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

OFFICE OF THE COUNCIL

**ELECTRONIC AGENDA PACKET FOR
THE PUBLIC HEARING OF
MONDAY, APRIL 11, 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.

PUBLIC HEARING AGENDA OF THE LIVONIA CITY COUNCIL
Monday, April 11, 2022
7:00 P.M.
Livonia City Hall Auditorium
33000 Civic Center Drive, Livonia, Michigan

AGENDA ITEM(S)

1. [Petition 2003-08-SN-08 submitted by Aver Sign Company requesting to amend Council Resolution #549-03, adopted by the Livonia City Council on October 22, 2003, to allow the illumination of tubing around the pump island canopy of the BP gas station at 27428 Schoolcraft Road, located on the northwest corner of Schoolcraft and Inkster Roads in the southeast ¼ of Section 24.](#)
2. [Petition 2021-11-08-06 submitted by Jeffery Scott Architects requesting approval of all plans required by Section 13.13 of the Livonia Vision 21 Zoning Ordinance, in connection with a proposal to remodel the exterior facade and modify the approved landscape plan of the commercial strip center at 16112 thru 16184 Middlebelt Road, located on the east side of Middlebelt Road between Five Mile Road and Terrence Avenue in the Northwest ¼ of Section 13.](#)

AUDIENCE COMMUNICATION

SUSAN M. NASH, CITY CLERK

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



LETTER TO THE LIVONIA CITY COUNCIL

1.

Planning
March 22, 2022

MEETING DATE

Public Hearing of March
21, 2022 rescheduled for
April 11, 2022

PREPARED BY

Stephanie Reece, Program Supervisor,

AGENDA ITEM

Petition 2003-08-SN-08 submitted by Aver Sign Company requesting to amend Council Resolution #549-03, adopted by the Livonia City Council on October 22, 2003, to allow the illumination of tubing around the pump island canopy of the BP gas station at 27428 Schoolcraft Road, located on the northwest corner of Schoolcraft and Inkster Roads in the southeast ¼ of Section 24.

BACKGROUND

RECOMMENDATION

At the 1,183rd Public Hearing and Regular Meeting held by the City Planning Commission on February 8, 2022, the following resolution was adopted:

#02-10-2022 RESOLVED, That the City Planning Commission does hereby recommend to City Council that Petition 2003-08-SN-08 submitted by Aver Sign Company requesting to amend Council Resolution #549-03, adopted by the Livonia City Council on October 22, 2003, to allow the illumination of tubing around the pump island canopy of the BP gas station at 27428 Schoolcraft Road, located on the northwest corner of Schoolcraft and Inkster Roads in the southeast ¼ of Section 24, be denied for the following reasons:

1. That the proposed modification is not supported by the Livonia Vision 21 Zoning Ordinance which prohibits outline tubing signs.
2. That it has been a long-standing policy by the City not to allow this type of illumination around pump island canopies.
3. That the applicant has not justified the need to illuminate the pump island canopy at this location.
4. That the petitioner has failed to affirmatively show that the proposed modification would be aesthetically in the City's best interest.
5. That approving this type of illumination would set an undesirable precedent for businesses of this type.

FISCAL CONSIDERATION

N/A

ATTACHMENTS

1. 2003-08-SN-08_Amend CR_E-COUNCIL Pkt
2. Petition 2003-08-SN-08 Notice
3. Petition 2003-08-SN-08 Renotice - Aver Sign

APPROVED BY



Mark Taormina, Planning and Economic Development
Director

Date: February 23, 2022



Maureen Miller Brosnan, Mayor

Date: March 04, 2022

Petition 2003-08-SN-08 submitted by Aver Sign Company
requesting to amend Council Resolution #549-03, adopted by the Livonia City Council on October 22, 2003, to allow the illumination of tubing around the pump island canopy of the BP gas station at 27428 Schoolcraft Road, located on the northwest corner of Schoolcraft and Inkster Roads in the southeast ¼ of Section 24.



December 17, 2021

City of Livonia

33000 Civic Center Dr.

Livonia, MI 48154

Re: 27428 Schoolcraft Livonia, MI

To Whom it May Concern-

This letter is a request to amend condition #4 of Council Resolution #549-03 to permit the illumination of the tubing around the pump island canopy.

