its holiday time), summer splash park..... our city needs things for kids & adults to use together....make this back to a family friendly area that families would enjoy & partake in the joys of family friendly fun!!!!

please reconsider the REZONE.....it don't fit!!!!!!

thanks for your time,

the Sabbadin family
9971 Oporto
Livonia

From: [Jen Noricks](#)
To: [Planning](#)
Subject: In favor of rezoning at Plymouth/Middlebelt
Date: Thursday, October 1, 2020 11:09:44 AM

To whom it may concern:

I am writing to express my support of the planned rezoning of property near the southwest corner of Plymouth & Middlebelt Roads. I am a resident of the Devon Aire neighborhood that is adjacent to the property. I favor plans for residential zoning, as it will increase financial opportunities for the city while increasing the number of housing options available to those interested in living here.

Sincerely,
Jennifer Noricks
8948 Denne St, Livonia, MI 48150

--

Jennifer Noricks
Pronouns: she/her/hers



Virus-free. www.avg.com

From: [Centers, Janice](#)
To: [Planning](#)
Cc: [Mayor Staff](#)
Subject: Wonderland Re-Zoning Disapproval
Date: Thursday, October 1, 2020 11:37:12 AM

Good Morning,

George Newton (734.762.3428) of 29929 Orangelawn Street called to express his concern and disapproval of the re-zoning of the Wonderland property for the purpose of a 4-story apartment building. He says that if build, his house will face directly into this new building. He is not pleased with this possibility.

Thank you,

Janice Centers

Executive Assistant to the Mayor - Program Supervisor
City of Livonia | Mayor's Office
(734) 466-2206
jcenters@ci.livonia.mi.us

From: [Simmons, Jennifer](#)
To: [Mayor Staff](#)
Cc: [Planning](#)
Subject: Wonderland Project Opposition
Date: Thursday, October 1, 2020 2:36:09 PM

Hello,

Mr. George Newton (734-762-3428 or ganewtree@yahoo.com) sent the following message via the website:

Rezoning of property from C-2 to R8 Petition 2020-08-01-06. This rezoning would depreciate the value of the houses that back up to the properties and the homes facing north (My address is 29929 Orangelawn facing north, and would truly effect my property.) to have multi-family multi-story structure placed on said site. Please do not approve this change in zoning. There are many sites within the city that could accommodate the dwellings proposed that would not impact a neighborhood as severely as this would.

Jennifer Simmons

Clerk Typist
City of Livonia | Mayor's Office
(734) 466-2204
jsimmons@ci.livonia.mi.us

From: lwr815@yahoo.com
To: [Planning](#)
Subject: Re-zoning
Date: Thursday, October 1, 2020 2:17:00 PM

>

> Hello

> I am a homeowner in the Devonaire neighborhood between middlebelt and merriman south of Plymouth rd. I have owned my house for nearly 20 years.

> I have absolutely no issue with the vacant lot next to the wonderland Walmart being rezoned as residential. Apartments are an important part of adding housing to a city and will hopefully attract more families and children for our school. I'd rather it be housing than another mini-mall.

>

> Thank you

> Laura Roaden

> 30000 Minton

> (734)890-1807

> Sent from my iPhone

From: mangomortgage@gmail.com
To: [Planning](#)
Subject: Vote no For : 29707 & 30273 Plymouth Road Development for 3 story apartments
Date: Friday, July 9, 2021 7:45:15 PM
Attachments: [image001.png](#)

Hello Planning Team,

We are owner of the property 30120 Orange lawn , which is just on southside of this development. Our Vote is to stop this development for multi-story zone.

Reasons Why No:

1. This development is not similar to one currently happening on 8 Mile and Farmington in Kroger parking lot which is a single story development.
2. Multi story apartment complex is going to impact view of skyline in our back yard and also Privacy , as the walls of this apartment will be very close.
3. 300 feet distance of buildings from Residential NEIGHBOUR HOOD Will increase noise level and traffic at night and will impact family life and kids life in nearby subdivision on Orange lawn. Hill Crest and and Elmira street.
4. We are ok with single level development of senior or age above 55 or assistant living so value of property, life style of neighbor will not be impacted.
5. In the event if you pursue with multi story development, we strongly oppose any Balcony or projections on southside of building, just design to have windows only(North of Orange lawn) . We are worried about baby gun or some kind of weapons shooting from this apartment to Orange lawn side in the event of any fight or drug trafficking issue.

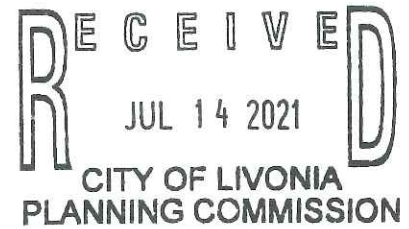
Hope you have a GREAT day!
Thanks

Hemant Shah, MBA
Kellogg School of Business
Office: 248.888.8181
Fax: 248.471.2199
Email: hello@mymangomortgage.com
[Mango Mortgage - Testimonials \(mymangomortgage.com\)](#)
www.mymangomortgage.com



7/10/21
July 10, 2021

City of Livonia Planning Commission
33000 Civic Center Drive
Livonia, MI 48154



Re: Petition 2020-08-01-06, and *the traffic*

Friends,

Putting a 4-story residential building between LA Fitness and Walmart is a very bad idea. The traffic flows along those stretches of both Plymouth and Middlebelt are already often sluggish and glutted. The middle lane on Plymouth often has WB cars turning left into Walmart struggling for space against EB cars turning left onto Middlebelt.

Please deny this petition.

Better would be to raze the strip mall where Office Depot used to be and put the High Rise there.

Sincerely,

Robert Maguire and Patricia Schniers

Robert C. Maguire & Patricia Schniers

11031 Hillcrest
Livonia, MI 48150

From: [Craig Grzech](#)
To: [Planning](#)
Cc: [Toy, Laura](#); [Mayor Maureen Miller Brosnan](#); [Bahr, Scott](#); [Jolly, Jim](#); [McIntyre, Kathleen](#); [Donovic, Rob](#); [White, Cathy](#); [michael.haverland47@gmail.com](#); [michaelhaverland47@gmail.com](#)
Subject: Fwd: Middlebelt Plymouth Venture LLC rezoning request Views
Date: Sunday, July 25, 2021 5:38:47 PM

After reading the notes from the July 17th meeting regarding the similar re zoning of the property at seven mile and Newburgh Rd., I made some revisions to my original e mail about my concerns over the zoning of properties 29702 & 30273 Plymouth Road. Revisions can be found in below in copy of original email.

I will be at the public meeting July 27th.

Thank you for your time,

Craig Grzech
29761 Orangelawn Street
734.812.1201

----- Forwarded message -----

From: **Craig Grzech** <ctgrzech@gmail.com>
Date: Mon, Sep 14, 2020 at 5:54 PM
Subject: Middlebelt Plymouth Venture LLC rezoning request Views
To: <planning@ci.livoniamt.us>
Cc: <sbahr@ci.livonia.mi.us>, <jjolly@ci.livonia.mi.us>, <kmcintyre@ci.livonia.mi.us>, <rdonovic@ci.livonia.mi.us>, <lttoy@ci.livonia.mi.us>, <cwhite@ci.livonia.mi.us>, <mayor@ci.livonia.mi.us>

I own a home located at 29761 Orangelawn Street. One house removed from back of Target store. I have some concerns to voice regarding the request for rezoning to make way for High Rise Multiple family Residential District next to Wal-Mart.

Physical Appearance Concerns

- Based on the map in notice of public hearing it seems the set back of the building looks to be inadequate. **100' set back as discussed in 7.17.21 mtg seems to be sufficient. Placing parking in the back starting at 100" would be even better**
- Proposed building can be erected at a maximum 4 stories. These proposed specifications would create an eyesore for the residence on Orangelawn street and 2 plus stories would be visible over the berm/wall.
- Could reduce sunlight to some residential properties
- If there were to be any proposed balconies, occupants would be able to see into the yards/windows of Orangelawn street residences homes.

I believe a reasonable setback would be 20'. And because 80' is the distance one can recognize a person, each story should be set back to accommodate the 80' distance. There should be no mechanical equipment or dumpsters allowed in the rear of the building and the building should be no more than 2 stories in height. If considering balconies the rails should be at a minimum 50% screened visibility.

Home Value Concerns

- Studies should be conducted on how a mixed used area (Fitness center, Two

large retail stores, Multi family residential, Plasma center) affects crime, traffic, loitering, noise, etc.

- Area directly across Plymouth road does not seem financially stable as there are no strong "anchor" tenants and quite a few store fronts which have been vacant for a while.
- Traffic has seemed to increased significantly since the addition of Wal-Mart and Menards. **And soon to be Chik-Fil-A.** Middlebelt from 96 to Plymouth Road is a very dangerous thoroughfare. Not sure how much more traffic increases it can handle without reconstructing the turn lanes.

My home value and the home values in and around me have definitely come back since the crash of 2008. In my opinion some contributing factors are crime rates remain low, retail vacancies have remained the same, and livonia continues to invest in our schools. If done the right way a multiple family residential could work with the right type of dwellings.

The cost of rent as a percentage of total household income is a valuable measure of financial health for an area. (The higher the proportion of rent payments to total household income is a sign of greater financial stress.) The below chart shows Livonia maintains households with lower financial stress than Westland and Garden City and also does it with a higher rent rate.

	Livonia	Farmington	Farmington Hills	Garden City	Westland
Largest portion of rent rates for two bedroom apartments	\$1,000 - \$1,499	\$1,000 - \$1,499	\$1,000 - \$1,499	\$500 - \$750	\$500 - \$750
Cost of rent as a percent of household income 20% or less	30%	38%	33%	22%	17%
Cost of rent as a percent of household income 30% or more	38%	32%	41%	47%	59%

Source: towncharts.com

If set back restrictions, 2 story height maximum and higher rent rates can be established the rezoning may be a decent plan for this plot of land. However, I hope this planning commission considers how permanent this rezoning may negatively affect the immediate area if the proper ordinances are not written into the rezoning request.

I ask that you let me know if this public hearing will be rescheduled and if not please advise me as to when the decision is scheduled to be made.

I thank you for your time in this manner,

Craig Grzech
734.812.1201

--

"We can all do better"

ctgrzech@gmail.com

--

"We can all do better"

ctgrzech@gmail.com

City of Livonia Planning Commission
Livonia City Council

July 23rd, 2021

To Our City's Esteemed Decision Makers,

I am respectfully writing this letter to express my concern and trepidation with Petition 2020-08-01-06. I apologize that I am unable to attend the live meeting and share my feedback with you in person, and I hope this letter aptly expresses the anxiety, displeasure, and concern I have with the proposal to rezone. I live at 29980 Orangelawn Street, so this rezoning proposal would quite literally be right behind my house. As you are aware, we have had many months to think about this proposal, and I have done so with an open mind to the greatest extent possible. I would like to share with you the various concerns which have weighed on my mind since first hearing of this possible initiative. I see these concerns broken down into three major categories, which I will outline below: **Personal Safety & Standard of Living Implications, Property Value & Tax Implications, & Future City Vision.**

Before I share my concerns, I'd like to share a very brief overview of myself so you can understand my perspective a bit better. I am a mid-30s female, I reside with my boyfriend (the homeowner) and our dogs. I have lived many places, including abroad, and have called Livonia home for the last 5 years. I have previously been a homeowner of my own home in Livonia. My boyfriend was born and raised in Livonia, where he attended Franklin High School. I am a C-Level executive at a local software company, where I currently work out of my home, and my office faces the property in question. I walk the neighborhood every morning and most evenings. We intend in the future to have a family of our own. I say this to build a picture of my perspective and what matters to me as a citizen of our community.

As stated, I have broken down my major concerns into three main areas:

Personal Safety & Standard of Living Implications

This is first as it is the most important and vulnerable to me and my family. As I mentioned, I work from an office that has a direct view out the window to the property in question. While it is rare right now, it is very disconcerting when I see people walking the burm. They have a direct view into my backyard, and can easily access our homes main entry points, whether we are home or not, they can get a sense of our property and aesthetic by viewing our backyard, and could easily maneuver into my backyard without much effort. We have a rather large and impressive dog, and I have witnessed people taking pictures of the dog or of my property when they walk by if he is outside. I have also seen trash left on the hill and I have no way to clean it up since I cannot easily get up into the burm. The trees that were planted are quite short and single lined, which means there is a LOT of space for onlookers. I am honestly terrified of having multi-family apartments in my backyard, as the amount of traffic, and in turn, the potential for danger, loss of property, property damage, noise concerns.

Furthermore, as a woman who walks every morning and many evenings in this neighborhood, it is critical that I feel a sense of personal safety and security. Right now, I have come to know many neighbors and have a sense of the various types of families living in the neighborhood. Children ride their bikes and go to the park on their own. Women walk their dogs and their children without fear of being accosted or catcalled. As a woman, this level of safety is truly invaluable. When I am conceptualizing the idea of building an apartment building to house several hundred new residents, and

up to 4 stories in height, it is truly upsetting to think that I could unknowingly have someone peering into my home right from their windows, a larger volume of people with access to the back yard, and in turn, directly into my back yard and property, and ultimately, a higher likelihood of crime due to more people living in close conditions.

Finally, my bedroom window also faces this same direction. I am very sensitive to light and sound when sleeping. I have been grateful to have the WalMart lights mostly not interfere with my enjoyment of my home and bedroom. My assumption is that light and sound disruptions (cars, people, music, trash collection, etc) will greatly increase having an apartment complex essentially directly in my back yard.

Property Value & Tax Implications

I would be remiss to not address my concern of the property value of our home decreasing. I am admittedly NOT an expert on property taxes. My minimal understanding is that property valuation is based upon like properties in the area plus other general guidelines. I can attest that everyone in this area is under the belief that our home valuations will decrease. Assuming this is true, not only will I be living in a home which I feel watched, less safe, with more noise and light, but the value of my home is also likely to decrease. This does not leave me with a sense of ease.

Future City Vision

While this is a bit more obscure and long-term, I am truly questioning what Livonia wants to be as a city. Cities around us are acknowledging the cultural shift toward local restaurants and eateries, locally sourced foods, smaller shops, etc. Livonia has definitely made it clear we are “big box / franchise friendly.” While this does not suit my personal taste and preference, we have remained in Livonia both because my boyfriend was raised here and his family lives here, and also because it is a quiet, safe, stable city. I have been content to stay here and have thought of Livonia as home. Should this rezoning occur and I find myself with a view of an apartment building directly in my back yard, I can assure you we will look to relocate.

To be perfectly honest and frank, should these apartments go up in our backyard, there is a very high chance we will move much more quickly than we would have otherwise. Further, and perhaps most importantly, if we move, I would most likely NOT look to continue living in Livonia. I would feel failed by the city – as I personally believe that having affordable housing in the city is critical, but putting it in a place so close to single family homes when there are several other spots in the city that would likely be appropriate for this are available. I recognize I am not the expert in evaluating this, so take that for what it is. What I hope to convey is that knowing myself and my neighbors are vehemently opposed to this property and it is likely to move ahead regardless, I will feel that the city has prioritized a different type of citizen. When looking to move (which I assure you, we will if we have an apartment building in our back yard), I am unlikely to raise my family in the same community my partner was raised. Ultimately, this makes me terribly sad, but I am resigned that this letter will not do much to sway the final outcome. I do hope you will consider the feelings of my neighbors and myself, as I believe making this change will not only change the zoning of Livonia, but the footprint, citizenry, and trust of the neighborhood.

With Respect,

Crystal Iverson, 29880 Orangelawn Street

From: [Flexo](#)
To: [Planning](#)
Subject: Petition 2020-08-01-06 - Middlebelt Plymouth Venture
Date: Monday, July 26, 2021 12:15:38 PM

To whom it may concern,

As a resident and active voter I highly propose denying the request to rezone this property to residential. I live across the street from this property and LA Fitness is already an eye sore covering up a skyline. Building a residential building up to four stories would make this even worse. People on the third and fourth floor would be able to easily see in our backyards and neighborhood and we would be looking at a building instead of a beautiful skyline.

Commerce Township recently built a 3 story apartment complex at Union Lake and Elizabeth Lake road and it towers over everything in sight and stands out. Please have a look at this before considering this rezoning, anything over 2 stories will be hideous. We already have a bunch of 2 story condos in the area that work just as well and do not stand out like a sore thumb.

Felix Rudberg
248-320-9342

From: [Frank Lupu](#)
To: [Planning; Taormina, Mark](#)
Cc: [Toy, Laura](#); [White, Cathy](#); [McIntyre, Kathleen](#); [Bahr, Scott](#); [Donovic, Rob](#); [Jolly, Jim](#); [McCullough, Brandon](#)
Subject: Fwd: Petition 2020-08-01-06
Date: Monday, July 26, 2021 9:59:30 PM

Sent from my iPad

Begin forwarded message:

From: Frank Lupu <flupu@att.net>
Date: November 9, 2020 at 9:01:55 PM EST
To: planning@ci.livonia.mi.us, mtaormina@ci.livonia.mi.us
Cc: ltoy@ci.livonia.mi.us, cwhite@ci.livonia.mi.us
Subject: **Petition 2020-08-01-06**

Honorable members of the Livonia Planning Commission,

We live on Orangelawn and our property backs up to Wonderland Village and we are against this proposal. This proposed building will be directly behind our house allowing the residents of this building to look directly into our houses and back yards.

The berm which was put up to offer a buffer between our houses and Wonderland Village has failed to do that. When it was proposed before we had concerns with people using the berm as a walk way. We were told that there were going to be enough trees to stop the use of it as a walk way. The trees were only doubled planted up to the edge of the Walmart property and then just a single row from there west thus allowing people to use it as a place to walk their dogs. We were told that there would be security to stop people from using it for that purpose. There have been many times people have been walking along looking into our yards. There have been times when we had to call the police department because there have been groups of teens congregating creating a disturbance to the point we couldn't be out in our own yard with our grandchildren. The residents of this proposed project would continue to use the berm as a recreational area.

We were told that there was not to be any semi trucks to be parked along the south end of the property. We have been in a constant battle with Walmart and the City regarding semi trucks being parked directly behind our house, sometimes even running. When they are running you can feel the house shake. My wife is constantly calling the Police Department to have them move the trucks form there. Sometimes we are successful and then there are other time they will do nothing because they are not running. There are signs posted about no truck parking but they are not enforced. There have also been campers and motor homes parked there also. My wife has been in constant contact with an assistant city attorney who has told her that he had been in contact with the Police Department and advised her to contact them when the trucks were there. Like I

previously stated that has come with mixed results. Currently there has been a semi trailer parked there for a week with no tractor attached. With the state of things in this country it definitely raises ones anxiety levels not knowing what or who is inside of these vehicles.

The addition of the proposed building will add a large increase of traffic to the area creating more issues than we already have now. It will also increase foot traffic at Wonderland creating an issue with the pedestrians and vehicles.

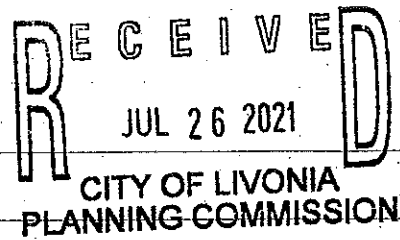
This property should remain commercial and not rezoned to residential. Last year I remember hearing of a developer wanting to put, I believe, a four story long stay hotel on the property of Doc's Sports Bar, 7 Mile and I-275. The residents on the south side of 7 Mile complained of the increased traffic in would create in the area. The plans were denied because it was stated that the development was not a good fit for the area. How could that project not fit in that area but this proposed project is fine here.

We have been through two upgrades/renovations of the Wonderland property. Each time Mr Schostak has been untruthful with the residents on what he would do and what he actually did.

We strongly urge you to deny this proposal as it is not a good fit for the area.

Thank you

Cheryl and Frank Lupu
29864 Orangelawn



7-26-21

I am writing to express my extreme displeasure at the proposal to rezone part of Wonderland.

We have lived on Orangelawn since this was an open air mall & have been through a lot of changes, but this is the worst. I live behind Walmart and am constantly fighting to have the 18 wheeler trucks removed from parking at the berm - blowing their diesel fumes and noise in my back yard.

The city cannot take care of this problem (or doesn't want to) how are they going to take care of the problems that will come with this development?

(and there will be problems)

The berm cannot be used as a playground bring noise, dirt & trouble.

I know because I have called the police a couple of times about berm issues.

(D)

Reasoning -

The wall will need to be built higher
so people cannot look in our yards
and we don't need lights shining
in our bedroom windows at 2am.

There will need to be a 24/7
phone # actually manned by a person
to take complaints and act on them.

What about the ↑ in crime?

this has been a nice, stable, subdivision
44 yrs. LEAVE IT ALONE!

Shame on you for only thinking about
money and not the welfare of your
citizens.

There is a big empty eyesore at 7 mile
and Farmington. Build it there

Sams Sue Micallef

(2)

From: [Peter Shimshock](#)
To: [Planning](#)
Subject: Petition 2020-08-01-06 - Venture LLC
Date: Tuesday, July 27, 2021 10:28:39 AM

I live at 9950 Oporto (very near this petition site) and this petition is NOT good for our community. I am surprised this request is under consideration.

There are several reasons NOT to go forward with this petition. Please review some of these reasons below.

1. TRAFFIC

The traffic at Plymouth and Middlebely is VERY HEAVY almost any time of day. This petition would make this traffic issue even worse.

2. CRIME

The crime at the shopping center has already escalated. This petition would worsen this problem ... and embolden the criminals. Our subdivision already has through traffic from the shopping center scoping out our vehicles, homes and open garage doors. This petition site would allow the renters a perfect view of our investments.

3. PRIVACY/INVESTMENT

I purchased my home WITHOUT a multi-story building looking directly at me. This petition would also greatly impact my investment in my home. Ask yourself if you would want this petition 200 feet from YOUR home.

4. FLOODING

We have recently had many issues with flooding in our community. This petition would greatly ADD to our issues of flooding with no viable plans to correct it. This petition would greatly stress an already limited system.

I have lived in Livonia for most of my life. I always felt our city government was loyal to our citizens and went the extra mile. I DON'T SEE THAT LOYALTY WITH THIS PETITION.

Whatever tax benefit you would receive would be outweighed by the 4 issues I detail above and the decreased public distrust that would follow. This is NOT the Livonia I grew up with.

If you don't vote against the petition I will make sure your votes follow your entire political career.

AGAIN ... WOULD YOU WANT THIS PETITION 200 FEET FROM YOUR HOME?

Sincerely,

Peter Shimshock
9950 Oporto
Livonia

From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Friday, July 30, 2021 10:44 AM

To: support <support@livonia.gov>

Subject: Online Form Submittal: Planning Inquires

Planning Inquires

This form is for any questions, comments, or concerns you may have for the City in regards to planning. If you leave contact information, the City will reply within 2 business days. If this is an emergency, please dial 9-1-1.

First Name	KATHRYN
Last Name	CHARNOCK
Email Address	kathy.m.charnock@gmail.com
Phone Number	7346743348
Describe your issue, concern, or question.	I represent a large group of concerned citizens of Livonia that are against the rezoning of at the Wonderland Village site from C-2 general business to R-8 high rise. I would hope that the planning commission understands the concerns of many of its residents and will deny the proposal. We have started a petition and will continue our mission to stop the rezoning and construction of a high rise apartments.
Date of Concern	7/30/2021
Attachment (Optional)	<i>Field not completed.</i>

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

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MINUTES OF THE 1,162nd PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, November 10, 2020, the City Planning Commission of the City of Livonia held its 1,162nd Public Hearings and Regular Meeting via Zoom Meeting Software.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7:00 p.m.

Members present:	David Bongero	Sam Caramagno	Glen Long
	Betsy McCue	Carol Smiley	Peter Ventura (late)
	Ian Wilshaw		

Members absent: None

Mr. Mark Taormina, Planning Director, Scott Miller, Planner IV, Stephanie Reece, Program Supervisor, and Debra Walter, Clerk-Typist 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 2020-08-01-06 Middlebelt Plymouth Venture

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2020-08-01-06 submitted by Middlebelt Plymouth Venture L.L.C. pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone parts of the properties at 29707 & 30273 Plymouth Road, located on the south side of Plymouth Road between Middlebelt Road and Milburn Avenue in the Northeast $\frac{1}{4}$ of Section 35, from C-2

(General Business) to R-8 (High Rise Multiple Family Residential District – Maximum 4 Stories).

Mr. Wilshaw: This item is one that I do have some updates on. We have received a lot of communication about this petition from residents within the community, emails and letters. We have received all of those, along with a petition on this item. Those are in our packet and because there are so many, it is going to be difficult to read all of those. We won't be able to read all of those, but needless to say, know that they were received, and we also received communication late today from the Petitioner who is asking to have this item tabled. This is a public hearing. It has been posted and published with a date for the public hearing. I know there are people here in the audience tonight that wish to speak on this item. We are going to give you an opportunity to speak because that is why this is a public hearing. Just realize that the Petitioner has asked that this item be tabled. We do honor Petitioners request to do that. This item will be moved to a future meeting date, but we will still hold an opportunity for the audience to speak on this item. Just so that everyone knows, in the audience, that when this item comes back before us, we will also again have an opportunity for people to speak. We are not going to deny anyone the ability to speak on any of these petitions. That is very important for us to have that transparency. Mr. Taormina, we will start with you for background information because this is going to be tabled. If you can give an abbreviated description of this petition for us.

Mr. Taormina: Sure, Mr. Chairman. Hopefully, everyone can see the screen. This is a request to rezone a large portion of the remaining vacant land at the Wonderland Village. The change would be from C-2 (General Business) to R-8 (High Rise Multiple Family Residential District – Maximum 4 Stories). The land area involved measures 10.86 acres. It is located between the Wal-Mart Supercenter and LA Fitness. Bordering the property to the south are single-family homes that are part of the Bel-Air Garden Subdivision. Separating the homes from the subject site is a masonry wall, as well as an eight to ten-foot-high landscape berm. The distance between the wall and the proposed R-8 zoning line is approximately 70 feet. This 70-foot strip of land includes the berm which runs parallel with the wall and the south property line. This area would remain C-2. The purpose of the rezoning is to facilitate the future development of an apartment complex. R-8 zoning allows multiple dwellings over two-stories in height, but not exceeding four-stories in

height. Article XXVII of the zoning ordinance establishes the setback, lot coverage, density, and other minimum standards for R-8 zoning, including a requirement that the site of a multiple family development not be located with 1,000 feet of any other residentially zoned property. The subject location fails to comply with this 1,000-foot separation requirement. Livonia Vision 21 Future Land Use map designates the entire Wonderland development, including the subject land area, as Mixed Development Center. Attached dwellings and apartments are identified as an appropriate land use within a Mixed Development Center, subject to a maximum density of 20 units per acre. Residential options include attached and upper-story units, such as townhomes, lofts, and apartments. Mixed Development Centers are intended to have higher densities and massing, be walkable, pedestrian friendly, and interconnected with surrounding areas and neighborhoods. The concept plan for the apartment complex reflects an overall density of 17.6 dwelling units per acre. With that, Mr. Chairman, I will note that the Planning Department did receive a substantial amount of correspondence on this item. We received emails from residents of at least 37 properties in the vicinity of the rezoning. We also received three letters of support and a petition was presented today that is signed by 129 persons. I will note that we have provided all of the correspondence that we have received to the Commissioners. The protest petition, as I have indicated, was received today. You may not have that available. This is something that we will provide to the Commission as soon as possible. Thank you.

Mr. Wilshaw: We appreciate it, Mr. Taormina. Is there any questions to start off with from the Commissioners for Mr. Taormina? If not, our Petitioner is in the audience. Mr. Duczynski, I believe, is representing the Petitioner. We are going to give him an opportunity to speak first to explain this recent communication we received in regard to wanting to table this item. Mr. Duczynski, are you available? Can you unmute your line and introduce yourself? There is a mute button somewhere that you need to click.