Sincerely,

Jennifer Glover

Permit Agent

Aver Sign Company



February 17, 2022

Via Hand Delivery

Ms. Susan M. Nash
City Clerk
City of Livonia
33000 Civic Center Drive
Livonia, Michigan 48154

Re: Petition 2003-08-SN-08 – Aver Sign Resolution Amendment

Dear Ms. Nash,

Please consider this letter as our formal appeal of the Planning Commission's decision with respect to the above-referenced matter at the Planning Commission hearing held on February 8, 2022, based on grounds which include, without limitation, the following:

- The subject property is a commercial property located along the service drive of I-96 Highway, and the proposed tubing illumination around the pump island canopy of the BP gas station will be facing the highway and will not have any negative impact on any residential property in the immediate area;
- The proposed illumination will help with the visibility of the BP Station from the I-96 highway for customers needing to make a stop for gas or other highway services;
- The proposed tubing illumination is widely prevalent in gas stations throughout the City of Livonia and thus, there is significant precedent for allowing such illumination;
- The proposed tubing illumination is part of the BP proprietary colors and logo, and will allow the BP station operator to comply with the BP franchise requirements.

Please advise the undersigned of the City Council Hearing date and time. Thank you for your consideration. Should you have any questions, please feel free to contact the undersigned.

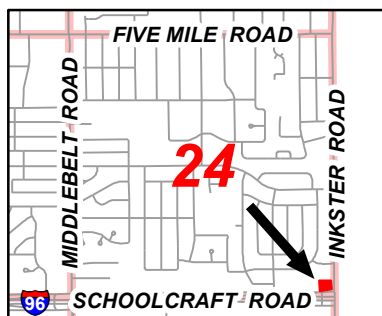
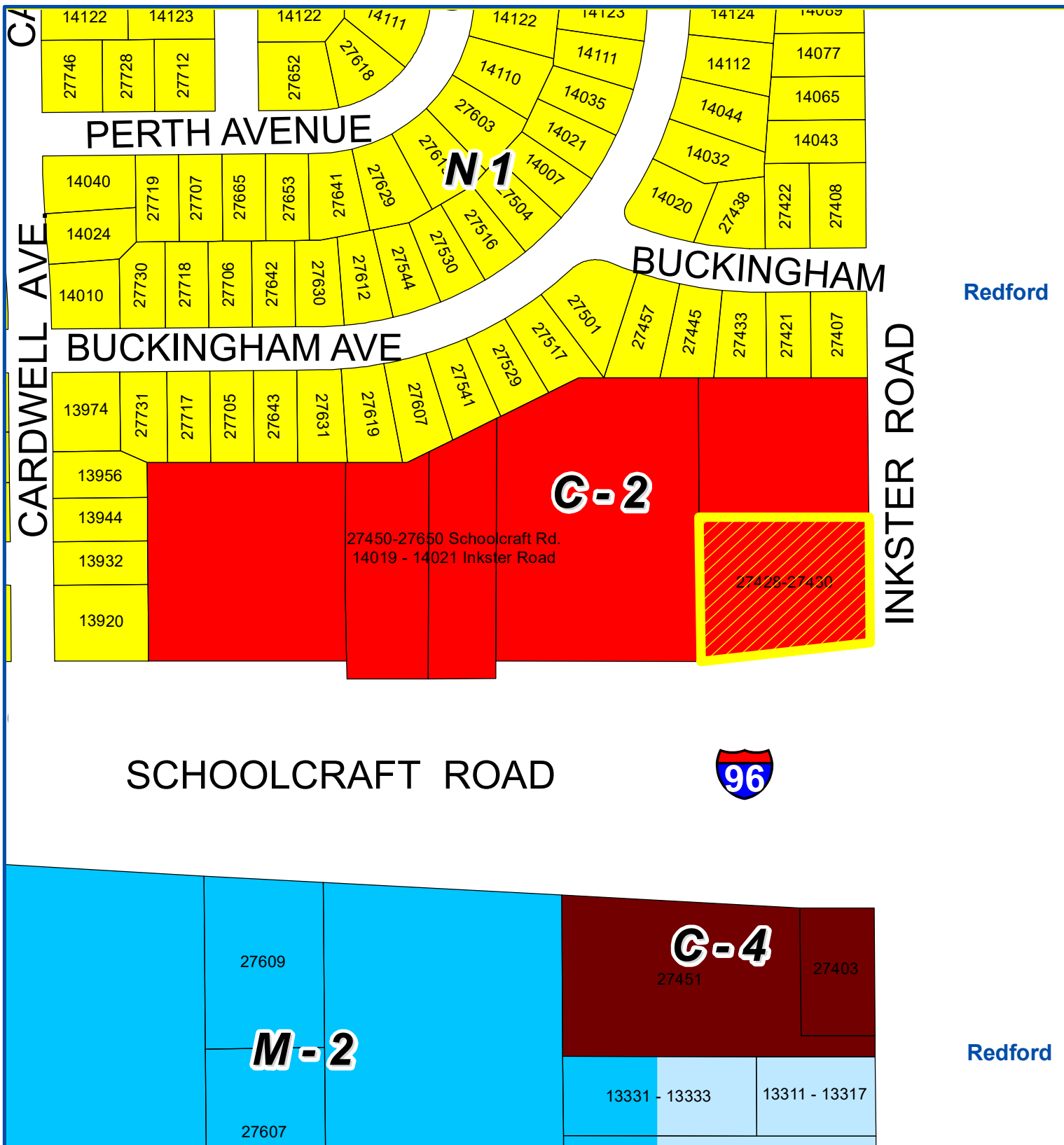
Sincerely,