Steve Duczynski, Schostak, I am the authorized representative for Middlebelt Plymouth Venture LLC. As you had addressed, we would ask that this petition that was submitted by Middlebelt Plymouth Venture be tabled to a future date. We would like some additional time to further evaluate our preliminary plans, as well as continuing discussion with the City. However, we do agree that we would be happy to listen to any public comments and

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concerns that we could apply to these additional preliminary designs that we are continuing to work through.

Mr. Wilshaw: Alright, Mr. Duczynski, can I get your business address for our records.

Mr. Duczynski: 17800 N. Laurel Park Drive, Ste. 200C, Livonia, MI 48154.

Mr. Wilshaw: Alright, thank you. Is there any questions from any of the Commissioners in regard to our Petitioner and his request? No questions at this point. Okay. Very good. Mr. Duczynski, please just stay on the line there. We have received your request to table this item and we will give the Commission an opportunity to make that motion. If they do, it is a motion that ends any discussion when that motion is made. Therefore, we do not want to prematurely cut off any opportunity for residents who are here to speak because this is a public hearing and any information that you hear from residents may also be beneficial to you as you continue your work. I also see that Mr. Ventura has joined us. Good evening, Peter.

Mr. Ventura: Good evening, Chairman Wilshaw. We will have the record reflect that you joined the meeting.

Mr. Ventura: Thank you.

Mr. Wilshaw: So, with that, I am going to go to the audience. Is there anyone wishing to speak for or against this item? Realize that we do not have a lot of information that we can...or questions that we can give you at this point, but if you would at least like to let us know your thoughts on this request, we certainly would welcome hearing from you. Please click raise hand in the Zoom application, and that will let us know that you want to speak and then we will give you an opportunity to speak. The first person we have is Mr. Bell, Andrew Bell. You can unmute yourself and please start with your name and address for our records.

Crystal Iverson, 29880 Orangelawn, Livonia, MI. I am actually Andrew Bell's girlfriend. It is right about where the proposed site is beginning if you were looking at the far-right corner. I want to say that I am opposed to this matter. I am very concerned about the...just about having the number of people coming up on the berm and having a higher possibility of crime. If you look at the berm, there is already quite a few people that walk by regularly and they can see directly into our backyards and into our homes. I am really quite....I don't know how to fully express my concern,

but I just appreciate you guys listening and I would ask that you reconsider and move that elsewhere.

Mr. Wilshaw: Thank you, Ms. Iverson. We appreciate your comments and for coming tonight. Just for yourself and anyone else in the audience, know that because this is likely to be tabled, there is going to be a process of republishing the next date when this is going to be heard so that you can attend that meeting and listen to what the Petitioner has to offer in terms of this rezoning. You will then also be able to probably give more detailed comments in terms of your feelings on this once you hear the whole petition. In any case, thank you, Ms. Iverson, for attending. Is there anyone else in the audience wishing to speak on this item? We have some other folks. Great, thank you for clicking raise hand. I am going to go in order. Jeanne is the next person I have wishing to speak, so I am going to let her speak. You just need to unmute yourself. Good evening.

Jeanne Sullivan, 29944 Orangelawn, Livonia, MI 48150. This is directly in the middle of where this proposed building would go. I just want to say that everyone in this area has already lived through the mall being demolished, the mall being rebuilt, the debris, the mess, the rodents, and all of that. Then we went through the rebuilding, and now we have Target, and we have Wal-Mart. We have LA Fitness. Now, we have the new plasma center, and it is like everything back there is business. So, all of the sudden now they want to put in a multi-family high-rise there, which these people would be able to look out there window and see exactly what all of us are doing in our backyards. Also, it seems like they never addressed our retention pond back there. Is that going to be impacted by this building being there? Also, I know they are required to have a green space for however many units they have and their parking. None of that seems to have been addressed. All we got was the petition, but we got nothing about what their plan was for the building. I am wondering, if they table it now, the next time it comes up will they be showing us more of what their intention is? As of right now, we have polled most of the neighborhood and I would have to say 99% of the neighborhood is totally against this building.

Mr. Wilshaw: Thank you, Ms. Sullivan. We appreciate your comments. To answer your question, this process that we go through is kind of a two-step process. First is rezoning to see if the zoning change that they are requesting is appropriate for that area and then we go through a site plan approval process. If that moves

along, the second step is a site plan. That is where we get into the nitty gritty details of the site. I do believe the petitioner's intent is to have a more detailed plan that they can provide to us the next time we talk about this, so we can answer some of your questions. That is certainly our hope. Thank you.

Ms. Sullivan: I am just curious...is it just because there is this large vacant property there that they have decided to rezone? They could always build something back there...hardware, or whatever, keeping it a business district, which the entire area was supposed to be. I am just wondering; did they just pick this because it is a very nice piece of property and now, they want to put multi-family there?

Mr. Wilshaw: That is a great question. That is a question that we are going to ask them when we have the next meeting, because we do want to know the purpose as to why we are switching from commercial to residential zoning in that area. What is their business case for doing that? We will find that out. Stay tuned and keep along with these meetings as you get the notice of future dates and we encourage you to participate.

Ms. Sullivan: For sure. Thank you for letting me speak.

Mr. Wilshaw: Thank you, Ms. Sullivan. Next, we have Mr. Lupu. Let me click here and let you speak.

Cheryl Lupu, 29864 Orangelawn, Livonia, MI. I live right next-door to Crystal. I am totally in agreement with everything she said. It is pretty invasive when we already had issues back here, but you are just creating more for us. We are already at the stress level that you guys can't fix right now and no one has fixed it in years. There has been problems since the Wal-Mart has gone in here anyhow. It just keeps on continuing. You are just going to keep on continuing to add on a major process on all of us that we don't need. Livonia's model is families first and I don't see any point in ...you're not helping any of our families over here. Thank you for listening.

Susan McCullough, and I am Cheryl's neighbor. I have been dealt with Wal-Mart since 2005 and I am still dealing with the truck issue. I have talked to the...whoever does the commission by checking on the...the problems that we have over here. We are still dealing with Wal-Mart and the trucks, okay? I cannot deal with what you think you are going to put up there and having to deal with more...it is just more stress. This is a beautiful subdivision.

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Has been for the 40 years that I have been living here. I just cannot agree with this at all. I would like to know why this can't be maybe moved to the Seven Mile and Farmington area. That place with that extra...that K-Mart up there has been vacant for years. That might be a place to maybe move it to. I don't know, but I don't think it belongs here, I just don't. Thank you.

Mr. Wilshaw: Thank you for your comments. We appreciate you attending this evening. Is there anyone else there that wishes to speak?

Ms. Lupu: Thanks, no we are all set.

Mr. Wilshaw: Thank you for attending and stay tuned. We are not going to go to Ms. Smith. Let me give you the opportunity to speak.

Merlyn Smith, 30039 Richland, Livonia, MI. We are about nine to ten houses over. We are on the next block over from Orangelawn. The way that my street turns, I will be able to see this two or four-story high-rise right out my front window. I just don't believe that it belongs in a residential area. Sure, it would be nice for, ya know, be nice to have families there, but it just don't belong there. So, I am opposed to it. Thank you for listening.

Mr. Wilshaw: Thank you, Mr. Smith. We appreciate your comments. Is there anyone else in our audience wishing to speak on this item? I don't see anyone else raising their hand. Oh, we have a few more. Great. Appreciate you clicking the raise hand button. Next we have Lisa Mobus.

Lisa Mobus, 29912 Orangelawn, Livonia, MI. This is my family home. We are definitely opposed to this. We don't want it delayed and tabled and then come back again. We want this put to rest now and have it go away. We are very concerned that this is...this is directly behind our home. Four stories, two or four would definitely be looking directly behind us into our yards. As Jeanne mentioned we have people walking back there throwing things in the yard, snooping in the yards already. Very concerned over tax value being extremely lowered as a result of this...the crime...the trucks...the parking. Where will parking be, where will dumpsters be located? What type of division...if there is, there has to be some type of division that is put through that we don't see or hear any of the noise. The car alarms. Very concerned over the sewer systems and will it be able to handle it and what will that do to our homes, To back up to all of those people putting who know what into the sewer systems. Again, property value...my brother is here also and he would

like to speak and have some additional information to say for additional details and he heard what I said so he may have some additional...they don't see you.

Mr. Wilshaw: Sure, Ms. Mobus. You can have your brother speak as well.

Stephen Weldon, (inaudible)...all those things. One of those things that they did is they brought in movie center for a while. We had a lot of car alarms and they said it would close after 10:00 p.m. and it would be 2:00 a.m. and the kids would come out throwing beer bottles and everything around. We have had a lot of changes here that have not been good for the residents. One of the things the Schostaks did when they put this whole new mall in back here and everything, the berm was supposed to be 12 feet tall with trees staggered all along the entire length. Schostak's never followed through on their agreement. I don't know if that is your department or someone else's, but they should have made sure because in our section right where this apartment is supposed to go all the way over to the far...looking from our direction would be like looking toward Plymouth Road. There is only one tree alternating across. It doesn't alternate between to block the whole view. So, we only have trees...only one tree per whatever, and in fact, by our house one of the trees is on a 45-degree angle. Not a very pleasant site if we wanted to sell our house. Property values are of concern. I have a brother that had three apartment complexes in different locations. He has a big problem with people who don't know what to put in their toilets or down their garbage disposals. The blockages would always pop up and mess up the whole sewer system there. So, imagine with four stories, I don't know how many apartment complexes were proposed there...you get that many people, we are going to have some sewer problems here. They have already tried to clean out the sewer system before. So, with that many people there, not a good situation. You really need to look at that. Another aspect is if you have ever noticed on the news, at least in the past couple years, especially this past summer, there has been a lot of various location where they are having apartment fires. I have lived through a couple of them myself. When an apartment fire goes up, and these were like two-story complexes, but if you get a four-story, imagine this close to this residential area...we get a lot of wind coming up over that berm. That fire can just devastate a lot of homes in this area. So, you need to look at that as well. So, you have the sewer backup problem, you have the fire potential, and homes in this area...that isn't just one or two that is going to go up, it is going to spread like wildfire especially with the wind.

The other issue is for the parking for that apartment complex. You are going to have...this is not a high rent district, okay? So, you are not going to get high paying people in there. It is going to attract a lot of Section 8. It is also going to attract a lot of kids that are just getting started, trying to get a job, and when they move in to a place...and I have been in these places before, where you sublet your apartment or you get more kids moving into the same apartment complex with you so the rent is cheaper for them that way. They are going to have more cars in that facility. You are going to have more car alarms and people working on cars in that area. There is also no egress that we can noticeably see planned for this so-called development. It is not a real good straight access to get in and out of that apartment complex without maybe transitioning through Wal-Mart parking lot. I don't think they will be thrilled with it either. They might like the people coming into their store, but they are also going to be dealing with all the other issues. Egress out of the parking lot. Are they going to open up the berms to have access to the Orangelawn Street, that runs parallel to that section. We do not want that. We have had at least decent flow of traffic where it is not too bad. They took away the stop light at the end of Orangelawn here at Middlebelt Road. If we get a lot of traffic coming through here, that is going to really mess people up trying to commute back and forth to work and home. Things like that. Quality of life for Livonia families first is not being addressed properly I believe. Another issue is location. This location in a business environment...if they looked over here right on the corner of Plymouth and Middlebelt there is only one store there right. Walgreens closed down. You have the Office Depot basically. That whole section could be an easy access for them to go in and out of an apartment complex if they did that there. I don't think there is any residential area within 1,000 feet as you mentioned earlier. That would be a great location for them, good for the...the Fire Department is even closer if they do have a fire. The only thing you have over there is already...the hotel. You have those kinds of issues. Another issue...sorry, I am talking out of the top of my head and am trying to remember.

Ms. Mobus: The other thing that I wanted to mention is, I believe that this was...there was the one that I believe was at Seven Mile and Haggerty area. That was shot down very quickly by you guys due to not appropriate for the area. So I hope this is given that same consideration, because it is definitely not appropriate for this area. Again, with the traffic...if the people speed up and down this street with all of the stop signs being removed, and if

you add that with more traffic if you are...I heard you mention earlier that opening up those berm areas, the wall area for more traffic to come through this area it is going to be a nightmare. You can't get out on the Middlebelt street from our...if it very hard to get out there depending on the time of day. That is going to be a nightmare with that more additional traffic trying to exit from Orangelawn onto Middlebelt. It is going to be very...just car accidents as well as not going to make it impossible to get there.

Mr. Weldon: Again, what kind of tenancy are you going to have? Those are not necessarily going to be family oriented as much. Again, a lot of this...this is not a high rent area. You are going to get people that can't afford too much so the prices are going to be low to give them full capacity. You are going to have the Section 8, nothing wrong with Section 8, per se, but they are not exactly family driven. Again, my brother has three different complexes, and he has a lot of these issues. You have the sewer back up issues. You are going to have a lot more water being used over there going down and plugging things up. You are going to have also the young kids, the teens that go in there and look for an opportunity to bring in and make their rent cheaper. I am sorry I am going over other areas that we already covered. At the next meeting, is it going to be where things that might not have been discussed at this point will come up?

Mr. Wilshaw: Yes. There is definitely very little...you are hearing very little discussion from us because the petitioner has asked to table this item, so they haven't really given us a full presentation at this point. Because this is a public hearing, we do need to and want to give anyone that is attending an opportunity to speak. That is why we are doing this at this point. You will have another opportunity to speak at the next meeting.

Mr. Eldon: Okay, I would like to impress on all of you to put yourself in this position. Yes, maybe this is a small section compared to Livonia as a whole but again we have been here since 1957. We have lived through a lot of the changes here and most of them have not been for the families. They have been for the developer and while business is good...Livonia, if you look at it, businesses can always make money and do things to change if they need to. Residences here are here committed for the good of the community. You guys need to put yourself in our shoes and say look, is this good or is there better opportunity for them somewhere else and is a four-story apartment complex in the

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best interest, when that out towers all the Wal-Mart and Target that are in this area as well. So, I thank you for listening.

Mr. Wilshaw: Thank you, sir. We appreciate both you and your sister's comments. Again, continue to follow this item and attend the future meetings that are held on this so you can be aware of what is going on. Next on our list of people that have their hand raised is Nancy. We are going to give you an opportunity to speak. You will just need to unmute yourself.

Nancy Haverland, 29928 Orangelawn, Livonia, MI. Basically, I am going to kind of repeat some of the things everybody is saying. For me, one thing is, yes, definitely something looking into our backyard. We use our deck and have family and friends in the summer. I can't imagine having something like that behind us. We would lose so much privacy. I am concerned about all the parking lot lighting that would be back there. Twenty-four traffic coming and going. I also still have concerns about a retention pond. I don't know about safety. I am not real sure about that with families and children being there. Garbage trucks...everybody kind of went over everything I wanted to say. I am concerned about more crime and not saying any certain kind of person, just more crime. It was terrible with the shows back there with people coming into our yard. Drug paraphernalia, bottles...I can't even explain it. It was the late-night things. I hope you really listen, and I am just concerned. I am opposed to this and I hope they don't decide to do this to our neighborhood. Thank you for listening.

Mr. Wilshaw: Thank you for attending. We appreciate your comments. We are keeping notes on everything that we are being told and asked so that these will go into our record and also will be used for our questions as we talk to the petitioner. Thank you for attending. Is there anyone else wishing to speak for or against this item? I don't see anyone else clicking the raise hand button. I do want to go back to Ms. Mobus. If you don't mind, I wanted to ask what your brother's name was so we can attribute his comments appropriately in our minutes.

Mr. Weldon: It is Stephen with a ph and Weldon.

Mr. Wilshaw: Okay, good. Thank you.

Mr. Weldon: One more thing if you don't mind.

Mr. Wilshaw: Sure, go ahead.

- Mr. Weldon: As far as where I mentioned the other area that might be a good development for an apartment complex of this nature with the Walgreens and the Office Depot. If Office Depot were to offer them to relocate here in our business area where that apartment complex is or somewhere in this area there would be a nice tradeoff for them because they don't get a lot of traffic over and they probably get a lot more from the complex here. Then you would have a more wide-open area for, again, development for this apartment complex. They might want to look at that aspect.
- Mr. Wilshaw: Very good. Thank you for that additional comment. We will make note of that. Anyone else wishing to speak on this item? If so, please click raise hand. I don't see anyone else wishing to speak to this item. Is there any questions or comments from anyone on the Commission with regard to this petition for either our petitioner or anyone we have heard from? I don't see any questions.
- Mr. Long: Question for Mr. Taormina. One of the residents made a comment about the berm that was supposed to be, I think, 12-feet with trees. Do we have a record of that and is there...if that is true, do we know where it went off or was that only necessary if certain things were done? Do we have any knowledge on that?
- Mr. Taormina: No. At this time, we would have to investigate the plans from 2005 from when that was approved and then compare that to what is present today and whether it is conforming. In terms of the trees that...yes, there are some additional trees required along the top of the berm on this portion of the property. That is something that will be addressed most certainly with a further review of this property.
- Mr. Long: Thank you.
- Mr. Wilshaw: Any other questions or comments from any Commissioners? We do have Ms. Sullivan. It looks like she wants to make one more comment. I am going to let her do that. If she can unmute herself. Ms. Sullivan?
- Ms. Sullivan: I am really sorry, but I just want to address Mr. Long with his question about the berm and about the wall. They have raised our wall twice and originally it was supposed to be the trees on the berm. There is a sidewalk that runs along that wall that was supposed to be maintained. All of the wall was supposed to be

maintained. It now has graffiti all over it. It has shopping carts thrown back there and quite a bit of garbage along with some groundhogs and some other creatures that are living back there. They have cut the grass but certainly has not been maintained at all. Just wanted to throw that out there for you.

Mr. Wilshaw: Thank you, Ms. Sullivan. We will be looking into that. That is certainly an issue for our Inspection Department to enforce as well if it is not being maintained to the standards that it was supposed to be. We will look deeper into that as we move forward with this petition. Any other questions or comments from the petitioner or any of the Commissioners? Mr. Duczynski, anything else you would like to say before we have a motion?

Mr. Duczynski: No. We appreciate all of the comments and concerns. They will greatly help us when we come back in front of the committee to share our thoughts and hopefully alleviate a lot of the issues that have been brought up this evening.

Mr. Wilshaw: Good. Thank you, Mr. Duczynski. If there are no other comments or questions to be made, I will close the public hearing and ask for a motion.

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

#11-55-2020 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on November 10, 2020, on Petition 2020-08-01-06 submitted by Middlebelt Plymouth Venture L.L.C. pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone parts of the properties at 29707 & 30273 Plymouth Road, located on the south side of Plymouth Road between Middlebelt Road and Milburn Avenue in the Northeast $\frac{1}{4}$ of Section 35, from C-2 (General Business) to R-8 (High Rise Multiple Family Residential District – Maximum 4 Stories), the Planning Commission does hereby table the item at the Petitioners request until a future meeting, date undetermined.

FURTHER RESOLVED, that notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

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.

UNAPPROVED MINUTES

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MINUTES OF THE 1,173rd PUBLIC HEARING AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, July 27, 2021, the City Planning Commission of the City of Livonia held its 1,173rd 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 7:00 p.m.

Members present: David Bongero Glen Long Betsy McCue
 Carol Smiley Peter Ventura Ian Wilshaw

Members absent: Sam Caramagno

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 2020-08-01-06 Middlebelt-Plymouth Venture

Ms. Smiley, Secretary, announced the first item on the agenda, Petition 2020-08-01-06 submitted by Middlebelt Plymouth Venture L.L.C. pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone parts of the properties at 29707 & 30273 Plymouth Road, located on the south side of Plymouth Road between Middlebelt Road and Milburn Avenue in the Northeast ¼ of Section 35, from C-2 (General Business) to R-8 (High Rise Multiple Family Residential District – Maximum 4 Stories).

Mr. Wilshaw: Mr. Taormina, this is a petition that we have recently received a request to have this item tabled from the petitioner. Is that correct?

Mr. Taormina: That is correct. Yesterday we received email correspondence from the petitioner indicating their desire to put this item on the table. There is a representative from the petitioner here this evening. It is at your pleasure how you would like to proceed at this point.

Mr. Wilshaw: In light of that, because this is a very important petition for us and many in our audience are interested in, I would like to ask...instead of going through the entire process of a public hearing and having you read out all of the correspondence and so on, I think what I would like to do is just immediately go to our petitioner. He can speak to his request for a tabling, explain why if we have any questions for him we can do that and then we will also give an opportunity, because we do have residents here and this is a public hearing, to speak to the petition. Although, given the fact if they are requesting a tabling, there is not going to be a tremendous amount of discussion or presentation given by the petitioner tonight. I am going to ask our audience to be patient with us if this is going to get tabled and to continue to follow this so you can come back for a full public hearing, and we can listen to everyone's comments when we get the petition before us.

Mr. Taormina: If I may point out that unless the commission this evening tables this to a date certain, meaning a specific date in the future, then we will readvertise for the hearing if it is to a date uncertain. If the petitioner leaves this open, in terms of a date and when it would come back, the residents will be notified once again in the same manner that they were originally notified.

Mr. Wilshaw: Good. We have received a number of correspondences from residents as well. We want to acknowledge that it has been received and I am sure we will continue to get more, and you are welcome to continue to send that correspondence to us. That way we can notify those people when the item has been reposted for our public hearing. So, with that I am going to go to our petitioner who I believe is in the audience and he can start with his name and address for our record and explain his request to table this item.

UNAPPROVED MINUTES

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Steve Duczynski, 17800 Laurel Park Drive, Livonia, MI. We would ask that the vote this evening be tabled. After last weeks study session and some additional comments we have received from these revised submission plans, we would like the opportunity to further study our current plan and those comments, which requires additional time. Putting it simply, we have more work to do. We are committed to bringing a quality development to this site and providing the additional time as a result of listening to those concerns with the opportunity to analyze the feasibility and address accordingly. We do apologize for any inconvenience this has caused the city and the community in attendance this evening. Thank you very much.

Mr. Wilshaw: Thank you, Mr. Duczynski. Are there any questions for our petitioners from any of the commissioners? If there is no questions...Mr. Ventura.

Mr. Ventura: Mr. Duczynski, can you tell us...I guess number one, do you intend to change the material way rezoning that you are requesting and the project that you envision?

Mr. Duczynski: Currently we are not thinking of changing the zoning, which is currently R-8. As far as the project in general, there were some comments regarding the densities. There were some comments that we heard regarding the aesthetics and in order to further study those items and listening to those concerns we just would like some additional time to maybe improve those issues and come back after conversations with the city and move forward.

Mr. Ventura: Thank you.

Mr. Wilshaw: Thank you, Mr. Ventura. Any other questions for our petitioner from any of the commission? If not, again, I want to give anyone in the audience an opportunity to speak if they would like to. That being said, you see we haven't heard much from the petitioner about this petition, so if you want to reserve your comments for the next public hearing you are welcome to, but if you would like to speak now you are also welcome to. This is a public hearing, so we definitely want to give you an opportunity. If anyone wishes to speak, they can come forward to the podium. Good evening, sir.

Steven Weldon, 29912 Orangelawn St., Livonia, MI. Good evening. I see that this is the ongoing petition that we keep facing, the southeast corner of Livonia. Every time Schostak has tried to do

something we faced, as a community, the Planning Commission, the City Commissioners, and the Mayor, all seeming to go against what the community wants. We fought many times when they tried to introduce and change and destroy the old retail outlets there and build and construct and we face a lot of issues there. One of the things that they agreed to do was build a 12 foot berm and put alternating trees to prevent people from being able to scale up there and look in our backyards and possibly break in. They built about an eight-foot berm. Part of that...half of that whole section, they didn't put up but a few scraggly trees back there that we have been dealing with. The tree right in back of my house is on a 45-degree angle just about. Not a pretty sight. Not something you would say this is Schostak's best efforts for delivering a quality product to the community. We have had so many meeting for Schostak. Whenever they have a project and it just seems blanket blanket...we will voice our complaints, it gets approved. When they did that theater, they said there would be no shows after 10:00pm. We had showings up to two in the morning. We would have beer bottles, sirens going off all night long. The police would have to show up. Then they had that fun entertainment section for teens. They swore it was just a little family entertainment. There wouldn't be anything...we had teens there. They were drinking. There has been nothing but problems. This was brought up to the City Council and Planning Commission many times. Issues with the trash. All sorts of issues, and yet it gets blanket approval. I don't know why they keep saying Livonia is family's first. You really need to take down that sign, at least in the southeast corner. It is a shame to have to say that it really is. I have been here since 1955 when our family first moved in. I don't know how many of you are long time residents, but this is a shame that we have to fact this kind of a construct that is like us against both our city government and the Schostak's. Now let me address this current rezoning. Without that berm and everything, that detracts from what it is. They don't deliver on what they say. Then our city government doesn't enforce what they were supposed to do. They still have refused to come through and put up those trees or increase the berm. They are not going to deliver on their promises, and it gets overlooked by enforcement. I don't know why that is. What is it that you guys are not providing when you blanket these approvals that they can ignore it? As far as this apartment, let's look at the fact that this is not one of those integrated developments like they have done in Detroit where they have both the apartments and the retail stores built together. This is an adhoc throw in. Schostak has for decades, probably, looked

at getting a big box store in that corner. They can't get anyone to come in there. This is a low-rent, low-income, low property value area. It is one of the first developments of Livonia. You are not going to get a retail in there, so now they are doing a in and around run where they can still generate some income with the property, rental properties. Well, this particular location and for the rent that they would have to charge, they are going to get Section 8, they are going to get low-income teenagers that will then get other teenagers to move in with them to share the rent and they will have more vehicles there than there are supposed to be. That means more police. This is also an area that if you have such a big complex, that is where you are going to have the gang activity. You are going to have drug activity. You are going to have crime starting to pop up. You are going to see...I have already heard, instead of having homes maybe in this area that would be family oriented. You are going to have to have the whole water infrastructure there rebuilt to handle such a massive apartment complex. The retail stores there don't have a big demand for water themselves. It is probably bigger, but it isn't not a massive thing where you are going to have a couple hundred or more residents. My brother had two complexes where he had those issues, where old people Section 8 or any entities....they flush down the toilets and it clogs things up. It is going to start backing stuff up. Have you guys looked at those kinds of issues? So, you have the integration fact that this is a ad in issue that shouldn't be there. They could have gone across the street where the...right on the corner where the Walgreens is or was and then all of the stores that have failed over there...there was Office Depot and they finally moved out. Why couldn't they move there? Did you look at that aspect? I will tell you why they didn't, because this is a property that Schostak owns. He wants to get that filled. He wants income at the expense and interest of the community, which is you people as well. I hate to say this, but this smells. I don't know if you remember the Waste Management issue where there is a lot of corruption that goes on for them to get things done. I hate to say that about this area. I hope it isn't true, but any of you are looking at future political aspirations here in Livonia, we are going to mark your names down. We are going to look who is supporting the community and who is going with the developer over us. Thank you.

Mr. Wilshaw: Thank you, Mr. Weldon. Appreciate your comments. Anyone else wish to speak? Good evening, sir.

Craig Grzech, 29761 Orangelawn Street, Livonia, MI. Good evening. I am kind of new to this whole getting involved thing and I am kind of enjoying it, but...so, I don't know a lot of the past history, but I have kind of looked at some different things and when I first saw this my first thought was I hope the Planning Commission along with the Council kind of takes a look at, and I don't know how you go about doing your job, but as far as the setbacks and how close this would be to that berm and that wall, you know where the parking lot would be, so I think that is a very valid concern for us down in that neighborhood especially on Orangelawn Street. Also, the height of it. Being four-stories and I know it sounds like its tabled. I don't know for what reasons, but I don't know if that is public record to find out like why they are looking at different things or what you have gone back to them at in regard to height of the building, the setback and again where the parking lot would be located. I also echo the gentleman's last comments in regard to just traffic patterns and the things that are going on as far as an ad-hoc...I don't really think this is...it doesn't seem like it is a community type effort with the way things have been going in that area between a Wal-Mart, a Target, and now a blood plasma center. It seems pretty unstable across the street as far as development and then with the Chick-fil-A going in you know the traffic...I hope you are doing studies on how that is going to affect this rezoning as well. It seems to really be getting cluttered in that area. Also, I don't know if that is part of the rezoning conversation but the kind of...the rent rate. What type of housing are they looking at doing in regard to rent rates? In some of the studies and stuff that I have seen online is that Livonia does a very good job of keeping the rent rates higher than some of our neighboring communities. It seems to kind of help overall. I was born and raised east side. I have been here 10 years...12 years. Absolutely love what is going on in Livonia, but it seems to be kind of...we kind of need to watch what we are doing from a zoning and planning. Livonia seems to look at new developments before trying to take existing ones. There are a lot of vacancies out there. I am hoping that the zoning commission and the City Council really takes a hard look at this because I do think however this plays out, if it does happen that hopefully it is done the right way and I would agree...I don't know how it is policed, but I was involved in some of the conversations with the retail space when it was Wal-Mart and a lot of the stuff didn't happen. As far as the berms and all that. So, hopefully there is some policing there if they move forward.

Mr. Wilshaw: Thank you, Mr. Grzech. Just to give you a little explanation because you are...you said you are a little newer to this process. Just to help you and anyone else in the audience that wishes to understand how this process works, the way this is going to work is, and this is the way most of these petitions go. First it comes to us for a rezoning request. First, we are looking at the zoning of the property and is that zoning appropriate for that area. In this case, it is a commercial zoning to a residential zoning that is being proposed. We will consider that when we have our full public hearing. We will hear from the petitioner, and we will hear from everyone in audience that wishes to speak. We are going to make a recommendation which goes to Council to either approve or deny. It is not the final decision. City Council is going to make that final decision. City Council will generally then...they have a couple step process. They first have to give a first reading and then usually they will hold it until a site plan catches up before they give the final approval of the rezoning. The second step of the process is the site plan. That is where we dig into all of the details about the height of the buildings, the colors of the materials, the setbacks, the parking lots, and all of those fine details. That is in the site plan process. That will, again, come to us. We will review it; we will try to massage it as best we can to make what we think is the best possible outcome. We will then send it on to City Council with an approving or denying recommendation. Then City Council will review both the original rezoning request and the site plan and make their decisions. That then becomes the final decision that the city stays with, whatever that is. That is kind of the process. There are several steps involved. Unfortunately, in this case, our petitioner has for reasons they have explained, asked that we table this first step for now. So, most likely that will happen. The commission has an opportunity to decide whatever they wish. They could still offer an approving or denying, as well. Most likely it is going to get tabled based on the petitioner's request. At least you have some sense of what the steps are and what is going to happen in each of those steps. This first one, the rezoning, we are going to pretty much focus on the use of the property and is that an appropriate use for that property. We will then get into the details of the site plan. I hope that helps a little.

Mr. Grzech: It does a lot. From a rezoning...if it is approved for rezoning and then let's say that the site plan you don't come to an agreement, does that stay rezoned to that or would it go back to General Business?

Mr. Wilshaw: No. That is one of the reasons that Council holds that rezoning request, because they don't want to go through the whole process of approving the rezoning, have it rezoned, and then not come to terms on a site plan. Now they have piece of property that they can't do anything with. That is kind of why they go through this process of sending it to Council, they hold on to it through this first reading process and then they won't make their final determination on the rezoning until they see the site plan. Hopefully, if it is going to get rezoned and approved, it comes through as a complete package everyone sees what it is. If it fails or can't come to terms with the petitioner then it will just revert back to existing zoning.

Mr. Grzech: Thank you.

Mr. Wilshaw: Thank you, sir. Appreciate you coming this evening. Anyone else wishing to speak, please come forward.

Jeff Grad, Blackburn Street, Livonia, MI. I am going to be brief because it has been tabled. I don't want to take up too much time. I also don't want to give Schostak, the petitioner, too much material here. Two quick points. I am a little bit different from everyone else that has come up because...well first off, I have been a Livonia resident my whole life. I have two kids and one on the way. I live relatively close to this rezoning petition, and I think if we all look at ourselves in the mirror, we would realize that like they said that this is an ad-hoc proposition to change the zoning. If they had come 10 or 15 years ago when the Wal-Mart was put in and then said we aren't going to put in a Wal-Mart here that is open 'til 11 or 12 or 24 hours and a Target and a liquor store and a plasma center and a gym, that are open late, let's make this an integrated community like we have seen other places that is sustainable and that could be part of a productive future, then this might be a different story. This is just Schostak saying COVID hit, and we aren't going to be able to turn this into a retail development, let's try to make money on this and what is hot now. There is a housing shortage in Metro Detroit, let's put apartments in here to make some money. That was not part of the original plan, and it doesn't fit with what I just mentioned right there. All these businesses that are open late, etc. That is the first point that just seems so obvious to me that I am actually surprised that they put rezoning petition forward to be honest. The second one is you know if we can't...you have all these people here...I have talked to a lot of people. There was a petition against this already put in. I am not sure of the details because I was not part of that because I don't live right behind

this. We, as residents, need to have faith that our representatives are going to do what is in the best interests of what the current residents want that pay the taxes, not a big corporation that is just in it for the profits. I can guarantee you that the owners of Schostak do not live in Devonaire neighborhood right behind this development. It is not as personal to them. They are looking at it for a profit. My last point...I have already talked to multiple families...young families in my neighborhood that if this goes through and including my own, we are strongly considering moving out of the neighborhood. I own a business in Livonia and that would just be too bad because I love Livonia and it is a great place to live. That's it.

Mr. Wilshaw: Thank you for your comments, sir. Good evening, ma'am.

Susan Micallef, Orangelawn Street, Livonia, MI. I live behind the mall. I remember it when it was an open-air mall. My concern right now is, I live behind Wal-Mart, I have been fighting and arguing with the city since they started bringing those trucks, those 18-wheelers in. They are blowing diesel in my back yard. My husband has COPD, can't breathe. I got grandkids that I watch. I don't know who is in these trucks. My concern is I can't get any help from the city, not really. The police do a good job. They do a good job. It's like these people said, the city does not care, so my concern is if you do go ahead with this development who is going to take care of the problems that are going to arise. Don't tell there aren't going to be any problems because there will be. That is my concern. You have to consider those of us that live there and how this is going to improve our quality of life and quite frankly I don't think it is. I agree with everything everybody has said. If I have been fighting with Wal-Mart, who is going to help with this stuff coming in. That's all I want to say.

Mr. Wilshaw: Thank you, Ms. Micallef. Is there anyone else in the audience...we have one more. Good evening, ma'am.

Cheryl Lupu, 29864 Orangelawn, Livonia, MI. Good evening. How is everyone this evening? I live next door to Susan. I have gone through the amount of problems that she has gone through. We never get any help. I have come before the Council. They tried to help me a little and it still has gone nowhere. It is ridiculous the amount of times we have to call the police. If you guys need to do a little reference, start with that. At how many amounts of phone calls have been made to those police and that is not really their job. I believe it is private property. Hmm? No one is

ever out there taking care of anything, let alone the extra garbage in our yards and the people that are on that hill. So, there is a lot to look at here. It is bad enough when these trucks are staring into your home while you are trying to sit or in your bedroom or something back there because these people just sit in those trucks. They run them. Our houses vibrate and it is just ridiculous. No one really does care. The police actually do their job. They can't always get to there, but it's the point of these are our backyards. Not yours, they are ours. We need them to be kept private as possible. We are fighting someone all the time over there it seems like. By the way, that wall hasn't been repaired since what...1910? It's crumbling. They don't care. It is disgusting if you just take a look and look because the grass is high and there you go. That is all I have to say. Thank you.

Mr. Wilshaw: Very good. Thank you, Ms. Lupu. Good evening, ma'am.

Reverend Victoria Kowaleski, 29960 Orangelawn, Livonia, MI. For the record I ask you all now, do our voices count? How many of you are saying in your head, no? Regardless, we will have our words heard here. Wonderland mall was officially shattered in 2003. After the mall closed, plans were announced to demolish the entire structure and plans were to build a new shopping center anchored by a new Target, as well as a Wal-Mart. Opponents of the mall's redevelopment held a civic meeting in late 2005 which was interrupted by pranksters shouting epitaphs and other opponents picketed in front of vacant mall. Despite the local opposition plans were approved for the new shopping center and demolition began in 2006. We were assured that this would be an asset to our community and our concerns were unwarranted. I was one of those voices telling my concerns at that time. However, my pleas fell on deaf ears. The developer had all the power. Our voices didn't count. Once this development was completed, it wasn't long before our neighborhood was a target for vehicle theft. Personally, my van was stolen from in front of my home and was never recovered. I didn't have theft insurance because it was an older vehicle. I went out my door in the morning to go to my job as a babysitter for a Livonia police officers' family. My van was gone. One of my neighbors had a four-wheeler stolen. The family that first welcomed us into the neighborhood in 1992 have had two vehicles stolen from in front of their home. A neighbor on the next street over had a vehicle stolen. This is all since the opening of the Wonderland Village. One of my friends told me that some of our neighbors have had their vehicle windows

broken by people driving by and throwing bottles through them and speeding off. When we bought our home in 1992, we never foresaw the possibility that hundreds of people would be living permanently just outside our back yard. Would any one of you want or tolerate a four-story apartment building in your backyard? This is unfeasible. This developer is asking for an oasis of residential property surrounded but backed up by a neighborhood surrounded by commercial property. My neighbors are already putting out signs to sell. A close neighbor and his family, this is two doors down from me, had just completed their dream of an outdoor hot tub and an entertaining area and planned on it being their dream home to retire and hand it down to their son as their mom had handed it down to them. Forty years they were there. Upon their notification of this proposed project, they put their dream home up for sale. They left in tears. They are now gone for their dream home of 40 years. Regarding the existing Wonderland Village, someone said build it and they will come, businesses and consumers. Now we have the developer telling us that we need a multi-story apartment complex abutting our backyards. Is that so he can get more people shopping at the properties he makes money from? Our voices have been ignored for too long by our city representatives. Our property values will be negatively impacted by this project. Our sewer system will be compromised by this development. Our privacy and our rights as homeowners in the City of Livonia will be impinged upon by the development that this man is trying to put behind us. My neighbors and I are totally against this. This time hear us and stand up for us, your taxpayers, the people who pay the salaries of the people who work for Livonia. As you ponder what I have said, I wish you all here a blessed evening.

Mr. Wilshaw: Thank you, ma'am. Appreciate your comments. Is there anyone else that would like to speak? Sure, you can have the last comment, sir.

Mr. Weldon: Another aspect that is part of the consideration I would hope you would look at is being a member of the residential site right behind where this is supposed to go. I would like to mention how, if you have noticed in the news for the past couple years, there have been a lot of apartment fires. You see it on the news occasionally. Whole big apartments just going up in smoke. The devastation is terrible. You get something like this going right in our area, I can tell you with the wind that comes tunneling over that berm right now, it is like a major forest coming across. If it catches some embers right there and

comes across and hits our roofs and the roofs beyond that, you are going to have a whole devastation of a bunch of homes in that area. I have been through one of these before where just a few embers sets off another fire, another fire. These homes can go up like (snaps) that. That is exactly what can happen in this. There is no guarantee that they can build a fireproof apartment complex, especially of that size. Especially when you have got, like I said, the type of people that will be looking to move into this area. You are not going to have people that are very well off with well paying rents that want to live in that kind of area. Again, ad-hoc. It's not something that is going to be integrated where they can say I can go here and do this. No, you are going to have these young kids that come in, and I hate to say it, teenagers. I have been one myself, but I knew some of them that when they did, they had four or five roommates. You had four or five cars that shouldn't be there. Multiply that by how many other apartments going to be like that. So, you are going to have that going on. You are going have again some of the gang member stuff and once you get that kind of going on, like he said, many of these people are looking to move their home. Why? For the sake of the developer? We are going to (inaudible) to them again? Like I said, we have been battling this, the Schostak entity, for ages now. If any of you...I am going to apologize in advance for having the assumption that you are all on the take. That is the wrong way to look at it, but unfortunately with the previous commissions and planning that went through, they were outraged when I said oh it looks like Schostaks got his hand in your back pocket. One of them broke down in tears but that is exactly what we see in all of these other cities. The influence of these developers far outweighs what the families are. Again, our slogan is supposed to be Families First. All I can do is say look at these issues of the infrastructure, the potential for the fires, like I said, I have lived through some of those fires where they came through the apartment complexes where I was at and those were where some of them were spread out. You get this concentrated one right here...it would not be pretty for not only residents, but even the side-by-side retails stores. Something to consider seriously and like I said, when you guys make your decision, even if you disapproved, we are going after the City Council members because they have done the same thing in the past. They aren't all the same ones that we voted for or against before, but we are coming out for them next time. Any of those members, any of them that we got, we are going to have people running against them. We will not stand for this again. I apologize to all of you, but I hope you will look at this very seriously from the

fact of what the Schostaks and he is a Schostak employee, that is all they are. They are just looking for the money. They want to fill that lot somehow and this is the only way they can get it. They cannot get a retail business in there. So, look at it from that point of view and say that is not a good fit. If they...like the other gentleman said, if they integrated this and built this where it was going to be fitting, that would be a whole different story. You would have families that were wanting to move in there. They might enjoy that. This is not. You are going to have...again, the wrong type of people with the wrong type of intentions of not being a family driven unit, but just part-time. It is just something to crash and maybe as a Section 8 person for a while. Thank you for listening and I hope you will look at this long and hard. Thank you.

Mr. Wilshaw: Thank you, Mr. Weldon. Appreciate your passion on this item as well. If there is no one else that wishes to speak, Mr. Duczynski, is there anything else you would like to say on behalf of the petitioner before we make our decision?

Mr. Duczynski: We would just like to say that the comments have been noted and we would like to reserve our response for future meetings.

Mr. Wilshaw: Thank you, Mr. Duczynski. We appreciate that. If there are no other comments or questions, I am going to close the public hearing at this time a motion would be in order.

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

#07-38-2021 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on July 27, 2021, on Petition 2020-08-01-06 submitted by Middlebelt Plymouth Venture L.L.C. pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone parts of the properties at 29707 & 30273 Plymouth Road, located on the south side of Plymouth Road between Middlebelt Road and Milburn Avenue in the Northeast ¼ of Section 35, from C-2 (General Business) to R-8 (High Rise Multiple Family Residential District – Maximum 4 Stories), the Planning Commission does hereby table the item at the petitioners request to a date uncertain.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

UNAPPROVED MINUTES

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Mr. Wilshaw: Is there any discussion?

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted.

NOTICE OF PUBLIC HEARING

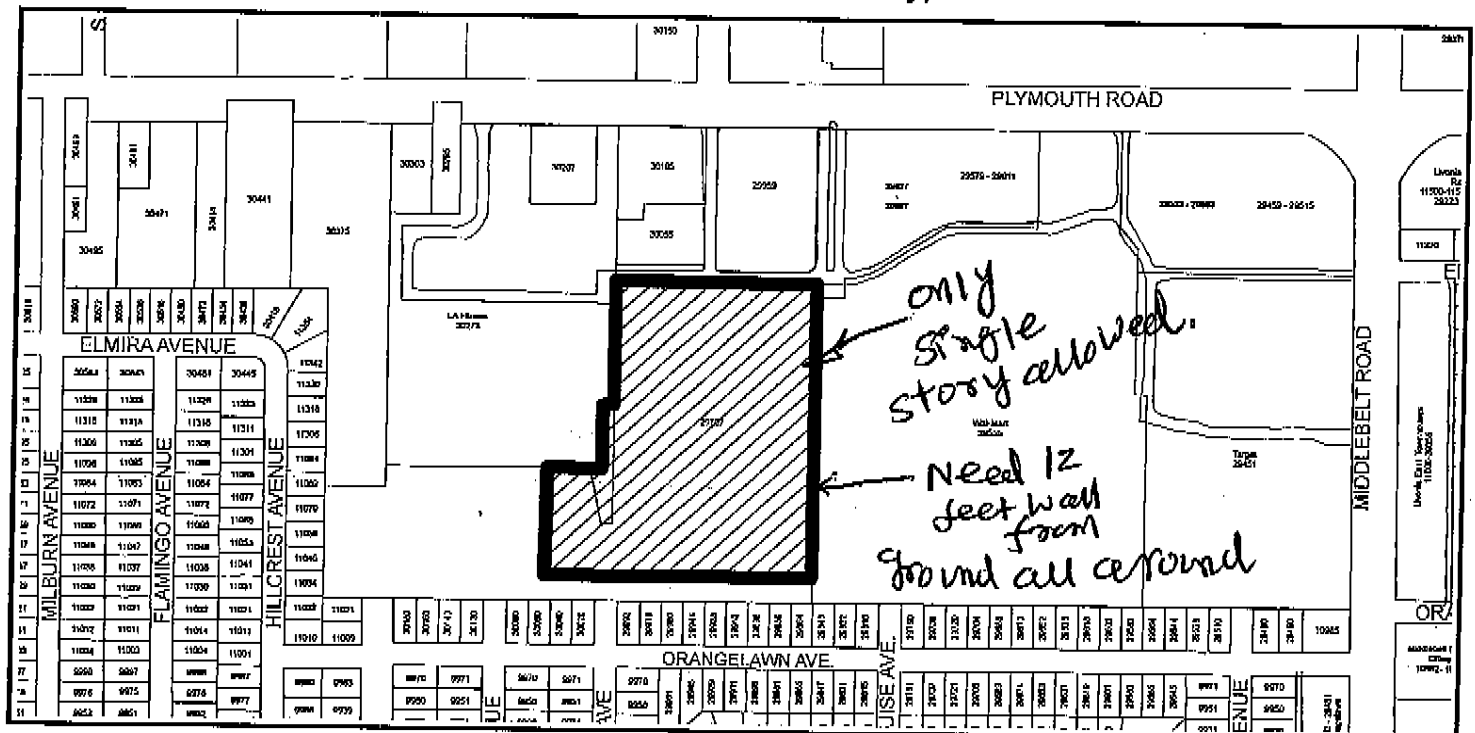
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A PUBLIC HEARING WILL TAKE PLACE BEFORE THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA ON TUESDAY OCTOBER 19, 2021 AT THE LIVONIA CITY HALL, 33000 CIVIC CENTER DRIVE, LIVONIA, MICHIGAN AT 7:00 P.M., OR AS SOON THEREAFTER AS THE AGENDA WILL PERMIT ON THE FOLLOWING ITEM:

Petition 2020-08-01-06 submitted by Middlebelt Plymouth Venture L.L.C. pursuant to Section 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone parts of the properties at 29707 & 30273 Plymouth Road, located on the south side of Plymouth Road between Middlebelt Road and Milburn Avenue in the Northeast 1/4 of Section 35, from C-2 (General Business) to NM2 (Neighborhood Multifamily).



YOU ARE ENCOURAGED TO ATTEND THE PUBLIC HEARING AND PRESENT YOUR VIEWS ON THIS MATTER TO THE CITY PLANNING COMMISSION. IN LIEU OF ATTENDING THE MEETING, YOU MAY PRESENT YOUR VIEWS IN WRITING ADDRESSED TO: CITY OF LIVONIA PLANNING COMMISSION, 33000 CIVIC CENTER DRIVE, LIVONIA, MI 48154, OR BY EMAIL TO: PLANNING@LIVONIA.GOV

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the Planning Department of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs. Please call 734-466-2290 if you need assistance.

From: [susan micallef](#)
To: [Planning](#)
Subject: petition 2020-08-01-06 scheduled for 10/19/21
Date: Monday, October 18, 2021 9:10:31 AM

Why is the city so intent on shoving this development down our throats for the THIRD time. Shostack has that vacant land at 7 mile and farmington that has been an eyesore 4 a long time I have had to call the police X2 within the last couple of weeks for noise at the mall that the city does nothing about. How much worse is this going to get? Ask yourselves honestly would you want this in your backyard or your parents back yard if you have the guts

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MINUTES OF THE 1,177th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, October 19, 2021, the City Planning Commission of the City of Livonia held its 1,177th 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 Glen Long Carol Smiley
Peter Ventura Ian Wilshaw

Members absent: Betsy McCue Sam Caramagno

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 2020-08-01-06 Middlebelt Plymouth Venture

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2020-08-01-06 submitted by Middle Belt Plymouth Venture, L.L.C, pursuant to Section 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone parts of the properties at 29707 & 30273 Plymouth Road, located on the south side of Plymouth Road between Middle Belt Road and Milburn Avenue in the Northeast ¼ of Section 35, from C-2 (General Business) to NM2 (Neighborhood Multifamily).

Mr. Taormina: This is a request to rezone property that is part of the Wonderland Village Shopping Center at the southwest corner of Middle Belt and Plymouth Roads. The land area measures roughly 10.86 acres and is located between the Wal-Mart Supercenter and LA Fitness. The change would be from C-2 (General Business) to NM2 (Neighborhood Multifamily). Bordering the property to the south are single-family homes that are a part of the Bel-Aire Gardens Subdivision. The purpose of the rezoning is to facilitate the future development of the site with an apartment complex that would be called Wonderland Flats. NM2 zoning allows for multiple dwellings in buildings not to exceed a height of four-stories. The preliminary site plan shows two three-story apartment buildings. The site layout includes a central courtyard and common area that would contain an inground swimming pool, as well as other amenities. Building A, which is to the north, and Building B to the south, would each have a gross floor area of approximately 101,000 square feet. Together, the two buildings would contain a total of 201 one and two-bedroom units. Access would be from two driveways, which are along an existing drive aisle located on the north side of the development that runs in an east/west direction across Wonderland Village, ultimately connecting to Middle Belt Road. Between these two driveways is one of the main signalized entrances to Wonderland from Plymouth Road. Parking would be provided around the perimeter of both buildings. The plan shows a total of 422 spaces, which is slightly more than the required two spaces per unit. Carports would be provided for approximately 100 vehicles, mostly along the east and south sides of the complex. At the south end of the property the site contains an existing screen wall and landscape berm that separates the proposed development from the adjacent single-family homes. The width of the berm measured from the masonry wall to the base of the slope on the north side of the berm is approximately 69 feet. From this point, the distance to the closest edge of the parking lot would be 100 feet, and from the parking lot to Building B is another 131 feet. Thus, the overall distance from the residential properties to Building B would be approximately 300 feet. The buildings, which span a distance of 343 feet, would have flat roofs. All units would be accessible from corridors located inside the building. Entrances are shown in the center and on the sides of the buildings. A network of interconnected sidewalks would be provided around both of the buildings, as well as within the courtyard and common areas. The Livonia Vision 21 Future Land Use Map designates the entire Wonderland complex, including the subject site, as a Mixed Development Center. Mixed Development Centers are intended to have higher densities and massing, be walkable and pedestrian friendly, and be integrated with and connected to surrounding areas and neighborhoods. Attached dwellings and apartments are identified as an appropriate land use within a Mixed

Development Center, subject to a density of 20 units per acre. Residential options include attached and upper-story units including townhomes, lofts and apartments. The concept plan for the apartment complex reflects an overall density of 17.67 dwelling units per acre. With that, Mr. Chairman, I would like to read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Taormina: I will note that this correspondence has been updated from when the original petition was submitted a little over one year ago. The first item is from the Engineering Division, dated October 1, 2021, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed rezoning at this time. The parcels are assigned the addresses of **#29707 and #30273 Plymouth Road**. The legal descriptions submitted by the owner for the proposed rezoning appears to be correct and should be used to describe the parcel if approved. The proposed development is currently serviced by water main, sanitary and storm sewers, which may need to be extended to service any new development. The submitted drawings do not indicate any utility connections or calculations, so we do not have any knowledge of impacts to the existing systems at this time. The existing site has a mix of public and private utilities, which may require additional easements to provide sanitary and water service to a new parcel. It should be noted that should the project move forward, the proposed construction will be required to meet the Wayne County Stormwater Ordinance, including revised detention requirements. A **full** review of the proposed development will be completed when plans are submitted for permitting."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Finance Department, dated October 5, 2021, which reads as follows: *"I have reviewed the addresses connected with the above noted petition. The following amount is due to the City of Livonia: Unpaid water and sewer charge, \$3,725.43"* The letter is signed by Connie Kumpula, Chief Accountant. I will note however that on October 8, 2021, all past due charges were paid in full. The next letter is from the Treasurer's Department, dated September 28, 2021, which reads as follows: *"In accordance with your request, the Treasurer's Office has reviewed the address connected with the above noted petition. At this time, there are no outstanding amounts receivable for taxes. Therefore, I have no objections to the proposal."* The letter is signed by Lynda Scheel, Treasurer. Mr. Chairman, if I

may just reference, and I know all of the Planning Commissioners have received copies of all this correspondence but dating back over a year ago when this matter first appeared before the Planning Commission over that period of time, we have received an estimated 40 email correspondences all in objection to the proposed rezoning. We also received a protest petition with 129 signatures. We received four letters of support as well. With that I am happy to answer any questions you may have.

Mr. Wilshaw: Just so the audience listening are aware, we have received a number of pieces of correspondence, emails, letters and a petition over the course of the last several months for both this meeting and also previous meetings regarding this item. Those are all in our packets. They are all part of the record. We have been able to review those. Just for the sake of time consolidation, we can't read them all out publicly, but needless to say we do have them all and they are all in our official packet which will go on to City Council as well so they could see them. We appreciate all of those comments and letters. Are there any questions or comments from any of the commissioners for the planning staff? There is none, so in that case we can go to the petitioner. Is the petitioner here this evening? Good evening, Mr. Shostak. We will need your name and address for the record please.

Jeffrey Shostak, on behalf of Middlebelt-Plymouth Ventures, L.L.C.. Before I hand it off to the technical folks to get more into the more specifics on the zoning, I just thought I would give a little background on how we got here. As most of you know, we have been doing business in this town for four generations. We are a 101 year old company and we have done all sorts of developments in Livonia, retail, office, industrial, and we really try to be thoughtful of not what we think is the highest and best use, of course that plays a role, but in what the city wants and what we think makes the most sense with the city's current zoning, states, and what the community wants and we always encourage feedback and encourage a discussion. Obviously tonight was likely to be geared towards this specific zoning request, and hopefully if we can move forward to the next step of site plan approval down the way, we would love that discussion and encourage that. How we came here on this particular development, and obviously everyone knows the history and it was all big box retail with small shoppes closer to the road and then obviously we had the great recession in between. Things changed a little bit and Livonia changed their

zoning laws as Mark just kind of...zoning vision that was mentioned and really designated this as a mixed-use development and the more we saw that and thought about that, we realized that we think that this beautiful brand market rate style of apartment complex would be a great fit with the vision that is the new Livonia 2021. That was a lot of what went behind it and we are excited and looking forward to the discussion to bring more business from our end to the city. Thank you. I am going to hand it off to Tim.

Mr. Wilshaw: Thank you, Mr. Shostak. I do want to reiterate as Mr. Shostak alluded to that we are...this meeting is looking at the zoning of the property. We are really trying to see if the change in zoning from General Business to the Neighborhood Multifamily is appropriate. We are going to try and focus our discussion on the zoning, however, a discussion about this property and its uses can't go without at least addressing the conceptual site plans that we have received so far. There may be some discussion about the details of that, but we aren't going to get into the fine details of the site plan itself tonight. We are trying to focus on the zoning. So, as folks come forward to speak, we are going to ask that you try to address comments toward the zoning and your feelings toward the zoning and if you are for or against it as we get to that point. Good evening, sir. We will ask that you start with your name and address.