Jennifer Glover

Document prepared by:

Burt S. Kassab, Esq.
Kullen and Kassab, P.C.
31000 Northwestern Hwy
Suite 100
Farmington Hills, Michigan 48334
Telephone (248) 538-2200
Facsimile (248) 538-2201
e-mail bkassab@k2lawyers.com

Permit Agent
Aver Sign Company
248-542-0678
jennifer@aversign.com
On behalf of Ray Salem Station owner for 27428 Schoolcraft Rd.

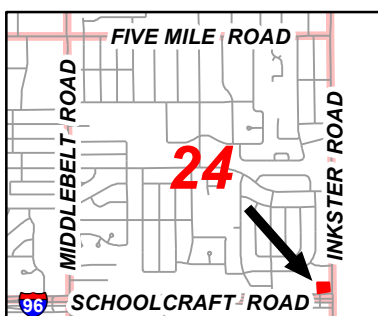


Address & Zoning Map

Petition 2003-08-SN-08
BP Gas Station
27428 Schoolcraft Road
to amend Council Resolution #549-03



Not to Scale



Aerial Map

Petition 2003-08-SN-08
BP Gas Station
27428 Schoolcraft Road
to amend Council Resolution #549-03



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

MISCELLANEOUS

ITEM 2

Petition 2003-08-SN-08 submitted by Aver Sign Company requesting to amend Council Resolution #549-03, adopted by the Livonia City Council on October 22, 2003, to allow the illumination of tubing around the pump island canopy of the BP gas station at 27428 Schoolcraft Road, located on the northwest corner of Schoolcraft and Inkster Roads in the southeast $\frac{1}{4}$ of Section 24.

February 1, 2022: Study Meeting:

This request involves amending a waiver use condition that was imposed in connection with the approval of a BP gas station located at the northwest corner of Schoolcraft and Inkster Roads. The subject site is part of the Buckingham Plaza Shopping Center. On November 20, 2002, a waiver use was granted for the construction of the gas station and carry-out restaurant (CR #600-02). As part of the approval, it was conditioned that all signs undergo a separate review by the Planning Commission and City Council.

Permitted wall and window signs for a gas station, including those attached to the building and/or the canopy fascia, are limited to two (2) square feet of sign area for each one (1) lineal foot of building frontage, subject to a maximum total area of 100 square feet. Gas stations are also allowed one (1) ground sign no greater than forty (40) square feet in area and twelve feet (12') in height, and subject further to a minimum setback of five feet (5') from any public right-of-way line.

On October 22, 2003, City Council approved a sign package for the gas station (see attached CR #549-03). Allowed is 100 square feet of wall and window signage and a ground sign measuring no larger than fifty-two (52) square feet. As part of the approval, it was conditioned:

That no LED lightband or exposed neon shall be permitted on this site, including but not limited to, the building, pump island canopies or around the windows.