Tim Ponton, 607 Shelby Street, Detroit, MI. We were retained as the civil engineer, the design partner, and planning firm for this project. We have been working on it for a number of years now with a couple of interruptions, but you can see from the plan in front of you that it is located at the southwest corner of Plymouth Road and Middle Belt Road on a 10.86-acre site. The site is currently undeveloped, and it is the last vacant parcel of the Wonderland Shopping Center. The surrounding uses to the east, we have a Wal-Mart Supercenter and a Target. To the west is an LA Fitness and a Quality Inn hotel with a banquet facility. Then, along Plymouth Road we have a various number of commercial uses between fast food restaurants, dentists, chiropractors, a number of different mixed uses. You can also notice to the south and to the west the residential neighborhood that is adjacent to this shopping center, we wanted to take special consideration to the neighbors when developing this site. You can see that the majority of the neighbors now are previously located directly adjacent to a Wal-Mart, a Target, some adjacent to water detention basin and then also to the Quality Inn hotel and banquet center. Go to the next slide. The request in front

of you tonight is for a rezone from C-2, General Commercial, to Neighborhood Multifamily. As stated, we are not seeking site plan approval. In front of the board tonight, if we were approved by City Council, we would prepare more detailed set of drawings and then come back in front of your board for review. A little bit of history on how we were retained for this project, we were called by the developer, we researched the C-2 zoning, visited the site, and we started putting together some conceptual plans that were consistent with what existed today in terms of big box retailers. Some of the approved uses currently that we were looking at is big box retail, restaurant, daycare, catering, schools, hotels, however, when going into the Master Plan and doing some further research, we noticed we are located, as you can see in the bottom right corner of that in the little purple square, is the entire mall located within the mixed development center district. So, we took a dive a little bit deeper into the mixed development. A portion of what it states is "Mixed development centers should be developed into higher density mixed use corridors of activity. The mixed development center should provide residential options that include townhomes, upper story lofts, and apartments. Mixed development centers are envisioned in four primary locations. Plymouth and Middle Belt, Farmington and Seven Mile, Middlebelt and Seven Mile, and Six and Newburgh." As we went through and researched further into that mixed development center, we ran into a portion of the Future Land Use plan that talks about missing middle housing. The missing middle housing portion of the 21 Vision talks about the Future Land Use Plan for the Livonia places importance on the creation of housing opportunities for the families of the future and downsizing options for residents of today. Much of the conversation surrounding the mismatch between current housing stock and demographic trends focuses on the need for a missing middle housing. A response to limited appeal of traditional multi-family housing types developed in decades past, missing middle housing is those types between single unit detached homes and the mid-rise apartment buildings on the density scale. So, at that point we had approached our client and the project team and started talking about a project I was recently or previously in front of your board on which was the Seven Mile and Haggerty project that we had presented to this board. We went on to discuss that with the client and the project team. If you can go to the next slide. As you notice, the mall is currently all commercial, so the only way to advance and further the goals of the Master Plan is to introduce some type of residential component. What that would do is create what we consider a horizontal mixed-use

development. As you have all the commercial is already laid out and established, this is the last undeveloped piece, so this is really the best opportunity to implement some type of residential development to further enhance the goals of the Master Plan. We also think that there is significant benefits to the neighbors to the south. Of the significant benefits to those neighbors is that this would create a transition zone between the high-end intensity commercial that exists today, and it would create kind of a transition of something that is lower intensity in a multi-family residential type development in which you have part of the community and residents that live in the city as your neighbors, as opposed to more big box businesses. If you also look at the plan, the proximity of the Wal-Mart and the Target and the motel, unfortunately those residents essentially have Wal-Mart loading areas and trash located directly adjacent to their homes. Target loading and trash locating directly adjacent to their homes. The proximity of the current zoning and what it allows from a rear yard setback is unfortunately at the benefit of the residents in those locations and you can also see the proximity of the hotel to the adjacent property, so this would really provide a great opportunity, as you can see from the drawing there that we have committed to a dimension approximately 300 feet currently from our proposed three-story building to the residential property line. You can also notice from that rendering the amount of green space that exists on this site as compared to the remainder of the shopping center where it is actually a decent landscaping at this site, but just the amount of green space that exists would be...we are looking at approximately 30 – 35% on the proposed plan that we have in front of you. We do think that the benefits would be less noise, greater proximity, the building would not be visible as compared to the Wal-Mart and the Target and the motel. On the next slide, I don't know if any of this is visible for the residents...

Mr. Wilshaw: It is. There are screens behind you.

Ms. Smiley: There are screens all over.

Mr. Ponton: This is a view that we put together. It shows essentially a rendering of if we were standing in one of the residents' backyards. You can see just the top of the three-story building, which would be located 300 feet away. There is an 8 – 10-foot berm, depending on where you are standing along with the proposed wall, so between the distance and the angle, you really wouldn't be able to see barely any of the proposed three-story building. In addition, there is one row of evergreens that

exist along the berm today and we would be doubling that with an additional row to offset where there is empty spaces. If we go to the next slide, the existing zoning...this is one of the conceptual plans we were discussing, and we were looking at when we were first starting to do some due diligence on this vacant lot. This is what would be allowed under the current zoning, a big box retail user, and you can also see the proximity to the residential neighborhood as compared to what we are proposing, which we think will have significant benefits to the residents to the south. Currently under the zoning there is a much lower rear yard setback in the C-2 than the NM2 and there is a green space requirement of 15% overall, whereas we would be proposing somewhere closer to 30-40%. The next slide. As was stated, we are looking at a three-story apartment building comprised of two separate buildings. There would be 201 units with 400 parking spaces. There would be a courtyard in the center with different amenities located throughout the building. Also, different gathering spaces for the tenants. You can see there is some dimensions on the Wal-Mart to the right where the closest point of the Wal-Mart to the residential neighborhood is 115 feet and then there is a loading/unloading zone and trash area. They probably have deliveries coming and going at various times of the morning and evening. What we are proposing would be the 300-foot distance with about 160-170 feet of green space. A very nice buffer between the residents and the proposed development. The next slide is a rendering from the front, which is Plymouth Road. The next rendering would be from the rear, which would face the residents. One of the important things to note here is that we eliminated the balconies on the rear as a request of City Planning, so we removed that. So, there are no balcony that you can walk on. No space to walk outside to kind of hang out and face the residents. So, there are just Juliette style balconies where it is just a door that opens, but you can't necessarily walk out anywhere. In conclusion, we do think that there is a significant benefit, not only to the advancement of the Master Plan and furthering the goals of the mixed development, we also think that there is tremendous benefits to a much lower intensity user to the adjacent residents and we have committed to a significant green space between the proposed development and the neighborhood. We do think that the benefits for the proposal significantly outweigh any detriment associated with the request. We are hear to answer any questions.

Mr. Wilshaw: Thank you, Mr. Ponton. As I stated before, even though you are showing us some of the renderings of the building, the details of

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that are going to be dealt with in the site plan process that comes after zoning. This is a conceptual plan at this point. This isn't the final product that you are proposing. You are just giving us an idea of where you are at so far, is that correct?

Mr. Ponton: That is correct.

Mr. Wilshaw: Is there any other presentation you and your team need to make at this point, or are you ready for questions?

Mr. Ponton: We are ready for questions at this point, thank you.

Mr. Wilshaw: Great, thank you. Are there any questions for our petitioner from any of our commissioners?

Mr. Ventura: Just to be clear with Mr. Wilshaw's clarifications, so this is the direction that you are going in terms of conceptual...this is an idea, and it is pretty close to what you are going to end up with.

Mr. Ponton: Yeah, it is more than an idea. It is pretty close to what we are looking to develop.

Mr. Ventura: Thank you.

Mr. Wilshaw: Thank you, Mr. Ventura. Any other questions?

Mr. Long: First things first. Can we go back to the slide that showed the setback, what it is now under the commercial use and then what it would be under this? So, you said it would be under this design you would have about a 300-foot buffer. How much is the...potentially if there were a commercial use there, what would be the setback or what would be the potential proximity to the south neighbors?

Mr. Ponton: Wal-Mart, as it exists today, is located at 115 feet. The overall...the rear yard requirement technically in a C-2 zone is eight feet.

Mr. Long: So, if we don't change the zoning, potentially we could have something that only has an eight-foot proximity there.

Mr. Ponton: I am sure there would be a drive aisle in the rear for fire access and loading similar to the Wal-Mart, so even though the building could technically be located that close between the berm and the drive aisle for safety it would still be around 100 feet. There

would still be different types of activities that could take place closer to the rear property line.

Mr. Long: What are your...again, understanding that it is conceptual, but what kind of rents are we thinking about here?

Mr. Schostak: I don't have the specific numbers in front of me, and obviously things will change assuming that we have more discussion on this, but this is market rate which is higher end. These are rents that us real estate people and you will have to forgive us because we look at everything per square foot. This would be approaching in the neighborhood of \$2.00 a square foot, so your rents are over \$1,000 per unit up to \$1,400 per unit and even higher in some instances. For multi-family they are on the higher end of rents.

Mr. Long: You in envisioned target market...seniors, young families, what?

Mr. Shostak: I think it is a combination. I think it's young maybe newly married, kind of grew up in Livonia and don't really want to buy a house as a lot of younger people don't just yet. They want a nice place that is easy to live in, great location, good amenities, near where they work, near downtown Detroit, near Ann Arbor, and all of those types of things. I think it could be older folks as well that don't want the hassles of a house and just want a brand-new apartment complex with some amenities. Probably some young families too. I think that is generally what it is likely to be.

Mr. Long: Okay. Thank you.

Mr. Wilshaw: Thank you, Mr. Long. Any other questions? Are we envisioning one and two-bedroom units or are there going to be any three-bedrooms for this?

Mr. Ponton; One and two.

Mr. Wilshaw: One and two, okay. Alright, any other questions from anyone? If there is no other questions from the commission, thank you, Mr. Ponton, for your presentation. I am going to go to our audience and give them an opportunity to speak for or against this petition. You are free to come forward to either of the podiums on either side. We will ask that you start with your name and address for our record and then make your comments. Good evening.

Steven Weldon, 29912 Orangelawn, Livonia, MI. As far as the zoning, let's talk about the Plymouth Road Development Authority. They have long recognized since 1995 I believe that this whole section down Plymouth Road is a commercial geared up development. They have plans designed for all that property along through there. Then the zoning for this particular property has always been commercial. It used to be an airport then it was a mall. A strip type mall. It had Montgomery Ward's and a lot of other big lot stores. So, that the vision between that section and residential area on all sides has been primarily residential in that area behind it. Over time it has been encroaching slowly but surely into other things, but that hard primary lot has been commercial. Now we are talking about having more development in that area with Chick-Fil-A and other units coming in, which represents a lot of traffic through there. That Plymouth Road area wasn't developed to have an extra three lanes on each side, so has this group done any kind of studies for the traffic looking at what this along with this. Then we are also talking about the infrastructure aspects. We are looking at the electrical. That's not a big deal per se, especially when you are talking about commercial. When you look at Target, Wal-Mart, and the activities that go on there, their infrastructure is not geared towards a lot of heavy usage on their water supply. They don't have people that are living in that environment, so it is kind of a transitory thing to say that I need to use the bathroom here or there, so the water demand is not as big there. It is also more of a big brick type of environment where they aren't likely to have fires erupting in that environment. They have pretty good fire suppression schemes. When you start talking about oh a hundred plus units for families, well there is going to be a lot of demand on the facilities, the water. Then there is the traffic and parking. Well, there is no easy egress right now except through the commercial section to get in and out of that area. I don't believe personally that most people are going to be looking forward to this as a benefit to have a residential type construct of three-story apartment dwellings that they can move in and out of there and then have to negotiate the traffic. If you have ever been through the Wonderland Mall area now, it gets pretty hectic. It is quite a demand. Then you have the police that get called in there a lot of times. You have those kinds of factors that this commission should look at studies to say what is the traffic going to be, how much is it going to impact that area. Well, if you tried to do something more to help that apartment complex you would have to have egress, which then opens up what was designated before of no entrance in and out from the residential area. If

you are going to put apartment complex over there and you are talking over 100 units, well, what about the school children and the school buses. They need to get in and out and they are going to have to go off of Plymouth Road and Middlebelt and that is a lot of traffic trying to get in and out of there. I would like to see studies, actual studies, showing that kind of projection of what the traffic is going to be with Chick-Fil-A, which we all know is very popular. It is going to demand a lot of traffic. We can't even get out of that residential street on Orangelawn now as it is. If you had to open up the egress to their which we are very much opposed to anybody opening that up. We already had enough traffic over there before. If you open that up to over...he said 400 parking lots, and you get a lot of kids...what they like to do is when they go and rent an apartment, they share the apartment to make it cheaper for them. So, you can get three, four, five people in an apartment. I know this from personal experience. So, you are going to get more than the vehicles that are projected to be there for each unit. These are things that the Planning Commission should be behind looking at. This is a zoning area of commercial and now they are going to try and add in some apartment complexes where it is going to be back by the residential and then as...is there a demand for apartment complexes? We have the Holiday Inn, we got a lot of...if you look at the map, there is a lot of areas around here that actually provide rental units, not only on a weekly basis or monthly basis. They depend on some of that income as well that you are going to be trying to take away. So, you are trying to fit in 100 plus family units in a small area even though that is 10 acres for that section there which is right in the middle of that commercial area. Why is that? Is that a really good thing that our city needs? No. They could put this somewhere else where there is a nice open lot for actual residential areas. We already have some apartment complexes as part of that development. You didn't have to rezone it. You are trying to ad-fit something under this Plymouth Venture 21, which was by the way passed under emergency procedures. Why was that needed? Why isn't this brought up for the whole public to decide on? There is no emergency needed for this Livonia Plymouth Venture 21. It is designed to say that we wanting to introduce new families so more families come to Livonia. We are going to have bike trails, walking trails. How are you going to fit that into this area? If you try to use a bike trail or walking trail you are going to get hit by traffic in and out of that commercial area. It is ridiculous. So, I would expect this commission to be looking at those kinds of factors to say why are we doing an ad-hoc for the benefit of those three areas that he was mentioning. This whole Livonia

Plymouth 21 Venture is geared strictly for the Shostak's. He has been trying for decades to try and get something into that commercial area. This is not a residential fitting. It is only a last-ditch effort to get something in there and he is using the wrong type of development for this. So, if you rezone this you are going for one benefit of one developer versus the community of Livonia. This is our community. We don't need a commercial area of families now stuck in one area that is not going to be a good fit for them. Buses trying to get in and out there. Traffic trying to get in and out of there. You are going to have the water issue. Again, if all of the sudden our flood plain gets flooded because of all of that...like I said, instead what commercial does for the water demand, you are going to have a lot of things going through that water pipe. It isn't geared for this. So, if you get that you should include in there that the Shostak's are responsible for if we have flooding in this area now. You are putting a lot of residential units in a small area that is not meant for that. You take the normal residential street, you probably got twenty units over there on one section of the street. You are going to multiply that by five in one concentrated area. The infrastructure is not meant for that. Look how long we have been there, and we haven't had an issue. So, I urge this commission to look at those things and say this is not fit for this area. Find another area or find another unit to move in there that fits the commercial zoning. Thank you.

Mr. Wilshaw: Thank you, Mr. Weldon. Is there anyone else in our audience wishing to speak to this item? Anyone else wishing to speak? Please come forward. Just so the audience knows as you are addressing your comments to us, we are certainly taking these into account. Any questions that are asked or directed toward the petitioner any questions you may wish to have answered we are taking note of those, and we will give the petitioner an opportunity to come up and answer or address some of those issues after all the comments have been received. Thank you. Good evening, ma'am.

Cheryl Lupu, 29864 Orangelawn, Livonia, MI. We live behind Wally World over there. I can't stress enough the amount of trucks that area continuously running and vibrating our homes. So, I can't even imagine what this would be like with 201 units vs the berm. We have people running with their dogs doing whatever so there is another use for that so-called berm. That berm isn't even up to standard from the last time they did it. There is enough noise over there now, we don't need it. The traffic is extreme problem. I call it (inaudible) at the light over on Milburn and

even trying to get out on Middlebelt you cannot do it hardly because they moved that light to Target to accommodate them. It was accommodating us at one time. Greenspace, I see them using the berm. We had more problems with the berm and people up there and it is just not fit for our area. So, whatever it is you cannot convince me that this greenspace that they are proposing to everyone is not going to work. I can see it. One and two families I don't see that either. I think Seven and Farmington is a great fit. He owns that one too. Let him go over into that area. We have done enough. We have given enough up in our area. Just for what is back there now. Thank you.

Mr. Wilshaw: Thank you, Ms. Lupu. Anyone else wishing to speak on this item? I want to make sure everyone else has an opportunity to speak first, Mr. Weldon.

Victoria Kowaleski. 29960 Orangelawn, Livonia, MI. Directly behind the developers proposed project. I am just going to read what I have written and put together for y'all. So, I won't be looking up and all.

Mr. Wilshaw: That is fine.

Ms. Kowaleski: As part of your job here surely you are all aware of how many properties has throughout our city. Each one of you can probably name at least one other property where this would be conducive for this project. Years ago, I was a secretary for a land developer. The man owned hundreds of parcels of land. He built many apartment buildings, stores, a nightclub, homes, and I can say that in the time that I worked for him he would never have considered building apartments right behind the backyard of a long-established neighborhood because that would have been outrageous. Let's define outrageous. Great exceeding what is moderate or reasonable, shocking. Our neighborhood is in shock right now. We are talking with each other, and we continue to try to understand why this Planning Commission is even considering the zoning change for a project of this type. One of my neighbors shared with other neighbors that one nigh they saw people sleeping in sleeping bags on the berm behind our homes. That is outrageous. It is a shame that I can't go out in my backyard without a body alarm. I had to take up that habit over four years ago seeing and hearing men on the berm at 2:30 a.m. when I went out behind my house to put the trash out. From then on, I have never been able to feel safe in my own backyard at night. How much worse will it be

with hundreds of people back there? For the past 29 years my home has been my American dream. This developer is making it my American nightmare. They are saying three stories right now, but the caveat is the fourth story. Maybe it will be there, maybe it won't. I am thinking that it is going to be there knowing Robert, however, it will be intrusive either way. No matter how high it is. I'm sorry.

Mr. Wilshaw: It's okay, Ms. Kowaleski.

Ms. Kowaleski: Thank you. I already asked y'all if you would want this in your backyard and I have done a little research and I know where your backyards are. That is not a threat. I am just saying that I know where you live, and you wouldn't want it in your backyard. Right? Carol? Ms. Smiley. Every homeowner in Livonia should be able to feel safe and secure and comfortable in their own backyard. Please stand up this time for our right to be safe and secure and comfortable in our backyards. The amount of space from the apartments, proposed apartment project, to my home and the promise of increased firs on top of the berm it doesn't negate the bad effect that this is going to have on our neighborhood. We have people there in the middle of the night on the berm. Think about the wintertime. All of the kids that might be living in that apartment complex. Being on up on the berm, people coming and smoking their dope on the berm, the people don't smoke in their apartments, so they go outside, where are they going to go? They aren't going to sit around the apartment complex they are going to go away from there, okay? It is coming back to us. It is coming back to our backyards. Please, I am begging you people, do not give this zoning change. This is not what you want to do. It is not what we want. We have a voice. Let our voice be heard this time. I have been in this situation since 2005. I have lived in my home for 29 years. I raised my children there and now I am raising my granddaughter with me five days a week. I can't let my granddaughter go out and play in my backyard because I don't know what is going to come over the wall. That's wrong. That's outrageous. I thank you for allowing me to speak and I hope you will take to heart the words I said, because we are fighting for our own privacy and comfort and safety. Thank you.

Mr. Wilshaw: Thank you, Ms. Kowaleski. Appreciate your comments. Anyone else wishing to speak for or against, please come forward.

Jeanine Sullivan, 29944 Orangelawn, Livonia, MI. You will have to bear with me, I am not a public speaker.

Mr. Wilshaw: That's okay, we are an easy group.

Ms. Sullivan: Pretty much my neighbors have summed up what we all discussed and talked about, but I do have a lot of questions. I have a printout of the new zoning map that y'all passed in August. According to your own map, we are an N1, strictly neighborhood, and on the petition, it wants us to be NM2, which we are not. Doesn't make any sense. How many zoning changes are they asking for? The property was purchased as commercial, C-2. They knew what they were buying. They knew what was going in all of the different business. They knew all of that, but now when other businesses are being vacated it seems more profitable to them to build an apartment complex. That is a nice piece of property back there, yes, it is. But, for that many units it may very well cause a great deal of problems. Nobody has yet really touched upon the retention pond. The retention pond, this whole year, has been our savior because luckily those of us that are right in that area have not had the issues of flooding that other cities have had. Thousands upon thousands of dollars of damage because of the rain and who knows if this will happen again. You add in a three-story building full of concrete and their swimming pool and whatever else...that alone is going to impact that retention pond. That retention pond is there for a purpose and if they have multi-families living there, are they going to perhaps build something around the berm to keep families away from it, because children are definitely curious. Will their little families be running out there and somebody is going to go into the retention pond and not come back out? What Vicki brought up about the berm is really a very stressful issue. It is true. It is one thing if you have your neighbors walk along and wave hi how are you. We all look out for one another, but when you see someone up there that is strolling and looking and strolling and looking, you feel like they are casing your home. I at least was happy to see, and I don't know if it will be true or not, but I would like them to do...I don't know if I can ask for a promise or not, but a balcony...we have a hotel right down the street from us. People living there. Unfortunately, it is a little bit lower, but they can still look out into the yards. Those people have dealt with it for a very long time. We have the motel. Right next to that on the other side of the fitness center we have the hotel with the banquet center. People are in and out of there all the time. We want people to come to Livonia, but do you think that they are going to come to

live back there next to Wal-Mart where they can look out and watch the Auto Zone or they can watch them loading and unloading the trucks behind Wal-Mart? Every year during the holiday's all of those big box stores bring their big cargo containers I guess you would call them, and they just line them up on that roadway where you are planning on having an in and out for the people for the school buses. I don't know if they have addressed the issue of fire hydrants. That is another concern. Really it is. Right now, our back wall is graffiti. People throw shopping carts. I don't expect any of that to change, but I am fearful that it will get worse. People living in that area during the middle of winter if they can't go to their swimming pool where they got to go, the mall is only open so many hours. Young families, I am not too sure of. You are talking one and two-bedroom apartments. That isn't really a family. That is maybe one or two people. You don't put kids in a one and two-family apartment normally unless it is lower rent. That isn't their vision. They say...I shouldn't say they, but in the Livonia 21 it says that the shaping of a city and planning for its future development should plan on grouping, because having the same height, same architecture, the same business, the same residential, that is what is going to build our city. You could put all of those people in that building and they may go over to Plymouth and hang out over there and go to the restaurants over there, walk around over there, go to the parades and what have you, it doesn't necessarily mean that they are going to increase the revenue of Livonia. My biggest fear is Livonia has always been family oriented. Our neighbors look out for one another. I worry that we will have another influx of people leaving. We have had neighbors already that have sold their homes and have moved out because they are fearful. We all know that we can't stop progress and we want the city the flourish, but we want the city to be to flourish with us in mind because we are the ones that have been sitting there paying taxes and keeping properties...we are Livonia. We, the ones that have been there for years and years, we are Livonia. We want to see the city prosper, but not at our expense. I think that is al. I had a whole lot of notes, but like I said I am not really good at that.

Mr. Wilshaw: You did fine, Ms. Sullivan. Just so you know, because we are at the zoning stage of this petition, we are not at the site plan stage, that is why you haven't seen some of the discussion around things like balconies and fire hydrants and some of those details. Those would be in that stage of the petition.

Right now, we are just really looking at what is more appropriate for that place, that location. Is it commercial or is it residential?

Ms. Sullivan: I have another question if I could?

Mr. Wilshaw: Of course.

Ms. Sullivan: I noticed on the new rezoning that the original petition was from a C-2 to an R-8.

Mr. Wilshaw: Correct.

Ms. Sullivan: And all of the sudden the R-8 is non-existent?

Mr. Wilshaw: Correct. That is because the city has changed the entire zoning ordinance in the middle of this process. So, it was a major rewrite and the R-1 through R-8 and those different zoning classifications have been changed. Now, the NM2 is the appropriate similar zoning. Closest thing that we have.

Ms. Sullivan: According to this map we are just an N1.

Mr. Wilshaw: For your...

Ms. Sullivan: Our neighborhood is listed on that map as an N1, not NM2.

Mr. Wilshaw: Correct. That is your neighborhood that is that zoning. The petitioner is asking to have their piece of their property, which is currently commercial, moved to NM2.

Ms. Sullivan: They want their property...

Mr. Wilshaw: Yes. They aren't rezoning your property; they are only rezoning their own. That is something that any property owner can do. If they have a piece of property and they wish to use it in a different way, they can come to us and petition to have that zoning changed. That is why we are here tonight. To see if what they are asking to do and to decide if that is appropriate or not and make a recommendation to City Council. We will see how things go.

Ms. Sullivan: Thank you.

Mr. Wilshaw: I hope that helps. Thank you, Ms. Sullivan. Good evening, sir.

Merlyn Smith, 30039 Richland, Livonia, MI. I live ten houses from where the wall that is...you know where the other side of the wall going to be the apartments. I have not received one notice about any of these meetings. I did make the Zoom meeting. I don't know the regulations of how far they go, but I think 10 houses should have been notified. The second meeting I couldn't make and so this is the third one, which the other two have been tabled. I don't know if we got a notice on why they were tabled. Long enough for them to change the resident eight to the NM whatever. Sounds kind of fishy, but anyhow...so, I am going to touch base on what was said. Commercial...I don't believe any residential should be any commercial with any commercial property. The berm was put up so we wouldn't hear noise and you don't see it. Now they want to build something higher than the berm. That don't make sense. Okay. I am for progress, yes. Okay. If you want to change that zoning area, change it all. All of that to residential, which ain't going to happen. It is all about the money. Could I get the one schematic where they took a picture where we are not going to see much of the building? Am I allowed to do that?

Mr. Wilshaw: Yeah, Mr. Taormina can pull that up. This is what is called a site line diagram.

Mr. Smith: Yeah, that one. The closer you get to something. I know you guys are kind of down and this is up, but if it is reversed, see down here I am not going to see much of you guys, but you will see me.

Mr. Wilshaw: We still see you. We got it.

Mr. Smith: Right? So, that view is like useless. That view is useless. I live, like I said, ten houses away. So, I am farther away, and I am going to be in my living room. I am going to be able to see that building. It was supposed to be four, they knocked it down to three. I will even be able to see a two-story building. Right out my front window. I am ten houses away...I don't know if you guys are familiar, but that road curves. With that, I just ask you to not pass it.

Mr. Wilshaw: Thank you, sir. We appreciate that. Good evening. Anyone else wishing to speak? We have another member of the audience coming forward. Good evening, sir.

Jeff Grad, 11325 Blackburn, Livonia, MI. Hello. Thanks for letting me talk. Just bringing a little bit different perspective. We talk so much about,

you know, families first and ya know young families moving in. A perspective from a young family...I have lived in Livonia for 34 years. I own a small business in Livonia. My parents live in Livonia. I have two young boys and one on the way that could potentially be going to Livonia Public Schools. So, you know, I think I am the perspective, and I am kind of the family that Livonia is hoping to attract. I can tell you right now if this had passed and this zoning had passed, which before I had been looking for a house I wouldn't have moved to where I live. I would have moved to Northville or Plymouth, ya know, which you know they might make that decision and you are going to lose out on a lot of great young middle-class families. I think those are the families that the city wants to attract and also maintain our long-time residents. There is that and you know when I was listening to Jeff Shostak talk, I almost thought it was comical. It doesn't seem like they did a lot of research. It doesn't seem like they are trying that hard. I feel like they don't think that have to try that hard. He said we base where we put our...decide on whether it is residential or commercial...two of the three things he said are almost laughable. He said we base it on what the residents say and what the current people living there want and we also base it on...oh is it walkable....you know to make a residential area, is this walkable. I am pretty sure that a Wal-Mart, a liquor store, a plasma donation center and a gym...I am pretty sure its not really...between my old parking lot in between is not the definition of walkable area. That was kind of ridiculous. The next thing is the whole idea of rezoning this property. I mean, why would we even consider rezoning this to residential? I mean...again, this...the only reason they are doing this is because of the COVID, and big box stores obviously are...big box stores aren't moving in as much as they were before. More people are buying online, ya know. It is that and they are playing off the whole this Livonia 21 Vision, which I think over the last couple years...since it has been...I started reading about it....I think it is transitioned into something that it was originally...parts of this were not supposed to be. The idea, when I did those questionnaires, and it said what do you want future Livonia to be? Yeah, attract families and people are like, I love Plymouth and Northville. I love the idea of a downtown. Let's do these mini downtowns. So, you have all these people voting yes, I want these mini downtowns. Now, a mini downtown apparently has turned into putting in a multi-rise apartment building between a Wal-Mart and a Target. That is going to bring value to this city? I mean lets honestly look at each other and...is that really what we want? We are adding value to this city by doing that? That is a joke. I think it shows

you...we have a hundred...if my math is somewhat correct, I am a CPA, but it is hard doing math sometimes. Like 175 no's to 4 yes's. What are we doing here? I think that kind of speaks for itself. The residents don't want it and this is a rezoning. This is not residential. They should have thought about this when they bought the project. They are only fitting it to whatever they need to fit their financial portfolio and their financial mix to hit those profit numbers that they need. That is the only reason they are doing this or else they would have come with a plan from the beginning to make this a multi-use. To have the residential with the walkable...a full walkable community, which is what the people want if we are going to progress into something that looks like a mini downtown. It is something with...yeah, high-density residential, but something that is walkable with bike trails and commercial built-in. We have other cities that have that and that adds value. Throwing in an apartment complex between a Wal-Mart and a Target and a liquor store and a plasma center doesn't add any value to the city. I just wanted to present that as a young family and you know a lot of other people that I talk to in my neighborhood, they feel the same way as me. They will probably move out if this goes...if this passes, I will probably too. It is unfortunate. I do own a business here and I have lived here my whole life. I am only 34, but I have lived here my whole life so...I just want you to keep in mind there aren't a lot of young families here at this meeting, but I have a lot of friends in Livonia, and I know a lot of people and every single person I have talked to feels this way. Let's just keep that in mind. Thank you.

Mr. Wilshaw: Appreciate your comments. Anyone else wishing to speak? If there is no one else...our audience is determining if they want to speak. Mr. Weldon, we will give you just a few moments.

Mr. Weldon: One of the aspects that I wanted to bring up about what would fit in that area. Mr. Shostak has several restaurant aspects of his own. He has Jersey Mike, and I think he has the Mod Pizza and Del Taco. He could put some of those right in there. That is a perfect fit for him and his own business to fit in there. He should be thrilled to be able to say oh look at this area, I can...then the residents would have a lot closer view of this restaurants and frequent those. Now the other aspect of where he mentioned some side aspects about making it nice and green and things like that. Well, we have dealt with his promises before back when he wanted the electronic gaming center to draw the young kids in there. The residents opposed to that, and it still went through. When he did this current

renovation of the Wonderland section, he envisioned all these big lots coming there, well, they didn't come. If he had taken and had the vision like they had in Detroit, yes you could make a little micro downtown, but then as the other person was mentioning, you had the similar architecture. You had the homes and businesses that fit. This is not a fit. This is an ad-hoc. The reason that the Livonia Venture 21 has changed as some have noticed its because of his input. His influence. It is changed to fit those properties that everybody is pushing for to say let's change it. Let's add these...what is now the only viable thing that he sees is apartment complexes. That is not viable for this. This is, as the Plymouth Road Development Authority envisioned, dedicated. It has a lot of the commercial businesses. Ford, GM, and all the other businesses that have been built up along that stretch. You don't just start throwing in because it is old. We have changed our definition of what Livonia is. No, we are still families first. This is what your guys need to look at and say is this really appropriate to jam this in as an ad-hoc and again you are going to have the school buses and the architecture issues and the water issues. The flooding. One other area that I didn't bring up was...as close as those are, and you have that many units, there has been a lot of fires of apartments that have been reported in the news over the past couple years. One in particular they just showed and I was going to bring it here. They showed how this went up in nothing flat. With the way the berm is and again one of his promises when he built this current innovation of Wonderland, the berm was going to be 12 feet tall and was going to have those trees alternating on both sides, well he neglected this whole section. It isn't 12-feet, it is more like 9 to 10-feet. We always have to call to have it serviced to have the weeds cut down. Well, we have these scrawny looking trees in that section where he is now going to propose let's do next...well, he never follows through with his promises. When they moved the movie theatre in there...oh, we won't have showings in there after 10 p.m. Well, no, it's two in the morning we still had kids out there with car alarms and booze and bottles going on. So, really think about changing this from commercial, which the Plymouth Road Development Authority has dedicated their plans to. They did not interject residential in there. This is all strictly for that, so you are trying to mix something in now or he is trying to mix it in. Again, because of his profit where he is looking...I need some money coming in. As residents, we need some peace and stability and again, throwing in over a hundred plus units into that one little area that most people would not want to just say I

live in that section between Wal-Mart and (inaudible) not going to be attractive to them. Thank you.

Mr. Wilshaw: Thank you. With no one else to speak on this from our audience, I am going to go back to our petitioner and ask if they would like to address anything that they have heard this evening. There has been some comments made about traffic and infrastructure and so on, if you want to address any of those, you are welcome to.

Mr. Ponton: Absolutely. Thank you, Mr. Chairman. I think from a big picture perspective we at Stonefield Engineering and Design and our firm has gone through a number of different communities throughout the nation and within the last five to seven years, I would say trying to introduce this new concept of mixed development that looks a little bit different than what people are used to and nine out of ten it is typically controversial. So, we are not really surprised with what we are hearing here today, but we do think over time if the residents give us the opportunity to meet with them and have some community meetings and discussions and potentially do some research on these types of developments that we may be able to change their opinion over time, although we know it is an uphill battle. I think to touch on a couple of the points...safety, one of the main concerns and you can hear the residents up here...I am sure it doesn't make any of us feel good to hear that someone is walking back and forth on a berm or that someone is sleeping in a sleeping bag. What our professional review is of this is that that typically happens when you have an area of a project that is undeveloped. Where you have a place that someone can loiter, where you have a place that trucks can idle that is not necessarily monitored, but we do think that by bringing activity into the neighborhood by bringing in a community...you hear people speak and they say they love our neighbors, and the businesses, you know, they're loud and trucks are back there and they are rumbling and where they store the pallets....what we are trying to do it make people understand that we are bringing in more high quality neighbors and more high quality community. There has been some conception in the past of what types of people live in apartments and maybe some misunderstandings, but if you look at all of the studies and the recent trends, millennials are renting at a higher rate than they are purchasing. Baby boomers are renting at a higher rate than purchasing another home once they get to be an empty nester. I think that part of the family first and bringing families to Livonia is bringing young professionals when they get their first job for

the first couple of years and then they start to live in the city and get to be a part of the community and make friends and frequent the businesses. Then, over time, they do want to move into a bigger home or have more space that they do stay in the community of Livonia. In terms of infrastructure, nine and a half times out of ten, this use that we are proposing, multi-family, is going to be lower intensity in almost every aspect...Traffic, utilities, everything across the board than some big box users and what is permitted here by right. We would be happy to provide those studies, but we do think that there is also benefit, believe it or not, in terms of what we are proposing as opposed to what is permitted here by right. We do try a lot of times, we do understand that this has been a green and undeveloped piece for a number of years and we understand that residents and neighbors and everybody gets used to that and they want it to remain, but I do think sometimes what we are trying to convey and what I have seen in some scenarios is that a three-story hotel is permitted by right within 75-100 feet of that property. Big box retail is permitted. So, the perspectives that we are showing and some of the comparisons that we are making is what this could be under the current zoning classification and what it could be under the new zoning classification. Typically, what you see is greedy developers as people want to say go in front of a commission and it is typically, they are trying to change residentially zoned properties into commercially zoned properties. When the developer is willing to restrict the uses on his sites to restrict restaurant, to restrict retail, or restrict hotel, these things would no longer be permitted by right under the new zoning classification. That is something that we want the residents to understand. Although we see and may agree that it may not be the perfect fit for mixed use at this exact point in time, it is the first step. Potentially bringing another mixed-use development next door when a tenant may leave and then reshaping and having some adaptive reuse of some of the other buildings. In terms of the view, we did another perspective because I think one of the gentlemen wasn't too big on the view...the perspective that we provided. We did provide another view in the packet. It would be from the apartments to the back yards of the houses. If you would like to share that with the residents. It is part of the presentation that you have to show the perspective. It is important to remember that the Wal-Mart building is about 37 feet at its highest point, but it is 140 feet away. We are going to be 300 feet to the property line. So, from the property line to the windows of the home, you have another estimated 40 to 60 feet. So, you are 350 feet away. Most of them have their garages in their rear.

So, we do think that the perspectives that we provided are very realistic. If you look at the line of sight provided in those, as well as we are very confident that that is what people would see.

Mr. Wilshaw: You are correct that there is in our packet a perspective offered from the third-floor apartment window to the residential property. I believe that is the same diagram that is being shown on the screen. That is a perspective from a third-floor apartment back toward the berm area. Thank you.

Mr. Ponton: I think with those being said and there are any other questions we could address; we would be happy to do that. The one thing that I think...so, the R-8 zoning actually allowed for much taller buildings than the multi-family zoning prior to the switch. I do think that if I had to pick this apart as a resident, the one thing that I would say that is more beneficial in the NM2 than the C-2 is that the...and it was brought up here tonight, is that the NM2 allows for four-stories, where as the C-2 allows for three-stories. I think what we are proposing, three-stories, we are not planning on changing that and if it would give the residents some comfort, we would be happy to make that as a condition of our rezoning moving forward, just so there is a guarantee on the record for the residents.

Mr. Wilshaw: Thank you, Mr. Ponton. Yes, you are correct that as this changed and because of the length of time this has taken and us changing the zoning ordinances, we did go through a process of looking at the differences between the R-8 zoning and the NM2. There are some aspects in which the zoning allowed, the zoning change allowed for to be more restrictive and other aspects that allowed it to be less restrictive. It sort of balanced. There is...we did review those changes in our study meeting to understand, so that all of us understand what those changes were. I just wanted you to note that. Is there any questions from any of our commissioners for our petitioner before we move forward, since he is at our podium and willing to answer?

Mr. Ventura: You mentioned winning the hearts and minds of the adjacent neighborhood, which I think is an excellent idea. I have been looking at this plan for a couple of years. Over that period of time that you have been contemplating this development, how many meetings have you had with the neighborhood?

Mr. Ponton; We have not met with the neighborhood.

Mr. Ventura: None?

Mr. Ponton: That is accurate.

Mr. Ventura: Thank you.

Mr. Wilshaw: Thank you, Mr. Ventura. Any other questions? I don't see any other questions for our petitioner. Thank you, Mr. Ponton. At this point I believe I can close the public hearing and a motion would be in order from our commission.

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

#10-53-2021 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on October 19, 2021, on Petition 2020-08-01-06 submitted by Middlebelt Plymouth Venture, L.L.C, pursuant to Section 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone parts of the properties at 29707 & 30273 Plymouth Road, located on the south side of Plymouth Road between Middle Belt Road and Milburn Avenue in the Northeast ¼ of Section 35, from C-2 (General Business) to NM2 (Neighborhood Multi-family), the Planning Commission does hereby deny Petition 2021-08-01-06 for the following reasons:

1. That the Petitioner has failed to affirmatively show that the proposed change of zoning to NM2 Multifamily Residential and the intended design and layout of the development as presented to the Planning Commission would be compatible to and in harmony with the surrounding residential neighborhoods.
2. That the design concept as presented by the Petitioner fails to achieve the goals and objectives of the Livonia Vision 21 Master Plan which seeks to create a mixed-use development in which the apartments are integrated within the surrounding commercial land uses.
3. That the plan to construct two (2) very large, three-story apartment buildings, each containing approximately 100 dwelling units, is contrary to the goals and objectives of the Livonia Vision 21 Master Plan which recommends high density residential in buildings that have a residential scale and character by creating smaller buildings close to streets and in smaller blocks to establish a walkable pedestrian

environment with better connectivity to the surrounding area.

4. That development of multifamily residential on the subject site pursuant to the standards and guidelines as set forth in Section 5.04, Form-Based Development Option in Commercial Districts, would achieve the desired outcome of creating a mixed-use development that is consistent with the Livonia Vision 21 Master Plan and that integrates multifamily housing with the existing surrounding commercial land uses.
5. That the proposed change of zoning is inconsistent with the established pattern of development in the surrounding area and would adversely alter the character of the neighborhood, and
6. That the proposed zoning and use is contrary to the purposes, goals and objectives of the Zoning Ordinance, which seek to ensure compatibility and appropriateness of uses so as to enhance property values and to create and promote a more favorable environment for neighborhood use and enjoyment.

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

Mr. Wilshaw: Is there any discussion?

Mr. Taormina: Just a point of clarification. I think it was inadvertently said that it was R-8 as opposed to NM2 in the opening sentence. You want to confirm that to be correct.

Ms. Smiley: In the first line it says to from C-2 to R-8.

Mr. Wilshaw: Correct. This would be a denial from C-2 to NM2. You are okay with that Mr. Ventura?

Mr. Ventura: Yes.

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted. It will go on to City Council with a denying 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 **Monday, March 7, 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 2020-08-01-06 submitted by Middlebelt Plymouth Venture, L.L.C., pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone parts of the properties at 29707 & 30273 Plymouth Road, located on the south side of Plymouth Road between Middlebelt Road and Milburn Avenue in the Northeast ¼ of Section 35, from C-2 (General Business) to NM2 (Neighborhood Multifamily).

SUSAN M. NASH, CITY CLERK

PUBLISH: February 17, 2022



LETTER TO THE LIVONIA CITY COUNCIL

1.

Planning
October 26, 2021

MEETING DATE

Public Hearing of March
7, 2022

PREPARED BY

Stephanie Reece, Program Supervisor,

AGENDA ITEM

Petition 2020-08-01-06 submitted by Middlebelt Plymouth Venture L.L.C. pursuant to Section 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone parts of the properties at 29707 & 30273 Plymouth Road, located on the south side of Plymouth Road between Middlebelt Road and Milburn Avenue in the Northeast ¼ of Section 35, from C-2 (General Business) to NM2 (Neighborhood Multifamily).

BACKGROUND

RECOMMENDATION

At the 1,177th Public Hearing and Regular Meeting held by the City Planning Commission on October 19, 2021, the following resolution was unanimously adopted:

#10-53-2021 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on October 19, 2021, on Petition 2020-08-01-06 submitted by Middlebelt Plymouth Venture, L.L.C, pursuant to Section 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone parts of the properties at 29707 & 30273 Plymouth Road, located on the south side of Plymouth Road between Middle Belt Road and Milburn Avenue in the Northeast ¼ of Section 35, from C-2 (General Business) to NM2 (Neighborhood Multi-family), the Planning Commission does hereby deny Petition 2021-08-01-06 for the following reasons:

1. That the Petitioner has failed to affirmatively show that the proposed change of zoning to NM2 Multifamily Residential and the intended design and layout of the development as presented to the Planning Commission would be compatible to and in harmony with the surrounding residential neighborhoods.
2. That the design concept as presented by the Petitioner fails to achieve the goals and objectives of the Livonia Vision 21 Master Plan which seeks to create a mixed-use development in which the apartments are integrated within the surrounding commercial land uses.
3. That the plan to construct two (2) very large, three-story apartment buildings, each containing approximately 100 dwelling units, is contrary to the goals and objectives of the Livonia Vision 21 Master Plan which recommends high density residential in buildings that have a residential scale and character by creating smaller buildings close to streets and in smaller blocks to establish a walkable pedestrian environment with better connectivity to the surrounding area.

4. That development of multifamily residential on the subject site pursuant to the standards and guidelines as set forth in Section 5.04, Form-Based Development Option in Commercial Districts, would achieve the desired outcome of creating a mixed-use development that is consistent with the Livonia Vision 21 Master Plan and that integrates multifamily housing with the existing surrounding commercial land uses.

5. That the proposed change of zoning is inconsistent with the established pattern of development in the surrounding area and would adversely alter the character of the neighborhood, and

6. That the proposed zoning and use is contrary to the purposes, goals and objectives of the Zoning Ordinance, which seek to ensure compatibility and appropriateness of uses so as to enhance property values and to create and promote a more favorable environment for neighborhood use and enjoyment.

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

FISCAL CONSIDERATION

ATTACHMENTS

1. 2020-08-01-06_3rd Revision_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development
Director

Date: October 26, 2021



Maureen Miller Brosnan, Mayor

Date: October 29, 2021

NEW DATA FOR PUBLIC HEARING OF
MARCH 7, 2022

From: [Mark Schovers](#)
To: [Steve E. Duczynski II](#); [Kasprowicz, Sara](#)
Cc: [Taormina, Mark](#); [Harvey, Mitchell](#); [Jeffrey Schostak](#)
Subject: RE: Schostak-City Counsel Presentation-Mark Schovers
Date: Friday, March 4, 2022 1:31:11 PM
Attachments: [image001.png](#)
[2022-3-17 Wonderland Rezone Presentation.pdf](#)

Sara,

Attached is our presentation package for Monday's City Council meeting. Should you have any questions or issues with the file please reach out to me at 248.921.0794 or mark@spiredg.com

Slides that have been added or modified from the submission package are as follows:

- **Slide 5: Market Study and Proposed Amenities**
- **Slide 8: Use Exhibit** – Existing Zoning vs Proposed Zoning
- **Slide 9: Site layout** – Previous Proposal vs Current Proposal
- **Slide 10: Rendered Site Plan** – Showing enhanced landscaping and fence screening along south
- **Slide 11: Building Perspective** – Showing enhanced landscaping along existing drive lane
- **Slide 13: View from Backyard of Single Family** – Showing the previous submission vs revised with enhanced landscape and screening.
- **Slide 14: Line of Sight Section** – Showing previous line of sight vs proposed with enhanced landscape and screening.
- **Slide 15: View from Third Floor of Apartments** – Previous view from 3rd floor vs proposed view with enhanced landscape and screening.

Mark Schovers
S P I R E design group
115 E. 4th St.
Rochester, MI 48307
248.921.0794

From: Steve E. Duczynski II <duczynskis@schostak.com>
Sent: Friday, March 4, 2022 6:48 AM
To: 'skasprowicz@livonia.gov' <skasprowicz@livonia.gov>
Cc: 'mtaormina@ci.livonia.mi.us' <mtaormina@ci.livonia.mi.us>; Mark Schovers <mark@spiredg.com>; Harvey, Mitchell <mharvey@stonefieldeng.com>
Subject: Schostak-City Counsel Presentation-Mark Schovers

Good Morning Sara,

I am traveling today, so Mark Schovers (248-921-0794) will be our representative who will be sending today, our NEW presentation package, also identifying which new drawing were adding.

Mark T.- If not provided in Mark S, I will follow-up with further clarification later this afternoon of site changes incorporated.

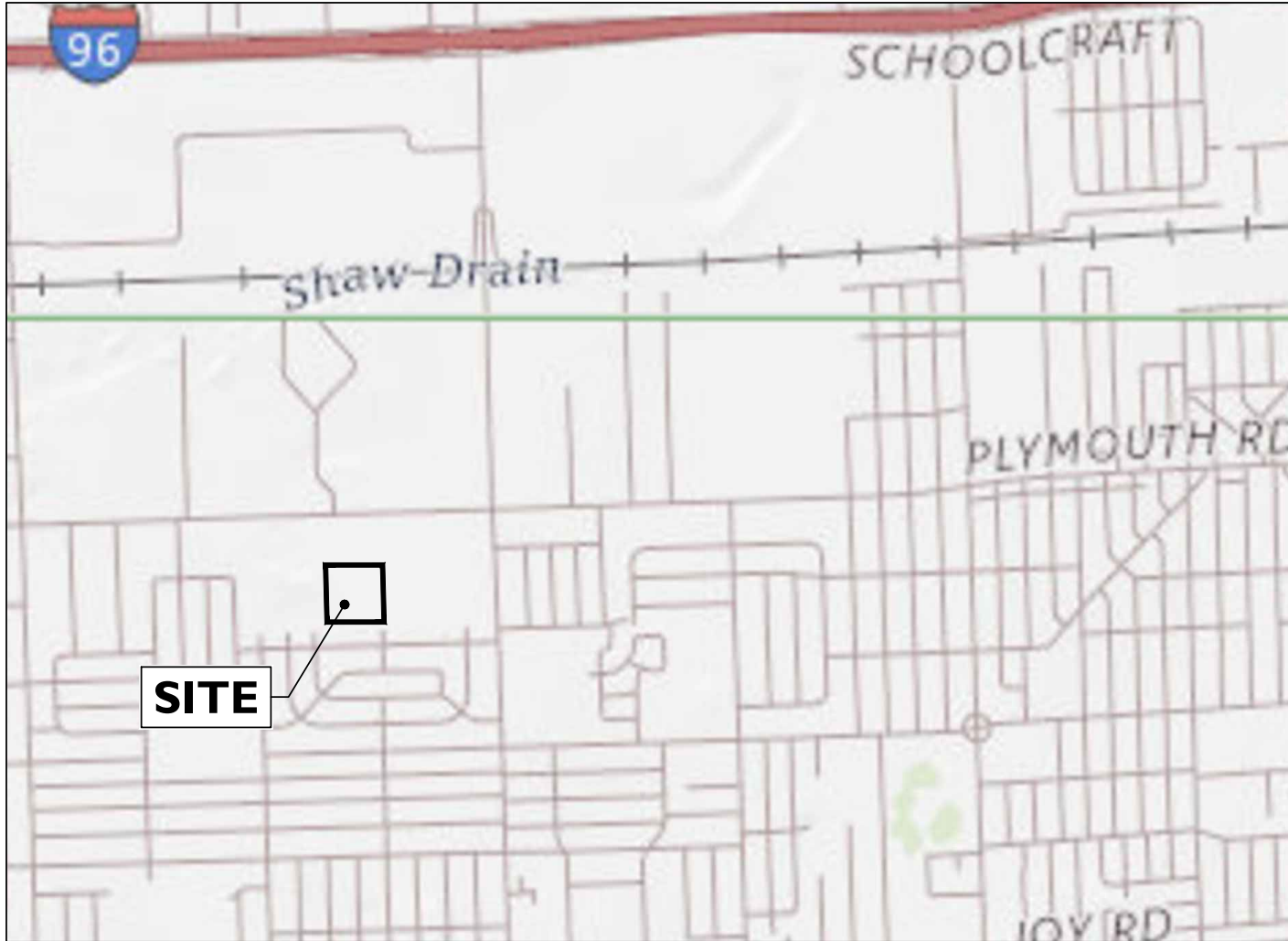
Please feel free to reach out to me on my cell (248-508-0886).

Thanks

Steve E.

Stephen E. Duczynski
Vice President of Development & Construction
Schostak Brothers & Company Inc.
17800 Laurel Park Drive North, Suite 200C
Livonia, MI 48152
248-262-1000 (office)
248-357-6272 (direct)
248-508-0886 (cell)
duczynskis@schostak.com





SOURCE: USGS MAPS

LOCATION MAP

SCALE: 1" = 2000'±

REZONING DOCUMENTS
FOR
Schostak
BROTHERS & COMPANY
PROPOSED RESIDENTIAL
DEVELOPMENT

PARCEL IDS: 137-99-0008-010, 137-99-0004-002
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

APPLICANT / OWNER

STEPHEN E. DUCZYNSKI II
MIDDLEBELT PLYMOUTH VENTURE LLC
17800 NORTH LAUREL PARK DRIVE
#200C
LIVONIA, MICHIGAN



SOURCE: GOOGLE EARTH PRO

AERIAL MAP

SCALE: 1" = 200'±

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www.stonefieldeng.com

607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

REZONING DOCUMENTS



PARCEL IDS: 137990008008, 137990008001, & 137990004002
11320 MIDDLEBELT ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

J. REID COOKSEY, P.E.
LICENSED PROFESSIONAL ENGINEER



SCALE: AS SHOWN PROJECT ID: M-19052

TITLE:

COVER SHEET

DRAWING:

C-I

150 0' 150 300

GRAPHIC SCALE IN FEET

1"=150'

Future Land Use

City of Livonia, Michigan

September 13, 2018

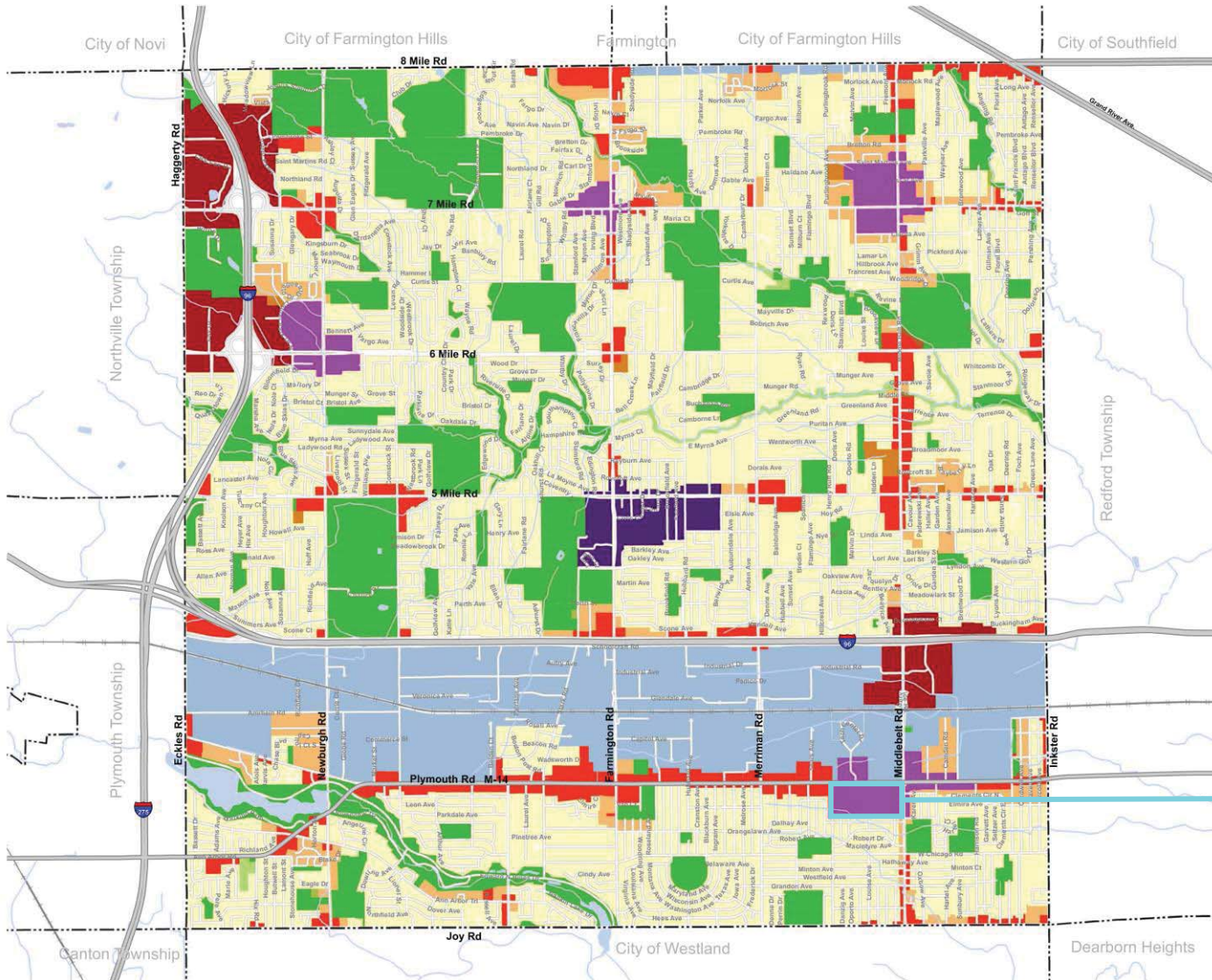
LEGEND

- Parks and Community
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Corridor Commercial
- Regional Commercial
- Mixed Development Center
- City Center
- Tech and Manufacturing
- Floodplain Area

SITE



Data Source: City of Livonia, 2015. Michigan Geographic Framework, Michigan Center for Geographic Information, McKenna, 2018



Missing Middle Housing

The Future Land Use Plan for Livonia places importance on neighborhood improvements and the creation of housing opportunities for the families of the future and downsizing options for residents of today. Much of the conversation surrounding the mismatch between current housing stock and demographic trends focuses on the need for “missing middle housing.” A response to limited appeal of traditional multi-family housing types developed in decades past, missing middle housing is those types between single-unit detached homes and mid-rise apartment buildings on the density and typology scale.