The petitioner is requesting to amend this condition to allow LED tube lighting around the perimeter of the pump island canopy fascia. The tubing was shown on the original plans with a note that it would not be illuminated. The Petitioner notes that there are other gas stations located around the city with various forms of canopy fascia illumination. While this is true, the restriction imposed on this project is consistent with the action taken on most commercial developments, including gas stations, and is supported by the following prohibition as set forth in Section 11.05(7) of the Livonia Vision 21 Zoning Ordinance, which provides:

(7) Outline tubing signs, except that the use of outline tubing may be permitted when

- A) such tubing is encased with tinted glass or plastic so as to protect it from weather and breakage and to render such tubing invisible when not illuminated, and
- B) the tubing does not outline windows, roofs, or other building features.

The only other wall signage on this BP gas station building is a thirty (30) square foot sign identifying the Tim Hortons restaurant. There are no wall signs on the building identifying the station. Additionally, three (3) sides of the pump island canopy fascia have circular BP logo signs. The exact size of these logo signs is unknown.

February 8, 2022: Regular Meeting:

The area of the tubing around the pump island canopy is measured according to its width times its entire length. The tubing is one inch (1") in width and the total length of the three sides of the canopy measures 221 feet (68' + 68' + 85'). The area of the tubing, not including the BP logo signs, measures approximately eighteen (18) square feet. The three (3) circular BP logo signs on the canopy each measure eleven (11) square feet. Added together, the signage on the building (30 sq.ft.) plus the canopy (51 sq.ft.), totals 81 square feet, which is nineteen (19) square feet less than the 100 square feet allowed under the zoning ordinance.

Approving Resolution: That the request to amend Council Resolution #549-03, to allow the illumination of a LED lightband around the pump island canopy of the BP gas station located at 27428 Schoolcraft Road is hereby approved, subject to City Council approval and the following conditions:

1. That the request to amend condition #4 of Council Resolution #549-03 as outlined in the letter dated December 17, 2021, from Aver Sign Company is hereby approved, and shall be adhered to.
2. With the exception of the circular BP logo signs, only the tubing around the fascia of the pump island canopy shall be illuminated.
3. At no time shall the permitted wall and window signs, including those attached to the building and/or the canopy fascia, of this gas station exceed the maximum total area of 100 square feet, and
4. That all other conditions imposed by Council Resolution #549-03, which granted approval for signage for this gas station, shall remain in effect to the extent that they are not in conflict with the foregoing conditions.

Denying Resolution: That the request to amend Council Resolution #549-03, to allow the illumination of a LED lightband around the pump island canopy of the BP gas station located at 27428 Schoolcraft Road is denied for the following reasons:

1. That the proposed modification is not supported by the Livonia Vision 21 Zoning Ordinance which prohibits outline tubing signs.
2. That it has been a long-standing policy by the City not to allow this type of illumination around pump island canopies.
3. That the applicant has not justified the need to illuminate the pump island canopy at this location.
4. That the petitioner has failed to affirmatively show that the proposed modification would be aesthetically in the City's best interest.
5. That approving this type of illumination would set an undesirable precedent for businesses of this type.

INKSTER RD.

EAST LINE OF SECTION 24, T 1 S, R 1 E

124.15

PROPOSED BY MID SIGN
10' 0" SETBACK BOTH
DIRECTIONS

PROPOSED CANOPY
(SEE SHEET A-6 FOR DETAILS)

SCHOOLCRAFT KID

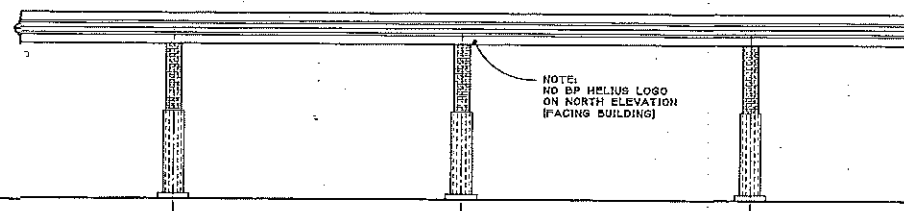
PROPOSED
GAS STATION &
CONVENIENCE STORE
WITH TELLER STATION

RECEIVED
SEP 09 2003
CITY OF LIVONIA
PLANNING COMMISSION

NOTE:
ALL DIMENSIONS TO
BE VERIFIED IN THE
FIELD [V.L.F.]