The Future Land Use Plan is intended to address the missing middle housing types and provide some flexibility for encouraging walkable infill housing development in Livonia by encouraging adaptive reuse in massing, density, and dimensional requirements in several districts.

Districts where missing-middle is encouraged:

- Medium Density Residential
- High Density Residential
- Corridor Commercial
- Mixed Development Centers
- City Center

TARGETED CUSTOMER

- Young Professions
- Empty Nesters
- Starter Family
- Downsizing
 - o **Apartment Living Offering & Benefits**
 - No Mortgage or Property Taxes
 - No Home Ownership Maintenance
 - Flexibility Lifestyle
 - Provides Options for those who wish to live in Livonia, but can't find an available home, or don't currently have the finances for a down payment.

201 TOTAL UNITS & ESTIMATED RENTS

- **(40%) (1) BEDROOM SIZES & ESTIMATED RENTS:**
 - o 588sf.....\$1,200
 - o 598sf.....\$1,250
 - o 622sf.....\$1,300
 - o 683sf.....\$1,350
- **(60%) (2) BEDROOM SIZES & ESTIMATED RENTS:**
 - o 825sf.....\$1,450
 - o 910sf.....\$1,550
 - o 1,024sf..... \$1,600

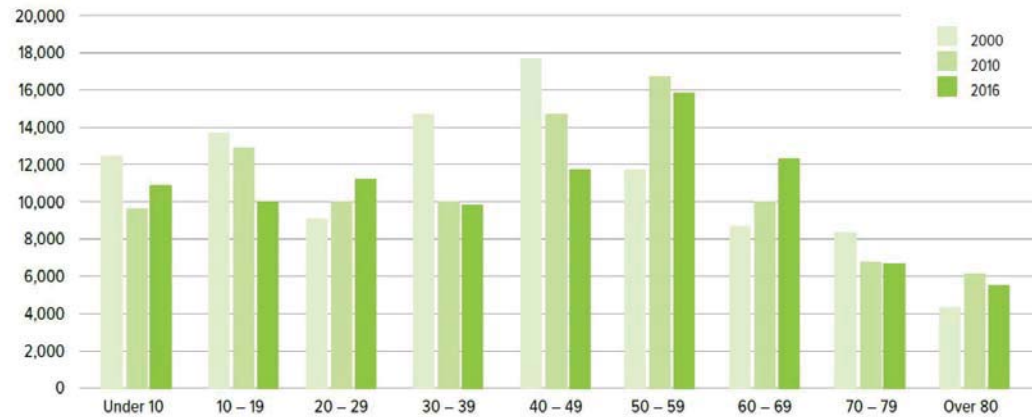
UNIT AMENITIES:

- Ring Doorbell Camera Security
- Appliances: Range, Refrigerator, Dishwasher, Washer & Dryer
- Quartz Countertops
- Stainless Steel Sink
- HVAC-Heat Pump Heating and Central Air
- Latest Technology Infrastructure.
- Window Coverings

PROJECT AMENITIES:

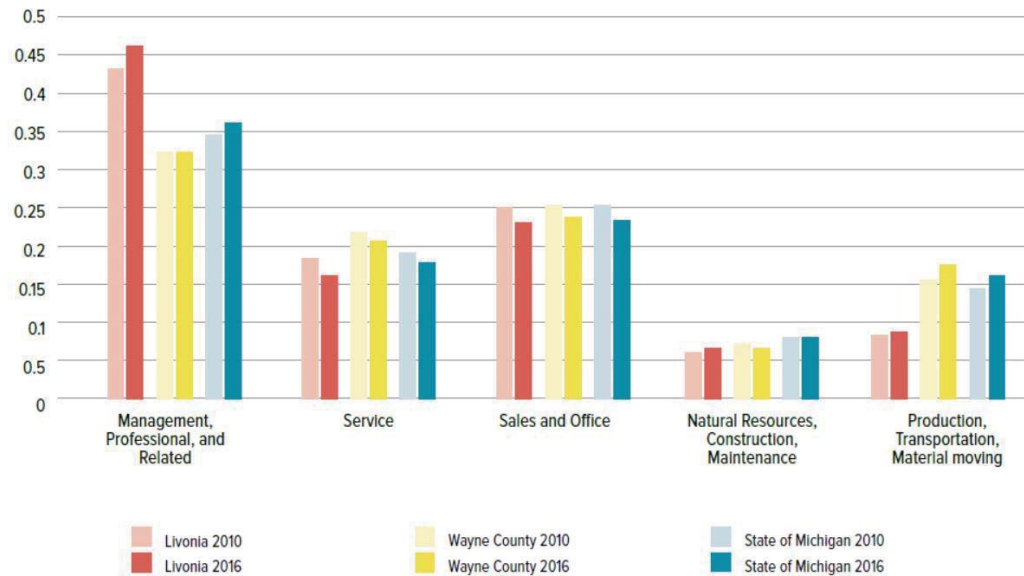
- Exterior Security Camera's
- Secured Card Access Perimeter Building Entries
- On Site Leasing & Management Center
- 24/7 On Call Management
- Latest Amazon / UPS/ Fed Ex Package Lockers
- Secured USPS Mail Boxes
- Elevators
- Electric Vehicle Charging Stations
- Self-Serve Beverage Café
- Fitness Center
- Dog Run & Park
- Outside Pool / Restroom & Changing Area
- Outside Covered Sitting & Gathering Areas
- BBQ Areas
- Large Open Courtyard & Green Spaces
- Large Open Walkable Area's
- Carports
- Bike Racks
- Walkable Adjacent Retail, Restaurants, Fitness Accessibility.

Figure 1.3: Age of Population - City of Livonia, 2000-2016



Source: US Decennial Census (2000, 2010) and American Community Survey (2016 5-year estimates)

Figure 1.7: Employment Sector Distribution



Source: US Decennial Census (2000, 2010) and American Community Survey (2016 5-year estimates)

DESCRIPTION

[illegible]

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APPENDIX

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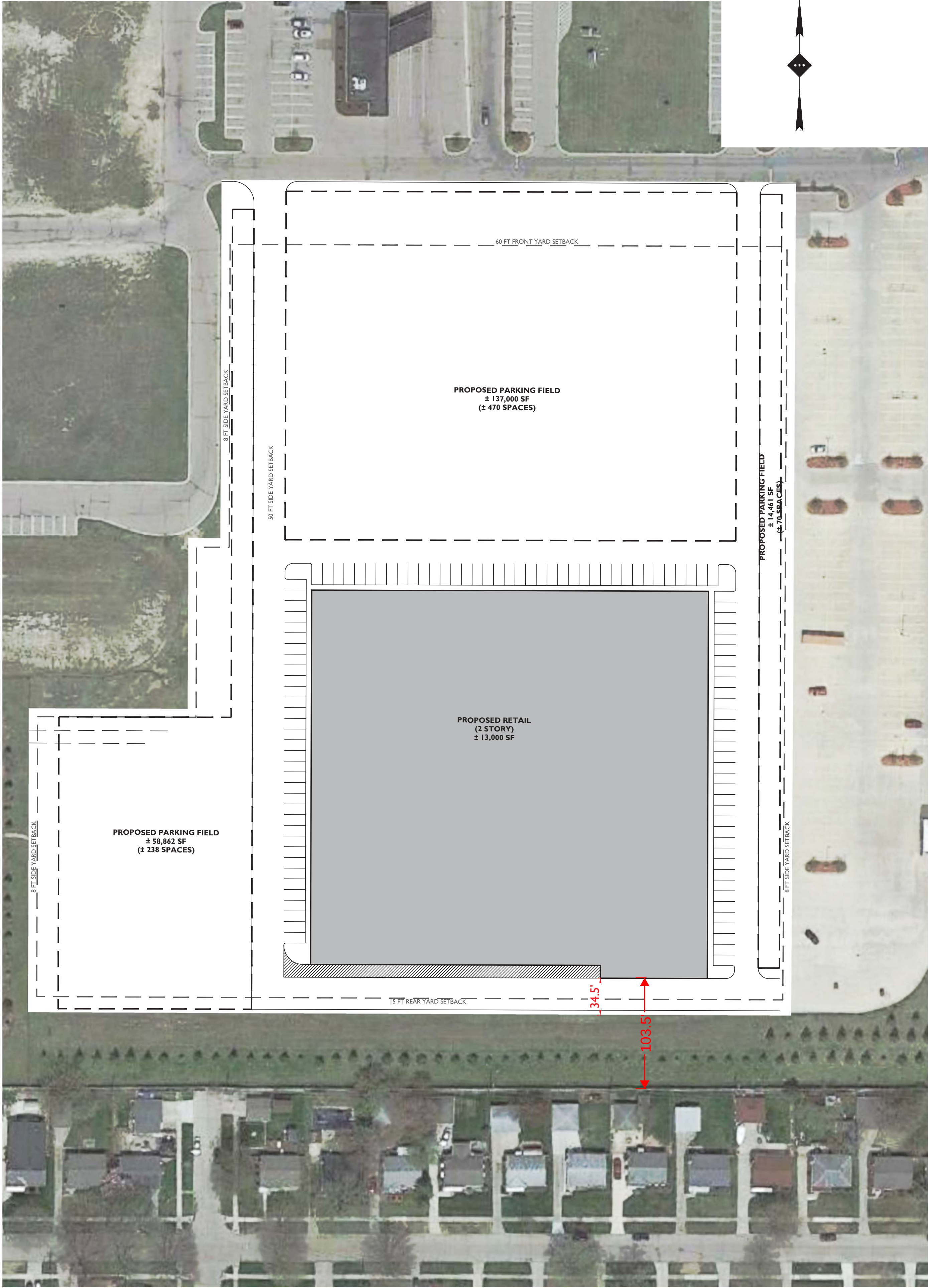
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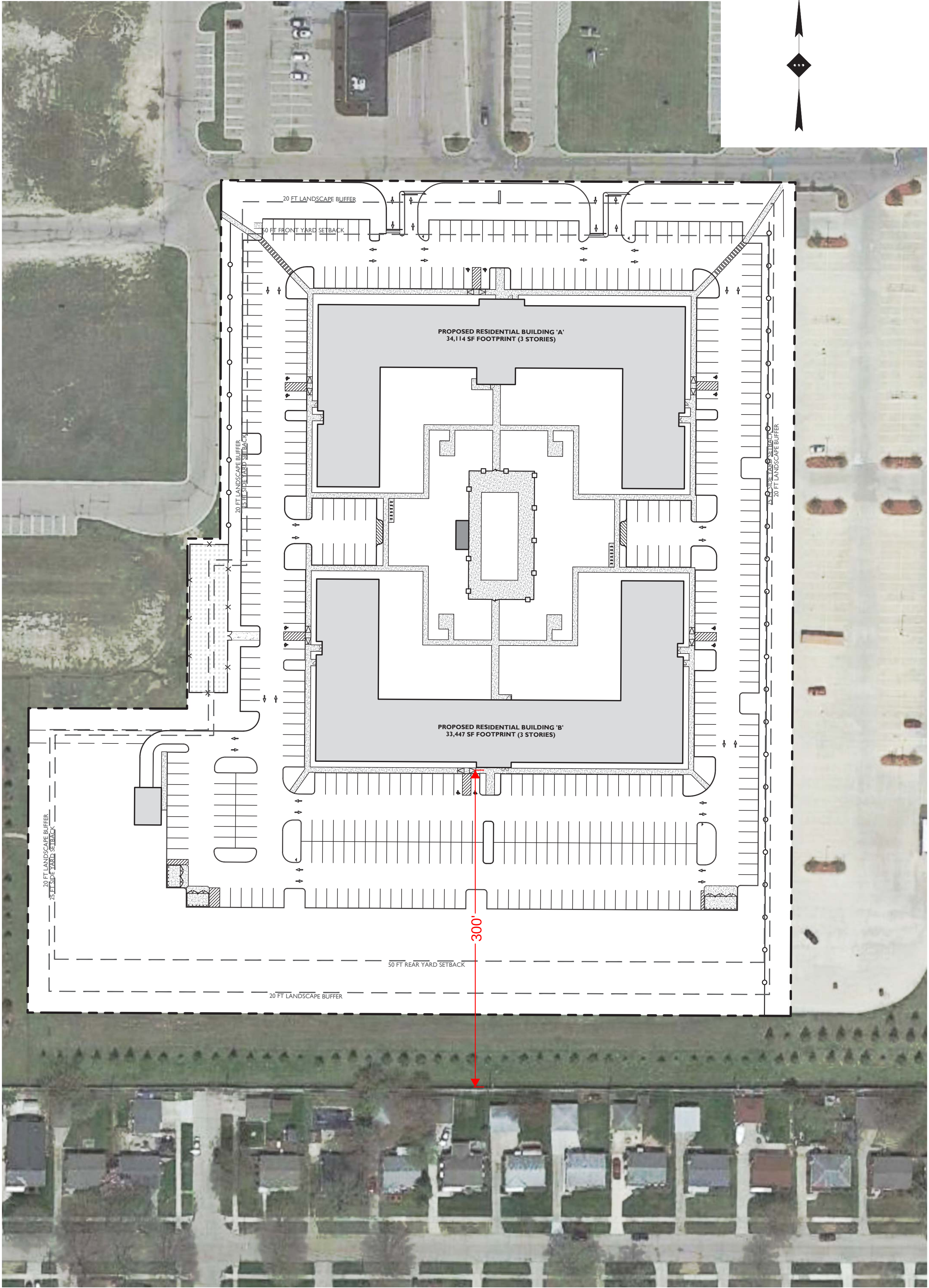
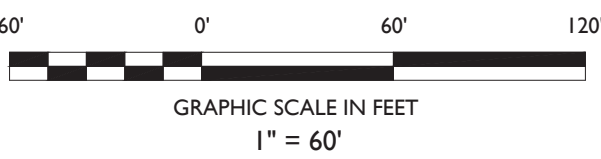
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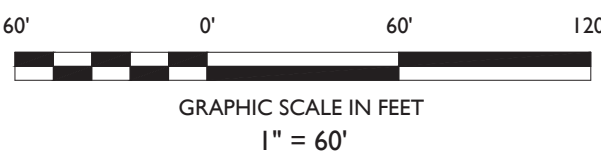
V:\P0819\19022 SCHOSTAK BROTHERS-RESIDENTIAL ROAD AND FLYING DUTCHMAN ROAD, LIVONIA, MICHIGAN\190221-01-11 PC EXHIBITS\01 - SITE.DWG



EXISTING ZONING



PROPOSED ZONING



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Phone 248.247.1115

SITE DEVELOPMENT PLANS

Schostak
BROTHERS & COMPANY
PROPOSED RESIDENTIAL
DEVELOPMENT

PARCEL IDS: 137990008008, 137990008001, & 137990004002
11320 MIDDLEBELT ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

MICHIGAN LICENSE No.6201065336
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 60' PROJECT ID: M-19052-01

TITLE:

USE EXHIBIT

DRAWING:

NOT APPROVED FOR CONSTRUCTION

DESCRIPTION

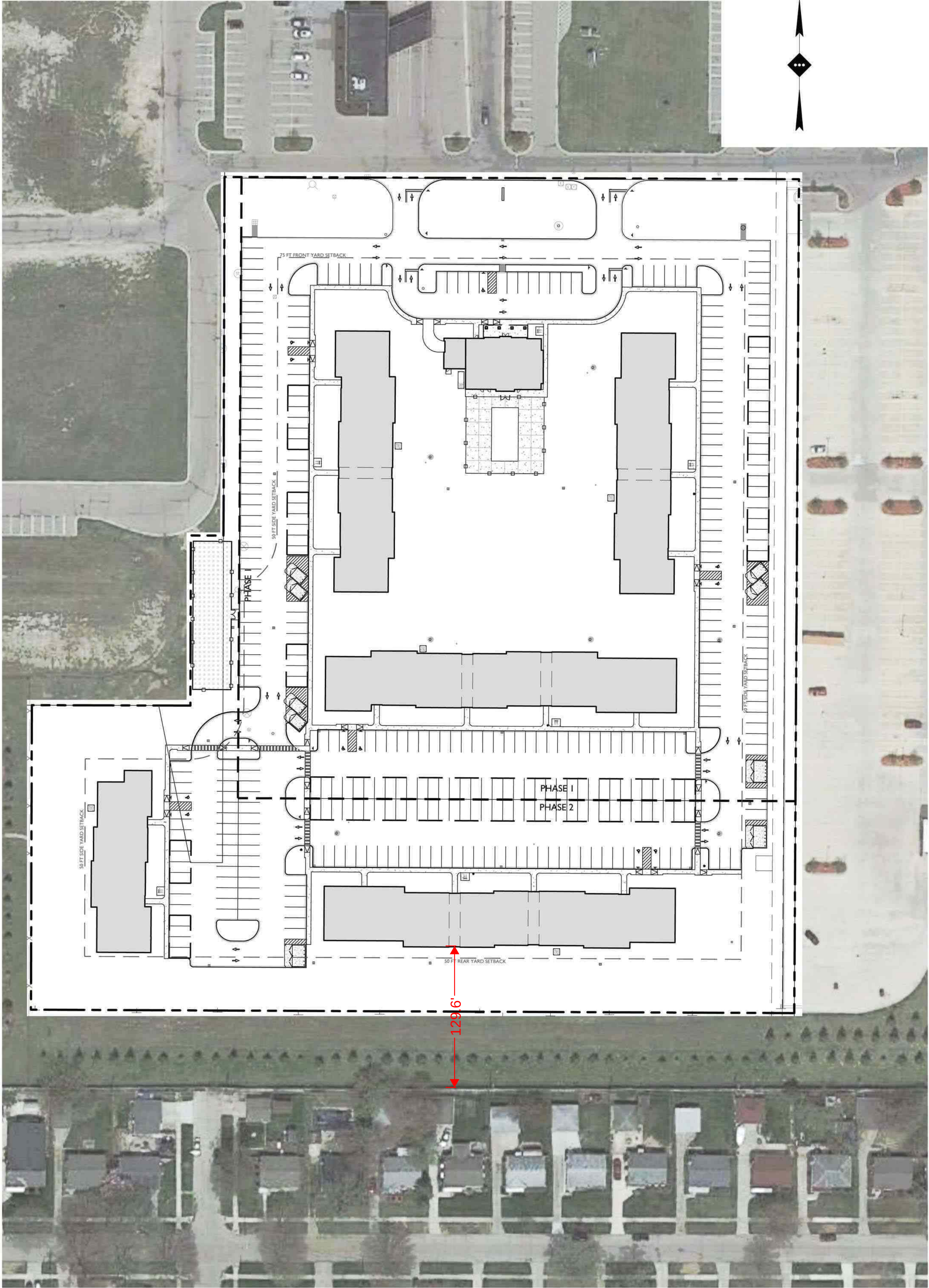
BY

DATE

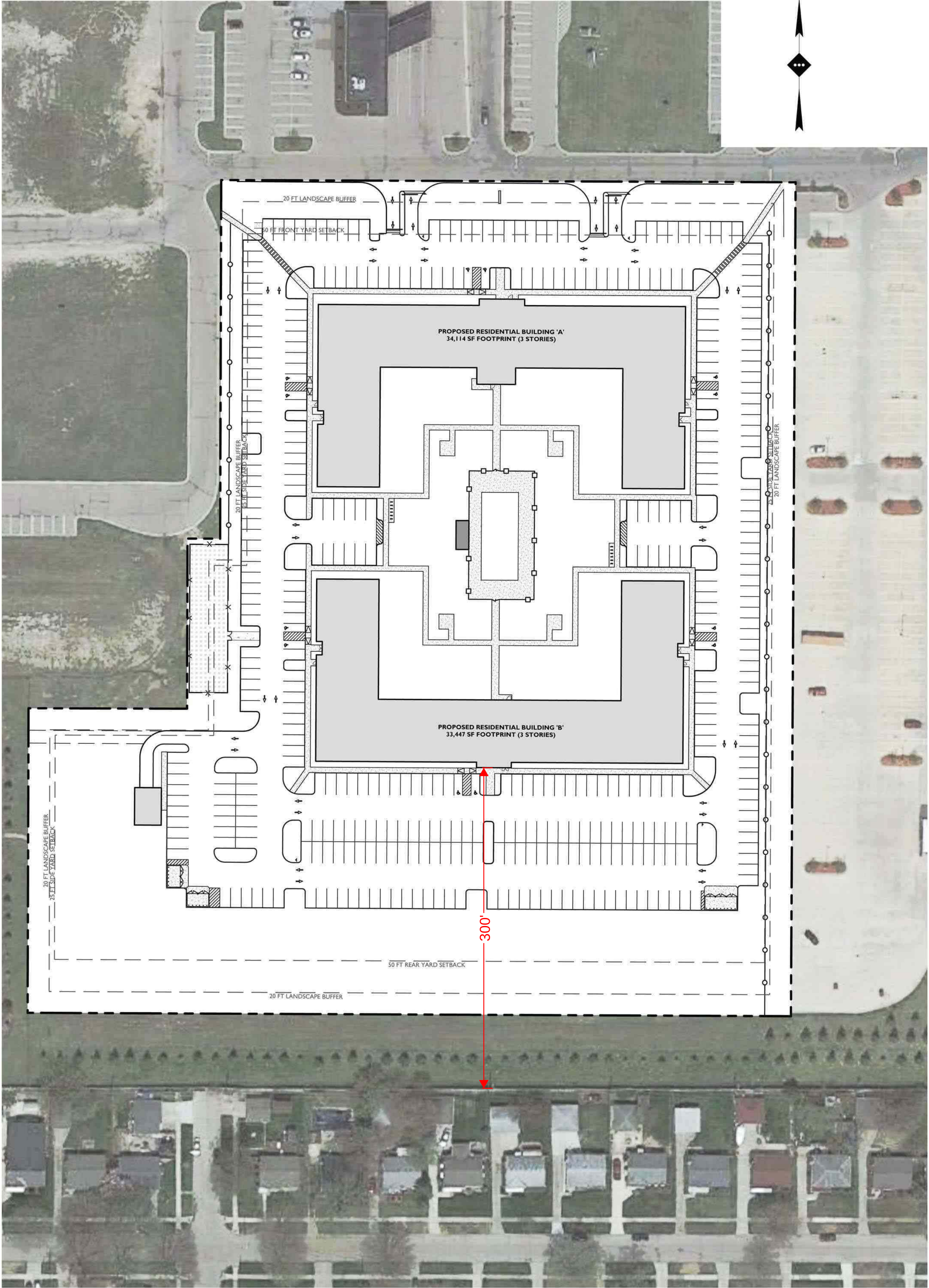
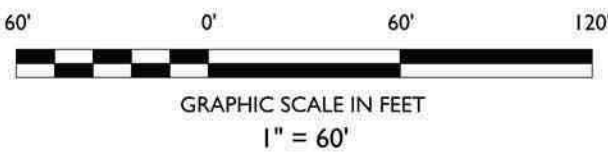
ISSUE

FOR PLANNING COMMISSION APPROVAL

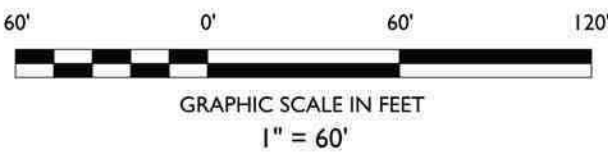
\\P038\\P038\\10252\\SCHOSTAK BROTHERS\\MIDDLEBELT ROAD AND LYNDEN ROAD, LIVONIA, MI\\CADD\\SCHOSTAK BROTHERS\\10252\\10252 PC EXHIBITS\\SCL SITE.DWG



PREVIOUS SITE LAYOUT



PROPOSED SITE LAYOUT



SITE DEVELOPMENT PLANS

Schostak
BROTHERS & COMPANY
**PROPOSED RESIDENTIAL
DEVELOPMENT**
PARCEL IDS: 137990008008, 137990008001, & 137990004002
11320 MIDDLEBELT ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

MICHIGAN LICENSE No.6201065336
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
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SCALE: 1" = 60' PROJECT ID: M-19053-01

TITLE:

DRAWING:

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Phone 248.247.1115

ISSUE	DATE	BY	DESCRIPTION
1	07/27/2021	AF	FOR PLANNING COMMISSION APPROVAL



PREVIOUS FRONT PERSPECTIVE



REVISED FRONT PERSPECTIVE

PERSPECTIVE VIEW BUILDING A – FROM PLYMOUTH RD

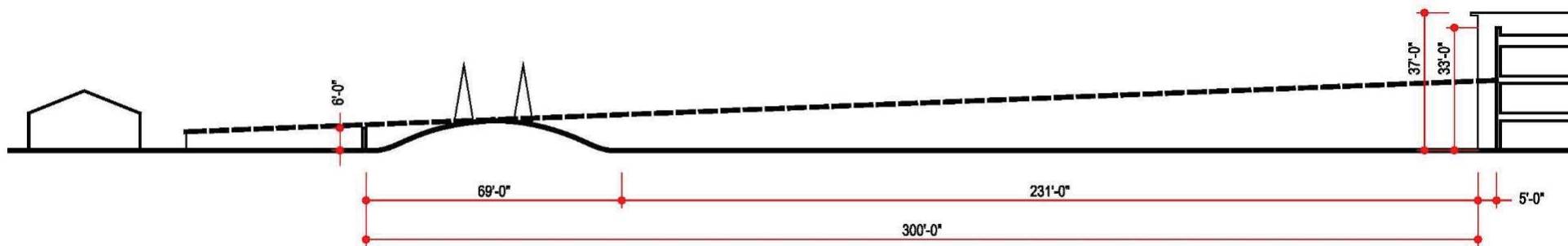


PRESPECTIVE VIEW OF BUILDING B – FROM REAR PARKING

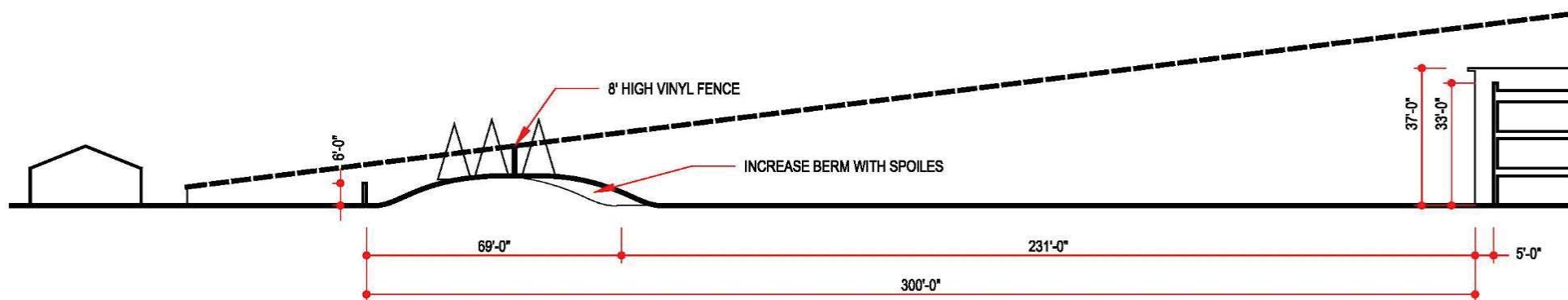
March 7, 2022



VIEW FROM BACKYARD OF SINGLE-FAMILY HOUSES



PREVIOUS LINE OF SIGHT SECTION



REVISED LINE OF SIGHT SECTION

LINE OF SIGHT SECTION



VIEW FROM THIRD FLOOR OF APARTMENTS



COURTYARD VIEW

March 7, 2022



AERIAL VIEW

March 7, 2022



THE LIV APARTMENTS
LIVONIA, MI



TOWN COURT
WEST BLOOMFIELD, MI



CITY FLATS APARTMENTS
ROCHESTER HILLS, MI

From: [Reece, Stephanie](#)
To: [Kasprowicz, Sara](#)
Subject: FW: property rezoning by Plymouth and Middlebelt
Date: Tuesday, March 8, 2022 4:28:21 PM

Hi,

This is for you. Not new data from us....???

Stephanie Reece

Program Supervisor
City of Livonia | Planning Department
(734) 466-2288
SReece@livonia.gov

From: Simmons, Jennifer <jsimmons@livonia.gov>
Sent: Tuesday, March 8, 2022 4:17 PM
To: Kaupp, Tara <tkaupp@livonia.gov>; Taormina, Mark <mtaormina@livonia.gov>; Reece, Stephanie <SReece@livonia.gov>
Cc: Mayor Staff <MayorStaff@Livonia.gov>
Subject: FW: property rezoning by Plymouth and Middlebelt

Jennifer Simmons

Constituent Relations Specialist
City of Livonia | Mayor's Office
(734) 466-2204
jsimmons@livonia.gov

From: merle smith <truckinmerle@hotmail.com>
Sent: Tuesday, March 8, 2022 1:03 PM
To: Donovic, Rob <rdonovic@livonia.gov>; Toy, Laura <lttoy@livonia.gov>; cwhite@ci.livonia.mi.us;
McIntyre, Kathleen <kmcintyre@livonia.gov>; Morgan, Scott <smorgan@livonia.gov>; Jolly, Jim
<jjolly@livonia.gov>; McCullough, Brandon <bmccullough@livonia.gov>; Mayor Maureen Miller
Brosnan <mayor@livonia.gov>
Subject: property rezoning by Plymouth and Middlebelt

Good afternoon,

This is in regards to the rezoning at Plymouth and Middlebelt. I took pictures this morning of the trees that are supposed to be the barrier between

Walmart and Target to the residents backing up to the site which is houses on Orangelawn. The illustrations shown during last night's meeting show full blockage of the proposed site plan. I am sure are the same kind of illustrations were used when they wanted to build Walmart and Target back in 2007 , which is 15 years ago. I would like you to look at the pictures sent along with this email and look what 15 years down the road looks like in real time. These trees do not in any way block the view or sound.

During last night's meeting it was stated that dumpster areas would be kept clean. I used to pick up trash dumpsters and they are as a rule not kept clean which is an open invitation for rats, which as you know we already have an abundance of. (Is this another of Schostak's promises that will not be kept?) I invite you to look at any dumpsters in the City to see how (not) clean they are kept.

With all due respect, please consider turning down this rezoning request on March 23 at the Council Meeting.

Thank you for your time.

Merlyn and Judy Smith
30039 Richland













**PUBLIC HEARING
DIRECTION**

MONDAY, MARCH 7, 2022

PETITION 2020-08-01-06 submitted by Middlebelt Plymouth Venture, L.L.C., pursuant to Section 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone the parts of the properties at 29707 & 30273 Plymouth Road, located on the south side of Plymouth Road between Middlebelt Road and Milburn Avenue in the Northeast ¼ of Section 35, from C-2 (General Business) to NM2 (Neighborhood Multifamily).

DIRECTION:

- 1) DENYING**
- 2) APPROVING**
- 3) REFER TO COMMITTEE OF THE WHOLE**

**THESE ITEMS ARE TO BE PLACED ON THE AGENDA FOR THE
REGULAR MEETING OF MARCH 23, 2022**

**CITY OF LIVONIA
PUBLIC HEARING**

Minutes of Meeting Held on Monday, March 7, 2022

A Public Hearing of the Council of the City of Livonia was held at the Livonia City Hall Auditorium on **Monday, March 7, 2022.**

MEMBERS PRESENT: Jim Jolly, President
 Laura Toy, Vice President
 Rob Donovic
 Brandon McCullough
 Scott Morgan

MEMBERS ABSENT: Scott Bahr
 Kathleen McIntyre

OTHERS PRESENT: Paul Bernier, City Attorney
 Mark Taormina, Planning and Economic Dev. Director

 Sara Kasprovicz, Recording Secretary

The Public Hearing was called to order at 7:00 p.m. with President Jim Jolly presiding. This item is regarding Petition 2020-08-01-06, Middlebelt Plymouth Ventures, LLC, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone parts of the properties at 29707 & 30273 Plymouth Road, located on the south side of Plymouth Road between Middlebelt Road and Milburn Avenue in the Northeast ¼ of Section 35, from C-2 (General Business) to NM2 (Neighborhood Multifamily).

This item will move to the Regular Meeting of **March 23, 2022.**

The Public Hearing is now open. There were 32 persons in the audience.

Jolly: We will start the public hearing with a presentation from our City's Planning and Economic Development Director. Then we'll have any kind of brief remarks from the Developers, in this case, and then I will open it up to the residents to speak and make their comments. Okay. Mr. Taormina.

Taormina: Thank you Mr. President. This is a request to retail property that is part of the Wonderland Village Shopping Center. The land area involved in this request is approximately 10.86 acres it's located between the Walmart Supercenter and LA Fitness. The change would be from C-2, General Business to NM-2, Neighborhood Multifamily. Bordering the property to the south are single family homes that are part of the Bel Air Gardens subdivision. The purpose of the rezoning is to facilitate the future development of an apartment complex that would be called Wonderland Flats. NM-2 zoning does allow for multi-family dwellings and buildings that are not to exceed four stories in height.

The preliminary plans submitted with this application show two, three-story apartment buildings, the two C-shaped buildings would mirror one another, similar to the configuration of Haggerty Square. The site layout includes a central courtyard and a common area that would contain an inground pool as well as other amenities. Each building would have a gross floor area of approximately 100,000 square feet. Together they would contain a total of 200, one and two-bedroom units. Ingress and egress would be from two driveways that would be on the north side of the apartment complex. The main point of access from Plymouth Road would be from the signalized drive that is located across from Tech Center Drive. This road runs between the White Castle and the Biolife. It intersects with a road that runs east and west. Across the shopping center. There are two driveways that would serve the apartment complex and these would be located between that and main entrance drive. Parking is shown around the perimeter of both buildings. The plan shows a total of 422 parking spaces, which is slightly more than the required two spaces per unit. In comparison, Haggerty Square, with the same number of apartments, obtained a variance for 323 parking spaces translated to a ratio of roughly 1.6 spaces per unit. Carports for about 100 of the vehicles are shown along the east, south and a small portion of the west sides of the development. At the south end of the property the site contains an existing screen wall and landscape berm that separates the proposed development from the adjacent single-family homes. The width of the berm measured from the masonry wall to the base of the slope is about 69 feet and from this point, the distance to the closest edge of the parking lot is another 100 feet, and from the parking lot to Building B, is another 131 feet. So altogether, the distance between the adjacent residential properties in the closest point of apartment building D would be about 300 feet. The buildings which span a length of approximately 343 feet would all have flat roofs. All units would be accessible from corridors that are located inside the buildings. There will be a network of interconnected sidewalks that would be provided around both of the buildings as well as the courtyard in the common areas. The Livonia Vision 21 Future Land Use map designates the entire Wonderland complex, including the subject site, as a mixed development center. Mixed development centers are intended to have higher densities and massing, be walkable and pedestrian friendly, and be integrated with, and connected to, surrounding areas and neighborhoods. Attached dwellings and apartments are identified as an appropriate land use within a mixed development center, subject to a maximum density of 20 units per acre. Residential options include attached and upper story units, including townhomes, lofts and apartments. The concept plan for Wonderland Flats reflects an overall density of 17.6 dwelling units per acre, which is slightly less than the maximum density provided on the Master Plan. On October 19, Planning Commission held a public hearing on this item and is requesting denial of the rezoning. With that, Mr. Chairman, I'll be happy to answer any questions.

Jolly: Could you repeat that last part, Mark?

Taormina: The Planning Commission recommends denial based on a public hearing held on October 19.

Jolly: Sounds good. Thank you, sir. We'll go to Council first, does the Council any questions for Mr. Taormina? I see none of this time. The Developer, Schostak, or whatever business entity you're proposing to do this under. If there's anything you'd like to state, at this time, please take the podium, state your name and address for the record.

Schostak: Good evening. Jeffrey Schostak, Schostak Brothers, business address 1700 Laurel Park Place Drive Livonia, Michigan. I'd just like to say a few words. And then I will hand it off to Mark Schovers, our architect on the project, who will run through some more slides. I wanted to give just some kind of background thinking where we're at and how we've come to this place tonight. So, as I'm sure most of you know, maybe not, we've been doing business in Livonia, Schostak Brothers, for 50 years. We've been long term owners and developers in this town. We're not an out of state developer just flying in to do this project. We've been here a long time and we're here to stay. What we're proposing as Mark Taormina just laid out, it fits in the Livonia 21 Vision, what is called for a mixed-use, and this is multifamily apartments. This is what clearly city leaders have wanted to some degree and matching it with Livonia 21 and saying that mixed-use apartment complex is something that this site, this location, is what the city wants. That's what we're bringing today. This is a \$30 million development in southeast Livonia. This is a very big project. It's really good for the owner's tax base. It is a low traffic use, it is easier on city services than current zoning would allow under Commercial, big box commercial, and generally less traffic overall from a residential development than any large commercial developments. This is completely privately funded. No tax abatements or incentives or anything of that nature are being requested by the developer. This is a high-end class A market rate, low-rise apartment project. I say that the rents that we are budgeting are anywhere between \$1,200 and \$1700 a month. These are nice places. This is attractive. This is a good investment for the future of Livonia. This is housing for young professionals, millennials, empty nesters that maybe don't want to live in a home anymore, want the more convenience of a brand-new Class A apartment complex. This will help Livonia grow and keep people in Livonia and bring young people that maybe grow up in Livonia, give them another option rather than acquiring their first home when they're younger. These will be good neighbors for the residents. These are good jobs that these people have to live in these apartments, these are nice apartments are not inexpensive, in fact they are expensive to live in. Additionally, we met with the residents. We heard some of the residents at Planning, we recently met with the residents and we heard you, privacy, that was important. And you'll see in the presentation tonight, we added another layer of trees on the berm making that three layers of trees, more than the zoning requires, and also a fence, and that you will see, there is no line of sight from the third floor apartments into the neighbor's yard. It'll be completely blocked, they won't be able to see anything. And I know that was a concern. And by the way, very

valid concerns, so we took that, and want to address that. You'll see more of that tonight. But then additionally, we're 300 feet away, as Mark pointed out from the closest residence, which is much further than what the current zoning allows. Even the zoning we're trying to get in does not even require you to be 300 feet. So lastly, before I hand it off to our architect, are excited about this. We think this is a really good thing, this a huge investment in southeast Livonia and you know, we really would like to work with everyone to try and get this done. And additionally, we're here and would love to respond to any questions or comments that people have. We're going to be here all night and we're going collect a response. So, I'm going to hand it off to Mark Schovers to kind of walk through the presentation.

Schovers: Good evening. My name is Mark Schovers, Spire Design Group, 115, East Fourth Street, Rochester, Michigan. As Mr. Schostak had mentioned, we have listened to the concerns of the residents we met with them. The main concerns are the security of what's going on there currently and how we can address that. The visibility from the single-family residence to the building and vice versa, the third floor looking at the residence, noise and traffic. As we go through this presentation, I will address those. So, as you can see on this slide, the current zoning versus what we're proposing the C-2 to the NM-2 is Livonia 21, shows that it has this corner, or this development, marked as a mixed-use. This development has everything in it, it's got big box retail, it's got your out lots with restaurants, fitness centers, has everything there. The one thing to make it an actual mixed-use is you got to have people living there. That's what makes it a mixed-use, otherwise, it's just development. So, in order to follow the guidelines of Livonia 21, we're proposing that this be rezone so that we can provide that mixed-use and everyone wants to help those businesses thrive and stay in business. Also in the Livonia 21, there's a section on missing middle. What the missing middle is, this gap from the single-family to your urban developments, and providing those housing opportunities for people that are looking to downsize for young professionals for starter families that don't have money for down payment. That's what this area is missing. It points out that the key areas that you should be focusing on is commercial corridors and mixed-use centers. That's Wonderland Village, both of those. As Jeff had mentioned, the rent. These are very high rent, \$1200 to \$1600. This information is from a marketing study. This isn't just us, winging it and saying this is what we think we can get. All this information on here. It's from a marketing study, giving us what the rents are, and also telling us what the target markets are. And those are the young professionals, empty nesters, starter families and people looking to downsize. All these people don't want the maintenance of the yard, or they don't have money for a down payment and they don't want the hassle of property taxes. This solves that issue. It gives them a great place to live in a class A living. These are nice units. There are quartz countertops, the doors have Ring Doorbells, they every appliance, they have heat pumps, which are more energy efficient than your traditional gas furnaces.

Then also for the common spaces, we have things that modern apartment buildings have there's packaged rooms, there's mail rooms, fitness rooms, there's common space for people to hang out. There's a pool, there's carports and you can walk to the retail developments. So, everything that you're seeing in here is high end, it's not the 80's style where you walk up to your unit. These are essential corridors it gives a high end feel everyone's private, everything's secure. The building itself is fobbed, so only residents can get in. You don't have people that can just randomly walk in. So, it's all monitored their security cameras around the site, the security cameras in the building, there's on site management, leasing, maintenance, they're accessed 24/7 Everything is monitored and tracked, and we know what's going on in this development. So, this is from the Livonia 21 showing that the population increase is in the age group 20 to 29 and 60 to 69. So that's your young professionals getting out of college with a good job, don't have money for a house or a starter family. Then you also have the people whose kids have graduated from college or moved out of the house, and they don't need their house anymore and they want to spend the winters in Florida or something along those lines, they want to downsize and make life easier themselves. The lower graph shows that Livonia is outpacing Wayne County, and the state of Michigan in your professional jobs. That's the people we're targeting. We're targeting these professional people with good jobs that can pay the rents. Here's an aerial. So, you're seeing the retail, the big box, it's a horizontal mixed use. It's not a vertical mixed, it's a horizontal. So, you've got to walk, you got to get your exercise, but this is the missing component to create that mixed-use, putting the residential in the middle of this commercial district.

Jolly: If I can jump in here for a second. I think I can probably speak for all of us up here. We know the Livonia Vision 21, we spent multiple years dealing with it, you want to get to the part where you talk about the architectural renderings or what you're going to do with the site specifically?

Schovers: Yes, that's next slide. This is just giving a quick snapshot of the current zoning versus what we're proposing. Some of the current zoning C-2, if we were to build a retail building, we could be about 103 and a half feet from the single family property line, where we're proposing 300 feet, so we're moving all that action, all the noise of semi deliveries, all that stuff, because we don't have semi deliveries, we don't have any noise, we just got cars. So, all that moves away.

This is a snapshot of where we started years ago, when there were multiple buildings. This was 130 feet from the property line. So now we're two and a half times that away from that property line. We're moving everyone away from the single-family residence for noise, for security, visibility. So, as Jeff had mentioned, this is after the Planning Commission meeting with the residents. This is how we addressed a lot of those concerns. So, we have three rows of trees, two rows are on the single-family side, we have an eight-foot solid vinyl fence to block any visibility through it and a third row of trees on the multifamily side. We're also proposing to add some flowering trees to

add some variety so there's not just an Evergreen wall. So, that eight-foot wall blocks all visibility, which we'll show you in a minute. We're also proposing to cap the ends of that with a chain link fence so no one can get on the south side of that vinyl fence to where they can look into the neighbor's backyard. So, we're securing our site, preventing anyone from that visibility or being able to look at the single family.

The bottom slide came out of the meeting with the residents to where they wanted some kind of a division from the multifamily to the commercial. So, we don't want to visual obstruction here. We just want to give the imitation of some division. So, it's a lower aluminum fence with some plantings that kind of create this division of when you cross on the other side here, you're in the multifamily portion of the mixed-use development.

This is the southern face of the southern building. So, this is facing the single family. So, one thing we did hear from the meetings of the rapid response in the study session was they wanted balconies. We held the balconies off of here so that no one was out there to give the privacy to the single family. We do still have the door walls and they have a Juliet as a railing to prevent people from falling, but you don't have people being able to go out there and talk on the phone and create noise and security for the residents.

So, this is the revised view from the rear yard. Looking at the multifamily, so the top is what we had before. The lower one is with the ornamental trees, the two ever grow trees, the eight-foot vinyl fence. So, as you can see, there is no visibility can't see the building with this addition.

Here's a side section of what we were proposing before where you could see your the line of sight was hitting about the third floor plate for now with that vinyl fence and the extra row trees were well above the building. So, there's no visibility in the building from the rear yards.

This is a view from the third floor again, with that extra row of trees and the fence. We're not seeing that first row of houses back there, there's no visibility. They get the privacy. They can't see us, we can't see them. It's a two-way street.

Here's a view of the courtyard showing that it is a high-class development. You do have areas where you can go out there and read books and hang out. There's the inground pool, bike racks. There are activities for people to do that are in the courtyard and not by the residents.

Here's an aerial showing the whole development and the landscape buffer between the multifamily and the single family. As you can see, everything is pulled to the north. So, all the residents in the multifamily are to the north and they're hanging out in the courtyard.

This is a precedent study of recent, horizontal mixed-use developments with multifamily. These are all in Metro Detroit, same concept they don't have any retail and mixed-use in them, but you got to walk to them. That's how nowadays that's how we're getting these mixed-use developments is when you're not in front and you're not on the main road like Plymouth Road, you can't do the vertical mixed-use, you got to do the horizontal mixed-use make the project successful. Do you guys have any questions, we're more than willing to answer them.

Jolly: Any questions? Mr. Morgan.

Morgan: As far as access to this community is it, do they have a key fob or something to get in there, is their access controlled from the main to the parking lot and so on, so people can't just hang out in that parking lot?

Schovers: Correct? Well, the building is a key fob. The entry into the parking lot, that's something to discuss whether we provide gates or not. The building itself is fobbed. The leasing office is open during business hours for someone to walk in and sign a lease. but all the perimeter doors are fobbed and locked. 24/7.

Jolly: Mr. Donovic.

Donovic: Thank you, Mr. Chair. In its current state, if it we went with a typical big box store, which is what this is zoned for, in that, if we kept it that style, it would only be 103 feet from the berm, is that you said?

Schovers: 103 feet from the south side of the berm, at the property line of the single family.

Donovic: That's where portions of the Walmart and Target, they currently fluctuate. I know the building kind of zigzags around the back, but it's about 103 feet regardless.

Schovers: They're like Walmart, I believe is one 125 feet.

Donovic: Okay, and now if this should pass, it would be 300 feet from the back of the building?

Schovers: Correct?

Donovic: Okay. Thank you.

Jolly: Ms. Toy.

Toy: Thank you, Mr. President, just a few questions. I didn't think I heard you about traffic and all. We're getting some new developments over in that corner, as you're probably aware of Chick-fil-A, etc. I also didn't hear if there's any police reports you're bringing forward or fire reports for that area that we could look

at as well. Or maybe we need to request that, I don't know. As we look at these mixed-uses, now, when we do them in different neighborhoods, if you will, that about commercial, I think it's important that we begin to look at traffic, things like police and fire services that we provide, because this adds extra strain on some of those services our city provides. You have a site, maybe you don't, but Mr. Schostak does at Seven and Farmington, that has been very vacant for many years now and we want to see what, in the future here, what we're going to see there. As we look at another development, this Council has responsibility of all these sites in the city. As we look at this mixed-use, it begs of a lot of questions that come up, particularly when it comes to the taxpayer that has to not endure some of the kinds of things you're referring to, while they're young professionals, whether they're older folks, it still changes that area. So, I'd appreciate any help on those kinds of things that you could give sir or that the team could, I'd appreciate that, thank you.

Schovers: Sure. So as far as traffic, the nice thing about multifamily is that it's slow out and slow in, if people are going to work from six in the morning to nine in the morning, and then they're coming back, they might be stopping in groceries on the way home, for picking their kids up from daycare, stuff like that. So, it's not like retail to where someone gets out of work and everyone at five o'clock is going to that retail deal, going to Target or Walmart, those are your extremely high intense traffic volumes. This is people going in and out, and they're living their life and everyone starts working at different times and comes home at different times. So, it's a very minimal traffic, if any, traffic.

Jolly: Okay, with all due respect to everybody here, you're the residents, we're here for you to speak tonight, but not to interrupt other people. So, I'm going to ask you very politely to not do that and show some respect, I'm going to ask the same of them, as I am of you. Okay, thank you very much.

Schovers: On regards to this site, on Plymouth Road, there is a traffic light. So, you don't have the issue of people trying to make a fast left hand turn out. We have ways to regulate the traffic and get the traffic to move, but with it being slower in and slower out, it's a very minimal effect. As far as the police and stuff and issues like that, one thing to keep in mind about the issues that are happening there, is that it's a dark area. So, when you have people that to just hang out and get off the grid or whatever, they're going to go to a dark area. As soon as you have people living there and they're and it's lit up around the building, those issues go away. You have people watching them. The people that are here, if they see something funny going on, they're going to call the manager and say, hey, something is going on in the parking lot, and the manager is going to address it. Having the 300 set of eyes, looking out the windows and monitoring, the activity around the building is a huge benefit to mitigating crime or people just hanging out.

Toy: So does that mean you are going to provide security then, if we find that that area has been troubled, perhaps by some of those kinds of reports of various

things, even though it identifies with commercial, but you're mixing residential now in with commercial and you know, and as we know, so the sensitivity of that, I got to be cognizant of as I as I take the vote. That's what I need to hear from you, where you're going to alleviate some of that, as I think Councilman Morgan asked, are you going to secure that parking lot? You got a lot of truck traffic over there, I mean, I pulled up to a red light and got rear-ended by a bus. I'm not saying it's your problem, I'm just say there is a lot of traffic there.

Schovers: Yeah, so like I was saying, there's cameras around the building monitoring the parking lot. There's the on-site managers, there's these measures that we're taking to make sure that we're addressing the security issues. Now, I guess if there's a phase goes on, and it's bad. I mean, it's in their interest to protect the development. So, if there's a crime, people aren't going to live there, they're going to address that with the on-site security.

Toy: Thank you. Thank you very much. Thank you, Mr. Chair.

Jolly: We'll go to Mr. McCullough.

McCullough: Thank you. Through the Chair to the Petitioner. A couple of quick questions, the slide with trees showing, different vertical views. Now, the question I would have is obviously, during construction phase, I assume that these trees are not going to be full grown. What can those residents expect? Is that line-of-sight post construction after C of O or is this after many years of growth?

Schovers: Well, the first row of trees are already in place. So, we're proposing the second and third row of trees. And as shown in that rendering, those are trees that come ten to twelve foot high. We're spending extra money to get taller trees. We're not putting in six-foot-high trees. That's very realistic at installation, what you would see.

McCullough: Okay. The other question I had were before we move on to the residents. You know, Vision 21 focuses on harmony and creating harmony in the existing surrounding areas. I know you've spoke a lot about it, but you've got a Walmart, you got a Target, where seem to be a destination, people are traveling or parking or going in there. With a Chili's, that's pretty much on the side closest to Middlebelt and Plymouth, how do you, in your words, what do you see as the connectivity to the surrounding areas? As someone would be renting here, I just see, you've got a plasma center in front, you got Bank of America, White Castle and LA Fitness. It's kind of tough to kind of carve everything out. So, I'm just trying to figure out how does that fit into the walkability and the pedestrian use? Right now, I mean, after you travel that site, I have huge concerns of wanting to walk across those roads to get to any of the retail without any wayfinding signs and more safety measures.

Schovers: Sure, so, obviously, the east west go to Walmart and Target, that one's easy. To your concern about going out to the out lots, there is a sidewalk by the plasma center that I believe takes you to the north, so you can get to the

Chili's, you can get to the Noodle & Company. It is a development where you can walk. Obviously, if you're living there, you know, the path to take. It doesn't benefit from necessarily this treed boulevard, but there is ways for you to go to the out lots, to the Chili's and other outbuildings and also in a Walmart and Target. So, it is it is a horizontal excuse.

Jolly: Okay, so I'm going to jump in here and give you my comments real quick, and I know a couple of my colleagues here have some comments as well. To be frank with you, I don't like the last answer that you provided. We have one site here that I believe is owned by one entity, the commercial and this potential residential. If we're going to look at this as a multi-use development, there needs to be connectivity. Walking through a parking lot, knowing that, it's not appropriate. To me, that's not multi-use. So, I would like to see some sort of connectivity, number one. Number two, I understand that people would have to access the site to potentially rent an apartment there during business hours, because this is enclosed and set back the way that it has been proposed at this point, I would want there to be some sort of fob entry to the parking lot in off-business hours. Whether that's after six o'clock, some morning opening, there needs to be some sort of element like that if we're going to look at doing this from my perspective anyways. I think if you look at the development on Haggerty Road that is very similar to this, they do have something like that in place. I think it's a nice feature.

In my last comment here question, Mr. Schostak indicated during his presentation that there would be no tax assistance in any way sought, right? I like to hear that. Are you giving us your word because I can say that, not because I don't trust you, but because we've had people give us pie in the sky ideas for developing sites, and they come back a year later, and they ask for some sort of tax abatement? So, I would want that in writing as well. For my last comments, for everybody in the room here, just to know the procedure. For what we're looking at, what is being proposed before us, at this point in time, is a request to change the zoning. The City of Livonia, this Council, has a long tradition where a request for the zoning change requires multiple steps. You've been to many of them yourselves, at this point. Along the way, there is a first reading for a zoning change that typically happens. We normally hold up the second reading, which would hold up the vote after a second reading until we have a site plan that we also know exactly what the buildings are going to be. Okay? So, at this point, even though they're talking about what the building is going to look like, what their plans are for the building and all that kind of stuff, the only thing that's actually on the table at this point in time is the zoning change. Okay, so it would not be uncommon at all, for us to go to the meeting on March 23rd and have somebody provide a first reading for the zoning change. No second meeting would happen, and nothing would proceed beyond that before we have a site plan that we reviewed, and we would normally be voting on the site plan and the second read on the zoning change all at the same time. Okay, just FYI.

I think Mr. Donovic has a couple more comments or questions, then Mr. Morgan, and then we'll go to the audience. Okay.

Donovic: Thank you, Mr. President. So, this project reminds me a lot of the Liv apartments, it's very similar in the way it's designed and in the walkability. I mean, it's next door to Costco, Bahama Breeze, Donut Bar, Tropical Smoothie, Starbucks, Chick-fil-A, the AMC movie theater. I mean, this is essentially what the City Council approved a few years ago for the Liv apartments, identical to what this proposal looks like. I do see the similarities there and the precedent there. The couple questions I had were to Councilwoman Laura Toy's point on traffic. Traffic is a very important thing. In one sense, I'm thankful that there's investment, I live in the neighborhood. I'm thankful there's investment in the southeastern corridor of Livonia. I don't want vacant buildings. I don't want vacant lots. I don't want another big box store. If you guys wanted, you could install another building the big box store and that might be vacant 10 or 15 years with the trends in online shopping. I'm trying to keep an open mindset here, but that's not what I want and my fear is that if this project doesn't pass, then you're just going to build another big box store, find a tenant, they're going to be there for 10, 15, 20 years maybe, if that, and be vacant, and we'll be looking at another large vacant store like we have at Seven and Farmington. So, with traffic, when you talk about traffic trends, I'm not an expert in traffic trends, would you say that there's going to be more traffic with a big box store? When you look at Walmart and Meijer or Target etc., when they're full all day long cars are coming and going nonstop. Whereas, I would assume, residential multifamily, again, to your point, you kind of touched on a little bit, but I'm still trying to wrap my head around how those traffic flows work. You're going to have 200 units, so let's just say there's 250 to 300 people with guests, visitors and vehicles in the parking lot. Could you say that there's less cars with this than opposed to a Meijer, Walmart, Target when there's maybe 500 cars, do you have any evidence supporting that?