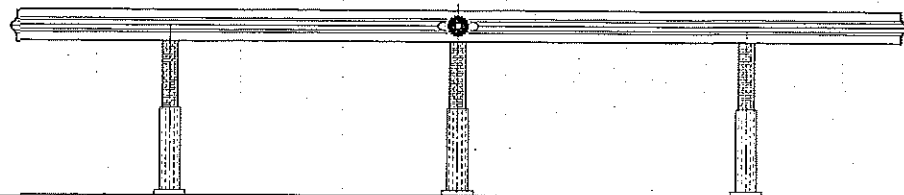


SCALE: 1" = 60'-0"



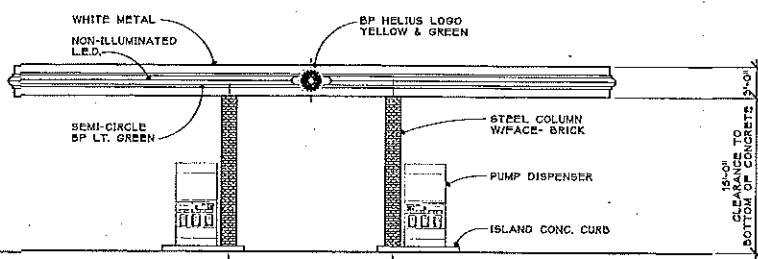
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



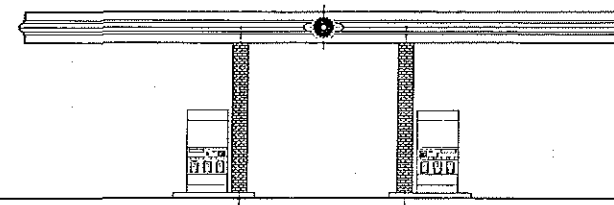
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



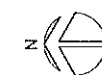
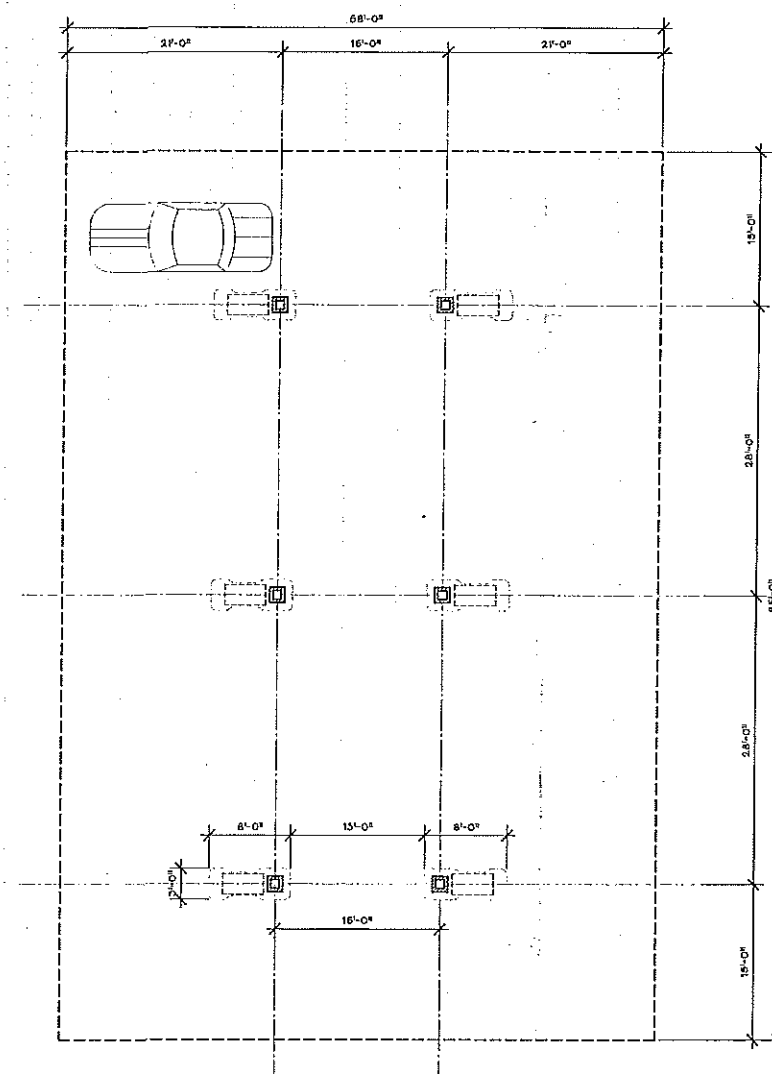
EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