Schovers: Sure, not in front of me, but you are correct. If you look at that aerial, just the mass size of the parking lot is bigger than the Walmart. They are planning on, I don't know how many parking spots they got there, 550, 600 spots where we only need 380. We're a much smaller amount, and our traffic is in and out slower. They're getting these mad rushes of people coming in, at five o'clock, or when they open, you know, people kind of grab stuff on the way to work. So, you're getting these mad rushes. And yeah, the retail is a lot more intensive on parking.

Donovic: Thank you.

Jolly: Mr. Morgan.

Morgan: Thank you, Mr. Chair. I have a few questions here. First of all, since I'm not really 100% sure who owns the Walmart area, is that Schostak?

Schostak: Walmart owns their building and lot. We sold that to them, and they put their store there. Walmart and Target own their own properties. We own all the surrounding.

Morgan: Okay, so you wouldn't be able to control any of the semi traffic that comes in there, because a lot of the complaints of the citizens, when I was a Policeman and even currently, the semi-trucks come in there and it would be between Walmart and the project that you're looking at right now. They idle there, and they sit there all night. We had major issues, rattling off the citizens house, which could be 300 feet away. I know that's not your problem, but it's something that is a concern. It has been voiced to me by the citizens. They've had these issues and we tried our best to enforce it. We've even threatened to sue Walmart several times to make this go away, but it's an ongoing problem. Any suggestions?

Schostak: Absolutely. Yeah, we know that's an issue and we put up different blockings to try to stop that. I think it's reduced itself because we've heard that they've been parking other places, but probably not exclusively. Quite frankly, this development stops that because there's nowhere for them to go. Right now, there's 10 plus acres of vacant land that they take advantage of, and they go idle and park there. We can't control their loss, per se. We do have a reciprocal access agreement with Walmart and Target that we obviously all abide to. The biggest thing is there's this tenant 10 plus acres of vacant land that will now be gone, and it just won't be an option for it. That is an advantage just kind of pointed out earlier is that once you have, land is vacant, it encourages that behavior, so to speak, where now its developed people live in there, there's going to be no ability for the semi drivers to park and idle over there.

Morgan: Secondly, the berm that's in the back and proposing a fence and the three rows of trees, who is going to maintain that?

Schovers: It would be part of our development maintains that berm back there.

Morgan: Okay. So, the maintenance, that's connected with those apartments or condominiums, or whatever you want to call them is going to be maintained by the maintenance department?

Schovers: Correct.

Morgan: Okay.

Jolly: All right. I'm going to thank everybody who's spoken so far. As one of you, all of you, whoever will be responding to note any questions from the residents, we're going to listen to the residents speak, and I'll ask you to come back up and address the questions that have been presented to them. In terms of the residents, as I indicated earlier, this is your opportunity to speak at this public hearing. I presume many of you would like to speak, I would ask you to line

up or move this area over here. You are limited to three minutes for your comments. And we'll go directly one to one. I asked you to direct any kind of comments to me as the Chair not to the Petitioner or anybody else. They'll note the questions, and we'll circle back, okay? All set, sir? Good evening, please state your name for the record.

Weldon: Hello, my name is Steven Weldon. I'm a 29912 Orangelawn Street, right behind the area where this project is supposed to be committed here. First off, the Vision Livonia 21 plan does not incorporate or anticipate this kind of project. When you talk about vertical, it's it was supposed to be more where all the businesses and the living residences would be horizontal, I'm sorry, vertical versus horizontal. That way you would attract those businesspeople to come into that area. There's no dog park, as you had mentioned before, walking safely across this big busy business complex to retail, there's a lot of potential for accidents, people getting hurt, then if you have, again, with a parking lot situation. This is kind of a fantasy that we're just going to attract high end professionals to this area. This is a low-income area. It's not like over there in the Laurel Park area. They're attracted to areas like that. You can't do this in this area that's not geared that way. You've got lots of traffic, both on Plymouth and Middlebelt. You're going to add another potentially 200 to 300 or more vehicles from the apartment complexes. They're not just going to walk across to the Target or the little pod stores. They're going to drive their cars. They want to be protected from the rain and other things too. They're not going to walk across that, it's going to be very difficult for them trying to dodge cars and those cars aren't paying attention as their driving along. Then you're also talking what has been promised to us by Schostak before. The berm has not been maintained. We get weeds growing all the time up through there. I have to call, others have to call to try and get that maintained. We get waves that are over 15 inches high. As far as people, I've seen it before, when they put the movie theater back behind the complex where we live, that was told that it would only be too long about 10 o'clock at night while they were going on until two in the morning. As far as cracking the snowbirds, and then the young professionals coming, no, you're going to get young kids that need to share their rent. You'll have four or five individuals in one apartment complex sharing that rent. That means more cars. That means more noise. Those type of individuals, they don't care. They don't pay property taxes. They don't have to maintain anything. They'll come out and they'll sit around their cars they'll work on their cars. They'll play their boom boxes. I've been in many places like that and it's very frustrating when you have that kind of noise because it will travel over the berms and the walls. The other aspects, as you mentioned, with the traffic, we've already got way too much traffic through there just on the streets alone and then coming in and out of the retail area. You're going to put an ad hoc?

Jolly: I'm going to have to stop you there. Can we have the next resident? Please identify yourself, name and address.

Grad: Hi, Jeff Grad 11325 Blackburn Street. Thanks for letting me talk. I think you guys made some great points today. I just want to get back to the point of, focusing on the fact that this is a rezoning request. I think we're getting a lot of details of little things here there, how this compares to the development on Haggerty. The whole point of Livonia Vision 21 was to have mixed-use development. This is not a mixed-use development. Throwing an apartment building in between a Walmart a liquor store, a plasma center and a Target is about as far as you can get from a sustainable and an asset, multi-use development in the city as you could possibly get. I can't think of a worse spot in the city to potentially put this, to be perfectly honest. I mean, I literally thought I can't think of a worse place to put this. I think their lack of vision and lack of effort, that Schostak team shows you a couple things. I probably could have put a better, I'm not trying to be rude, but I could have put a better presentation together myself in a week. The whole thing about who they're trying to attract, you know. I was a young professional relatively recently. I'm older now, but, you know, this would be the last place that I'd want to live, again, between a liquor store, a plasma center, a Walmart and Target where there's already sometimes cars and homeless people living in that parking lot. It just doesn't make any sense. You know, when I look at multifamily housing, when I think of multi-use, I think of townhomes with coffee shops that you guys know, you know, other cities that you can look at and see what the residents will own and you truly want and this is not it. My parents live in Livonia. I lived here my whole life. I have a business in Livonia. I still live here, and my parents are looking to downsize. I brought this up to them and they said, this would be the last place that I would want to live if I was looking for an apartment. So, just my thoughts. I know I've said this before, but it just seems like down to issue, this is a rezoning request and I feel like there has to be a very good reason to rezone something. This isn't a request for an apartment building up in a place that's already zoned for this. It's a complete change, and it just doesn't have substance. So, thank you.

Jolly: Thank you sir. Please identify yourself sir.

Shimshock: Peter Shimshock, 9950 Oporto. I agree with the Planning Commission, I think this should stay as General Business. Several months ago, I found a dead rat in the middle of my driveway. Currently, Walmart, Target, the restaurants, they all have people hired to maintain the garbage bins, and they do a good job. Yet we still have issues and other people do in the neighborhood. Not terrible, but we still have issues. Livonia doesn't support residents for rodent problems. It's up to the residents now. So, you probably wouldn't have a record of how many complaints there are with issues like this. I think adding a apartment complex now, that would add 20, 30 more dumpsters without one person in charge, but multi-families in charge of making sure that dumpster is handled correctly and hits the dumpster. I think actually, this kind of apartment complex would be like ringing the dinner bell for more rats and more problems. It doesn't take much to start the issue. but if you add a box store or something else in there, you're adding something that's managed by an employee, not 200 separate families. I think this is not

something you want to put in the middle of the residential area. I don't agree. I'm sorry. I don't agree that you should make a decision now on something changing zoning, based on what could happen if another big box store comes in 20 years from now. I think on the northeast side of Plymouth and Middlebelt, they're rebuilding it completely. They tore down what was there and they're making it all new again. All of this can be done in the future, but for now, with the situation now, residents on their own with rodent issues, and I understand you don't help, but it's not going to get any better by adding 20 or 50 more dumpsters with 200 families added to it, not managed by one person. Also, the commercial areas empty the dumpsters as needed. I'm sure there'd be a schedule with any kind of apartment building is the ones I looked at, it's one dumpster for 12 units. So, if you have 200 units, that's a lot of dumpsters emptied once a week, full or empty. Thank you for your time.

Jolly Thank you, sir. A little bit less obnoxious ringtone here. Good evening, ma'am. Please state your name.

Sullivan: My name is Jeanne Sullivan. I live at 29944 Orangelawn, which is directly behind the area that we're talking about. I have a great many concerns about this, but the last few people that were up here have covered just about everything that I wanted to say, other than Livonia zoning ordinances say that the idea behind their zoning is grouping residential, commercial, so now we have all these buildings, the same site, the same architecture so that everything looks copesetic, right. Also, to protect the residents from unnecessary noise and disruption and to preserve the ideals and character of the surrounding neighborhoods. We're not so sure this is going to be a good idea for our surrounding neighborhoods. I'm a little bit concerned about them closing off the berm. Our berm has never been well maintained. We were promised two rows of trees, never got. One neighbor had to call the city last year 34 times to ask them to come the grass, put in the sprinklers so the grass grows. Sprinklers went in, they never got turned on, only when it was their last-minute idea. I know you're big on wanting a new Senior Center, awesome. And I know that the mayor wants more walking and more biking. I don't think this is going to increase any of our walking. I worry more about if you put children in a multifamily. Everywhere those kids would exit the parking lot, no matter which direction they go, it's a parking lot. If they see the berm, they're kids, they're going to walk climb up on the berm. I don't care if there's a fence there or not. They're going to want to climb up there. It would be look here, look here. Then it's, let's see how far we can throw. It happens, because it happened before they raised our wall. People were always coming by, tossing things in our yard, tossing things to the animals. It's just, it's what we live with, but yes, we chose to live behind the mall in the first place. I actually moved there. I liked the idea of that brick wall behind my yard. I never worried about my children. They could go outside. I didn't worry about anybody snatching my pets. It was more of a security. I think a lot of that security is going to go right out the window. We understand that this is their property. They bought the property. They need to use the property. We understand that. I would want to use it too, if it was my property, but they knew it was a

commercial zoned property when they bought it. Now commercial areas are going down, residential areas are going up. This doesn't seem to be a reason for the city to bend over and rezone this property. I know it would be beneficial to them, not so much for us, with all the commercial areas.

Jolly: I need to stop you, ma'am.

Sullivan: Oh, my buzzer. I'm not going to have any question and answers.

Jolly: No, that's not the purpose of this meeting. I asked him to take note of any questions that were relayed and to address them afterwards, but this is not a question answer session. All right.

Sullivan: Thank you. Aren't you glad I didn't read all of this?

Jolly: We'll take the next resident please. Good evening, please identify yourself.

Lupu: Good evening. Cheryl Lupu, 29864 Orangelawn. I've been there for many of years, and I agree with all comments and everything else that has been said. I've called the police numerous times because of the idling trucks. When they say there's a fence, there's a gate going up to this property also. There was supposed to be a gate for these trucks now to be able to go back and forth with certain times, in fact, that has never been used since it's been put in, I believe. That's really a main concern. My other concerns are the garbage and the rats. I caught the brother of the other guy because it was as big as the shovel. I know we're infested with them, but I just think of all the ones that are going to come joining and I think we have enough already. This isn't a good feel at all. I'm sure and I hope you guys will agree, because it's not in your backyard or in your backyard, so that's all I have to say, thank you.

Jolly: Thank you ma'am. Good evening, sir, please identify yourself.

Smith: Good evening, Merlyn Smith, 30039 Richland. Council, Schostak, let me start by saying, this rezoning, that's what we're after. First off, I appreciate Schostak trying to meet with the residents two weeks before this meeting. I asked around and residents are still pretty mad. Promises were made when Walmart and Target came in. Rows of trees were never put in and stuff like that, but that's not about the rezoning, but the promises that were made and not kept. They already mentioned that about its commercial. They bought it commercial, and you just don't stick a residential in the middle of commercial. I don't know of any place that does that and it just don't belong. I lost track, nervous, you know, not a public speaker, I still got two minutes or less than that now, can I sing?

Jolly: If you do, I'm going to leave.

Smith: I appreciate your time and the thought is gone. I would recommend and consider you guy's vote for no rezoning. And I asked you, please and thank you.

Jolly: Thank you, sir. Good evening, ma'am.

Kowaleski: Good evening, Victoria Kowaleski, 29960 Orangelawn, directly behind the proposed project. I know that this is about zoning. First, I want to ask at the beginning, I thought I heard somebody say four floors.

Jolly: Ma'am, you can't direct your comments to them. It just works better if you just give me your anger, I mean not you, in particular.

Kowaleski: Four floors, because initially this was supposed to be three floors, am I wrong? Did I hear?

Jolly: I think the proposal currently is three.

Kowaleski: Okay. Thank you. All right. Real quick. A good and decent citizenry is the backbone of any city. The citizenry needs to know that their elected officials will stand up for their privacy, safety, and comfort. Correct me if I'm wrong, isn't this developer the largest business property owner in the city of Livonia? If this is correct, this developer owns other parcels to be in our city that will be much more suitable for this project. Here's where I say, hey, go. I heard somebody say that this project will help the nearby businesses survive. That's not what we're supposed to be doing here. We're supposed to be protecting people's property rights. Let me just get to it. In all fairness, I consider, it more suggested that the neighbors should come up with ideas for the parcel, maybe give the developer other options and ideas. He doesn't want our ideas. Okay. I want to know, I heard somebody say that the developer met with people. I was never met with. I was never notified about a meeting. I don't know what happened two weeks ago, but somehow, I was left out of the loop, which I think is a little unfair. My opinion, in this moment, is please do not okay this zoning change. Whenever you reschedule a meeting for me to speak some more, I will absolutely be here to speak, because this is my property. I'm here to protect it and you people are supposed to help me protect it also. Thank you so very much. Have a blessed night and God bless us all.

Jolly: Thank you., any other residents like to speak, at this time? Good evening, sir, your name, please.

Schmidt: My name is Bill Schmidt, 29688 Macintyre. I'm in the neighborhood. I'm opposed to the zoning change. We don't have any large apartment complexes, even within miles of this area. There's nothing like it. We have single family homes, not huge rental complexes. That's just the truth. This is a complete anomaly in the area. That's it. Deny the zoning request. Thank you.

- Jolly: Anybody else, last call. Anybody else would like to speak, please get on deck.
- Vowell: Hello, my name is Martin Vowell. I live at 29720 Orangelawn. I'm directly behind Walmart's loading dock. So, I know a lot about trucks and a lot of things. As a young lady said, this isn't a question answer, I just happen to have a lot more questions than anything else. I obviously do not want to see this go forward, but as the one young lady said, because I know he said that he was four story about looks like the site planning thing showed three stories. So, I guess what I heard and what I think.
- Jolly: It's currently three floors.
- Vowell: Okay. I know before I was in on a thing when they started to build because Walmart's directly behind my house. In fact, the loading dock is behind my house. So, I know when winter comes, and I don't say anything, I know they leave their trucks running there, because it's a diesel truck and it's wintertime and it's Christmas. So, I understand, not that it makes me happy, but because I live right there, so I smell it, I hear it, everything. Just out of curiosity, on lighting, also I have that, because they have a dock light there, which a lot of times shines right in my backyard, if the screen is knocked off from the wind. I've gone over there to talk to them. It's taken them a while I understand how they get a lift up there and fix it. I know when they're building Walmart, there were height restrictions and it seemed like they had a lot going on with that because just like signage, I don't know if they changed that but before, he couldn't put a sign if it was too tall in Livonia. They want everything small, low, whatever. So now, all of a sudden, they want to build this three-story thing right behind our homes. It's kind of weird to me. I'm just curious, as far as with the rats, is this place going to be pet friendly, because obviously they might be taking, who knows, their pets to the berm, if nothing will get picked up, and you know what's going to happen with the rats. It's like, oh, free lunch. So those are my concerns because I lived there. I've seen the rats. I trapped them myself. So, that's kind of what I have, more of my things that are more questions because I don't know what's going to happen. That's basically my reason to say I would not like to see that happen, only because the problems I can see that will we're going to have to face further down the road. So, that's my spiel. I thank you very much. Take care.
- Jolly: Thank you sir. Anyone else?
- Weldon: I'd like to say one more question.
- Jolly: Unfortunately, sir, you cannot you exceeded, you reached your time. Thank you. That's the meeting, we got to run the meeting per the rules.
- Polewski: Hi, my name is Dan Polewski, I live at 28500 Cleveland. I'm super nervous but I'm going to say what I think. I get you guys want to make money. Okay. Well also when we're talking about traffic, you're going to bring at least 100 or more cars. Traffic, this is already crazy, I'm a truck driver. I deliver

residential. I deliver to residential apartments like this building. There was already one, Middlebelt and Plymouth. You should go there sometime during summertime, see what happens to those balconies, what these guys are doing. Okay, if you're not going to have security and those buildings, gated security. Anybody can come up there. Anybody could sit down play music, and you're going to bring young guys or college students. They are what, six months and hey, I don't like this place. I'm out. They're not families, you know reasonable tenant will want to live in a high traffic area. Okay. I just moved here two years ago from Hamtramck and Hamtramck went from beautiful to, you should see it now, it's not beautiful. Okay? What else want to say? Oh, if the market goes down okay, I get, it was \$1200, \$1500 right now, but if their rents are going to go down, that means we're going to lower, because you have to keep people in there, right? So, now lower to \$800, \$700. Then you're going to bring people that make less money and then who's going to come in there, not good people. Not good people, I'm telling you. I don't know, something better than this, yes? Honestly, garbage, traffic, security wise, I mean studies nope. Police, show me the numbers. I cover from Dearborn to all the way to Chesterfield anywhere I see I go to apartments, there's nothing good about apartments. There's no, people live there for a minute, as soon as they see the bad stuff happening, they start moving out. They don't care. They don't have to stay. Then guess what, I just bought a house. I don't want to live in this property only for 10, 20 years. I want to raise a, I got a kid on the way. My wife is 8 weeks pregnant. There's no privacy on three story building. There's no privacy. There are no trees because city ordinance is what 10 to 20 feet, I don't know, but it's not going to cover and you got these developments, so these people are not going to have any privacy any quiet peace and as soon as summer comes, traffic in and out, crazy already. Today, I went to Walmart to buy some stuff. In and out it's like a race. Those people don't care, you're coming out. Who you got coming into those stores? Walmart, Target, all of Redford, all the restaurants. How many folks you got from Redford coming in? It's not Livonia people. Those people don't care. They want to make money. They don't care. To me, I don't know why punish those people. Why punish us? We want to live in a decent city. We don't want what's going on. Go and look at Redford apartments, see what is going on. How many calls do you got? So much stuff is going on. Maybe senior houses, something that's quiet. All right. Thank you so much.

Jolly: Thank you, sir. Okay, I see no other residents approaching the podium. So, I will call the public comment closed. At this time, I'm going to ask the petitioner to come back up to the podium for closing, I'd like you to limit that to five minutes, not any longer. Then after that, I'm going to go to the Council for any motions. That's it, we'll make the motions at that time. Your name again, sir.

Schovers: Mark Schovers, Spire Design Group. I'm just going to go in order of the comments as people raised. There was a comment raised about people sharing apartments and putting four to five people in a unit. We have ways to mitigate that with a leasing and management. We know who's coming on site. We know who drives what car, we know what fobs are fobbing in. We

know how and we can track whether someone shared a room. If that happens, they're evicted. There are ways to mitigate this.

Schovers: The scale of the building, the residential is a lower floor to floor than retail. So, if you look at that Walmart, they're like 30 feet, the their peaks and their gables, they're 36 feet. We're proposing a building that's the same scale in height wise, in width wise. We're a junior box size, so we're smaller in width than what that is, but we're meeting the context of that development on the scale.

The dumpsters and the rats. We have six dumpsters proposed on the site. That is the proper amount of dumpsters for this site and would probably pick up every other day. With maintenance there every day and maintained, those corrals are cleaned up and we mitigate the ability for rats to inhabit the area where retail development is. The kids that are there clean them out.

It has been brought up whether it's a four story, we are proposing a three story. The zoning allows four stories. We are proposing a three story.

As far as if there's dogs in the area, we have an onsite dog park, so we have an area for people to take the dog. It's on the western portion of the site. It's away from the single family. It's away from the courtyard where the kids will be playing. It keeps them in their own way that is also maintained. If residents aren't picking up their poop the surveillance camera will know and we can address that issue.

As far as lighting and screening, we will meet city ordinance. The lights will be screened. There won't be any light pollution shining over the top of the berm into the single-family residence. In that regard, especially with the fence and the additional trees, you won't see any lighting. Like I said, we are open to doing a fob system locked potentially at the entrance to the site, if that's, whatever everyone wants from security, that way we know even more of who's coming in and out of the site.

The comment about children. So, we have ample area in the courtyard for children, it's contained. It's not access to the parking lot. They're in an area where they're safe and their parents can monitor them and play with them, and they can run around and be safe.

Schostak: Just real quick, I just wanted to thank the Council for all your comments and all the residents for their comments. Well, we, of course, do not agree with all of them, we certainly agree with some, and we will take them to heart, as this process moves along, as generally does. Thank you.

Jolly: Thank you very much. So, at this time, I'll ask the Council for any motions. I'll note before the motions are made, no motions will be voted on tonight. Any motions that come out of this meeting will be heard, voted on at the next regular meeting on March 23rd of 2022. Motions that are given tonight, may

be the motions that are given at that time, or there could be other motions or some combination thereof. So, any motions from the council?

Donovic: Mr. President, I'll offer an approving a denying and committee.

Jolly: Okay, so, Mr. Donovic has offered three motions that are pretty typical in the public hearing. They are an approving a denying and referring to the Committee of the Whole. Those motions will be considered. That's pretty much the spectrum of what could be offered here tonight. Like I said, those will be voted on and heard again by the Council on March 23rd at the Regular meeting, which will start at 7pm. I thank you all for being here. I will note for the record that Councilmembers present are Mr. Morgan, Mr. McCullough, Mr. Donovic, Ms. Toy and myself Jim Jolly. With that I will close the public hearing, thank you all.

As there were no further questions or comments, the Public Hearing was declared closed at 8:12 p.m.

NEW DATA FOR REGULAR MEETING OF MARCH 23, 2022

From: [Simmons, Jennifer](#)
To: [Kasprowicz, Sara](#)
Subject: FW: property rezoning by Plymouth and Middlebelt
Date: Monday, March 14, 2022 8:56:00 AM

Jennifer Simmons

Constituent Relations Specialist
City of Livonia | Mayor's Office
(734) 466-2204
jsimmons@livonia.gov

From: merle smith <truckinmerle@hotmail.com>
Sent: Sunday, March 13, 2022 1:55 PM
To: Donovic, Rob <rdonovic@livonia.gov>; Toy, Laura <ltoy@livonia.gov>; McIntyre, Kathleen <kmcintyre@livonia.gov>; Morgan, Scott <smorgan@livonia.gov>; Jolly, Jim <jjolly@livonia.gov>; McCullough, Brandon <bmccullough@livonia.gov>; Mayor Maureen Miller Brosnan <mayor@livonia.gov>; Bahr, Scott <sbahr@livonia.gov>
Subject: Re: property rezoning by Plymouth and Middlebelt

Sorry for the second email

Livonia was built on the theme Families first. Which should be 1st priority . well, some of the families on Orangelawn have been there a real long time. Probably as long as the first Wonderland mall.

Now we have the theme vision 21 which We are not against for our city to go forward. There must be something else that could go in there.

However, they are trying to put residential in between commercial properties that they bought as commercial.

We feel already betrayed over the Walmart and Target stores as shown in pictures and promises by Schostak.

I would like to ask our city council to please deny the rezoning.

Thank You for your time,

Merlyn and Judy Smith
30039 Richland

From: merle smith

Sent: Tuesday, March 8, 2022 1:03 PM

To: rdonovic@ci.livonia.mi.us <rdonovic@ci.livonia.mi.us>; laura toy <lttoy@ci.livonia.mi.us>; cwhite@ci.livonia.mi.us <cwhite@ci.livonia.mi.us>; kmcintyre@ci.livonia.mi.us <kmcintyre@ci.livonia.mi.us>; smorgan@livonia.gov <smorgan@livonia.gov>; jjolly@ci.livonia.mi.us <jjolly@ci.livonia.mi.us>; brandon city council <bmccullough@ci.livonia.mi.us>; mayor <mayor@livonia.gov>

Subject: property rezoning by Plymouth and Middlebelt

Good afternoon,

This is in regards to the rezoning at Plymouth and Middlebelt. I took pictures this morning of the trees that are supposed to be the barrier between Walmart and Target to the residents backing up to the site which is houses on Orangelawn. The illustrations shown during last night's meeting show full blockage of the proposed site plan. I am sure are the same kind of illustrations were used when they wanted to build Walmart and Target back in 2007 , which is 15 years ago. I would like you to look at the pictures sent along with this email and look what 15 years down the road looks like in real time. These trees do not in any way block the view or sound.

During last night's meeting it was stated that dumpster areas would be kept clean. I used to pick up trash dumpsters and they are as a rule not kept clean which is an open invitation for rats, which as you know we already have an abundance of. (Is this another of Schostak's promises that will not be kept?) I invite you to look at any dumpsters in the City to see how (not) clean they are kept.

With all due respect, please consider turning down this rezoning request on March 23 at the Council Meeting.

Thank you for your time.

Merlyn and Judy Smith
30039 Richland

NEW DATA FOR REGULAR MEETING OF MARCH 23, 2022

From: [Reece, Stephanie](#)
To: [Kasprowicz, Sara](#)
Subject: FW: property rezoning by Plymouth and Middlebelt
Date: Tuesday, March 8, 2022 4:28:21 PM

Hi,

This is for you. Not new data from us....???

Stephanie Reece
Program Supervisor
City of Livonia | Planning Department
(734) 466-2288
SReece@livonia.gov

From: Simmons, Jennifer <jsimmons@livonia.gov>
Sent: Tuesday, March 8, 2022 4:17 PM
To: Kaupp, Tara <tkaupp@livonia.gov>; Taormina, Mark <mtaormina@livonia.gov>; Reece, Stephanie <SReece@livonia.gov>
Cc: Mayor Staff <MayorStaff@Livonia.gov>
Subject: FW: property rezoning by Plymouth and Middlebelt

Jennifer Simmons
Constituent Relations Specialist
City of Livonia | Mayor's Office
(734) 466-2204
jsimmons@livonia.gov

From: merle smith <truckinmerle@hotmail.com>
Sent: Tuesday, March 8, 2022 1:03 PM
To: Donovic, Rob <rdonovic@livonia.gov>; Toy, Laura <lttoy@livonia.gov>; cwhite@ci.livonia.mi.us;
McIntyre, Kathleen <kmcintyre@livonia.gov>; Morgan, Scott <smorgan@livonia.gov>; Jolly, Jim
<jjolly@livonia.gov>; McCullough, Brandon <bmccullough@livonia.gov>; Mayor Maureen Miller
Brosnan <mayor@livonia.gov>
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Walmart and Target to the residents backing up to the site which is houses on Orangelawn. The illustrations shown during last night's meeting show full blockage of the proposed site plan. I am sure are the same kind of illustrations were used when they wanted to build Walmart and Target back in 2007 , which is 15 years ago. I would like you to look at the pictures sent along with this email and look what 15 years down the road looks like in real time. These trees do not in any way block the view or sound.

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30039 Richland