CANOPY
LAYOUT PLAN

SCALE: 1/8" = 1'-0"

NSI
National Specialties Installation Inc.
20801 Glendale St.
Detroit, MI 48223-3305
PH: (313) 387.7791 - FAX: (313) 338-4353
"NATIONWIDE INSTALLATION"
This document is proprietary to NSI and shall not be reproduced, altered, or used without expressed consent of National Specialties Installation Inc.

Gas Station & Restaurant
Schoolcraft Rd. (I-96) @ Inkster Rd.
Livonia, Michigan

PROJECT TITLE

DATE:
03/17/03
07/02/03 - REV.

SHEET TITLE:
GAS STATION
CANOPY

PROJECT NO.
105
SHEET NO.

A6





Google





Google

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 1, 2022

To: Scott O. Miller

From: Jerome Hanna

RE: Petition 2003-08-SN-08 – 27428 Schoolcraft 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 2003-08-SN-08 - 27428 Schoolcraft 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)	\$ 90.23
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Total Due City of Livonia	\$ 90.23
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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

January 13, 2022

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

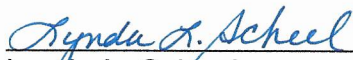
Re: Petition 2003-08-SN-08

27428 Schoolcraft Road
Aver Sign Company

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 no taxes are due, therefore I have no objections to the proposal.

Sincerely,


Lynda L. Scheel
Treasurer, City of Livonia

**OTHER ITEMS
RELATED TO THE
PETITION**

**ADOPTED BY THE LIVONIA CITY COUNCIL AT THE REGULAR
MEETING OF OCTOBER 22, 2003**

On a motion by Taylor, seconded by Brosnan, and unanimously adopted, it was:

CR 549-03 RESOLVED, that having considered a communication from the City Planning Commission, dated September 18, 2003, which transmits its resolution 09-127-2003, adopted on September 16, 2003, with regard to **Petition 2003-08-SN-08**, submitted by National Specialties, on behalf of **British Petroleum**, requesting approval for **signage** for the gas station located at 27428 Schoolcraft Road, on the northwest corner of Schoolcraft and Inkster Roads in the Southeast 1/4 of Section 24, the Council does hereby concur in the recommendation of the Planning Commission and Petition 2003-08-SN-08 is hereby **approved** and granted, subject to the following conditions:

1. That the Sign Plan marked Sheet A7 dated 9/4/03, as revised, prepared by National Specialties Installation, Inc., is hereby approved and shall be adhered to, insomuch as:
 - The wall signage and the window signage, including those attached to the buildings or to the canopy fascia, shall not exceed 100 square feet in sign area;
 - The ground sign shall not exceed 52 square feet in sign area, 12 feet in height, and shall be set back 10 feet from any right-of-way line;
2. That the base of the ground sign shall be manufactured out of the same brick used in the construction of the gas station/convenience store;
3. That the Sign Plan marked Sheet A6 dated July 2, 2003, as revised, prepared by National Specialties Installation, is hereby approved and shall be adhered to;
4. That no LED lightband or exposed neon shall be permitted on this site, including but not limited to, the building, pump island canopies or around the windows;
5. That all signage shall not be illuminated beyond one (1) hour after this business closes;

6. That any additional signage shall come back before the Planning Commission and City Council for their review and approval;
7. That this approval is subject to the petitioner being granted a variance from the Zoning Board of Appeals for excess signage and any conditions related thereto; and
8. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the sign permits are applied for.

**ADOPTED BY THE LIVONIA CITY COUNCIL AT THE REGULAR
MEETING OF NOVEMBER 6, 2002**

On a motion by Dolan, seconded by Knapp, and unanimously adopted, it

was:

CR 600-02 RESOLVED, that having considered a communication from the City Planning Commission, dated October 10, 2002, which transmits its resolution 10-128-2002, adopted on October 8, 2002, with regard to **Petition 2002-07-02-14**, submitted by Mohamad El Fassih requesting waiver use approval to construct a gas station and carry-out restaurant with drive-up window service on property located on the north side of Schoolcraft Road between Inkster Road and Cardwell Avenue in the Southeast 1/4 of Section 24, which property is zoned C-2, the Council does hereby concur in the recommendation made by the City Planning Commission and Petition 2002-07-02-14 is hereby **approved** and granted, subject to the following conditions:

1. That the Site Plan marked Sheet C-1 prepared by Elite Design & Development, Inc., dated September 26, 2002, is hereby approved and shall be adhered to;
2. That the Landscape Plan marked Sheet C-2 prepared by Elite Design & Development, Inc., dated September 8, 2002, is hereby approved and shall be adhered to, except that the Autumn Purple Ash trees specified on said landscape plan shall be changed to a different variety of tree as approved by the Planning Director;
3. That all plant materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition;
4. That all disturbed lawn areas shall be sodded in lieu of hydroseeding;
5. That all sodded and landscaped areas shall be fully irrigated by underground sprinkler systems;
6. That the Building Elevations marked Sheets A-1 and A-3 prepared by Elite Design & Development, Inc., dated July 16, 2002 and September 8, 2002, respectively, are hereby approved and shall be adhered to;

7. That the brick used in the construction of the buildings shall be full face four (4) inch brick, no exceptions;
8. That the three walls of the trash dumpster area shall be constructed out of the same brick used in the construction of the building or in the event a poured wall is substituted, the wall's design, texture and color shall match that of the building and the enclosure gates shall be maintained and when not in use closed at all times;
9. That all rooftop mounted mechanical equipment shall be completely screened from view;
10. That the turning radius of the drive-up window lane shall be at least 15 feet as required;
11. That the maximum number of customer seats in the carryout restaurant shall not exceed 12;
12. That all pole mounted lights shall be shielded so as to be deflected away from any neighboring property and shall not exceed 20 feet in height;
13. That the lights of the pump island canopy shall be recessed in such a way that the intensity of the illumination is decreased;
14. That no outdoor storage, placement or display of merchandise shall be permitted at any time on this site, however the foregoing prohibition shall not apply to the display, on the pump islands only, of oil or oil based products as permitted under Section 11.03(a) of the Zoning Ordinance;
15. That the pump island canopy shall not exceed 18 feet in height and its support columns shall be covered with the same brick used in the construction of the gas station/convenience store building;
16. That no neon shall be permitted on this site, including but not limited to, the pump island canopy, buildings or around the windows;
17. That this approval shall incorporate the following recommendations of the Traffic Bureau as listed in the correspondence dated August 2, 2002;

- a) That the required handicapped parking spaces be properly sized and individually signed as required;
 - b) That a handicapped ramp for access to the building be provided;
 - c) That a sign indicating the height of the pump island canopy be installed in several conspicuous locations;
 - d) That stop signs for each exit of the property along with a Right Turn Only sign for the Schoolcraft exit be installed;
18. That all parking spaces within the total site area be double striped;
19. That the existing protective wall along the north property line of the subject site shall be repaired to the satisfaction of the Inspection Department and shall be extended to the east to the Inkster Road right-of-way line using the same materials and having uniformity in height and appearance, except that the nearest 10 feet of wall to the right-of-way shall be limited to a height of three (3) feet;
20. That no signs, either freestanding or wall mounted, are approved with this petition. All such signage shall be separately submitted for review and approval by the Planning Commission and City Council;
21. 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
22. That this approval is conditional upon the petitioner submitting additional information relative to the final determination of exterior building material colors and the review and approval of the colors by the Planning Commission and City Council by means of color renderings or other means of accurately portraying and designating colors, such as actual samples. See CR below deleted this condition.

**ADOPTED BY THE LIVONIA CITY COUNCIL AT THE REGULAR
MEETING OF NOVEMBER 20, 2002**

On a motion by Taylor, seconded by Dolan, and unanimously adopted, it

was:

CR 614-02 RESOLVED, that **Council Resolution 600-02** is hereby amended by deleting paragraph 22 therefrom.

UNAPPROVED MINUTES

1

MINUTES OF THE 1,183rd PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, February 8, 2022, the City Planning Commission of the City of Livonia held its 1,183rd 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 #2 PETITION 2003-08-SN-08 Aver Sign (BP Gas Station)

Mr. Caramagno, Secretary, announced the next item on the agenda, Petition 2003-08-SN-08 submitted by Aver Sign Company requesting to amend Council Resolution #549-03, adopted by the Livonia City Council on October 22, 2003, to allow the illumination of tubing around the pump island canopy of the BP gas station at 27428 Schoolcraft Road, located on the northwest corner of Schoolcraft and Inkster Roads in the southeast ¼ of Section 24.

Mr. Taormina: This is a request to amend a Council Resolution, in this case CR #549-03, to allow the illumination of a pump island canopy. The site is the BP gas station at the northwest corner of Schoolcraft and Inkster roads. It was in 2003 when City Council approved the sign package for the gas station which limited the area of all wall signs to 100 square feet and the total area of the monument sign on the property to 52 square feet. As part of that approval, City Council included a condition in that “no LED light band or exposed neon shall be permitted on this site, including but not limited to the building, the pump island canopy’s or around the windows”. The petitioner is now requesting to amend this condition in order to allow for an LED light strip that would be installed around three sides of the pump island canopy fascia. I will just note that the restriction that was imposed by City Council in 2003 is consistent with the action that they have taken on most commercial developments over the past 20 years, including gas stations. I know the petitioner, at the study meeting last week, provided some information regarding the details of this. I don’t really have those plans available for you to view. I just have photographs of the existing gas station. As you can see, this is the condition as it exists today. It is the typical BP canopy fascia. As you can see, the light band extends across the center of the fascia. In this case, the new light strip would be installed on three sides. The west side of the canopy, the south side of the canopy facing Schoolcraft Road, and then the east side facing Inkster Road. It is our understanding that the north side facing the building would not be illuminated. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Certainly.

Mr. Taormina: The first letter is from the Inspection Department, dated February 1, 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) \$ 90.23 Total Due City of Livonia \$ 90.23.”* The letter is signed by Connie Kumpula, Chief Accountant. The next letter is from the Treasurer’s Department, dated January 13, 2022, which reads as follows: *“In accordance with your request, the Treasurer’s Office has reviewed the name and addresses*

UNAPPROVED MINUTES

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connected with the above noted petition. At this time no taxes are due, 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 see no questions. Our petitioner is here in our audience. You are free to come up to our podium. Good evening. We will need your name and address for the record please.

Jennifer Glover, Aver Sign, 359 Livernois, Ferndale, MI. I had some correspondence with Scott Miller last week regarding that light bar and the square footage that we calculated for the light bar on the three sides of the canopy. The light bar would be 15.5 square feet and there will also be three helios, which is the BP logo. Those are 10.56 square feet each. We are looking at approximately 40 square feet of signage on the canopy in its entirety. I will uniformly match the rest of the stations in Livonia with the lighting on the canopy, as well as all the BP stations that are currently there.

Mr. Wilshaw: Thank you, Ms. Glover. Is there any questions for our petitioner in regard to this item?

Mr. Ventura: I don't have a question for you, but I have to tell you that, and I know you don't watch television, you don't watch this on television, but we sit here every week or every other week and have these public hearings and we make motions with regard to site plans and virtually every one of them light bands are prohibited, and we are specific about it. It is just the status of the...the standard of the city and it is the ordinance of the city and that is what is reflected in the Council resolution. I have to tell you that I can't support going against what we sit here and do every single week with every other petitioner that comes before us. It is not the standard of the city. It is not the charge that we have been given to enforce and I am sorry, but I can't. Whatever the other circumstances you have that motivate you to bring this before us. I just can't, having said no to so many other petitioners, say yes to you tonight. Thank you.

Mr. Wilshaw: Thank you, Mr. Ventura. Any question or comments?

Ms. McCue: Mr. Taormina, can you tell me what the allowed square footage in total for signage?

Mr. Taormina: I'm sorry?

UNAPPROVED MINUTES

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- Ms. McCue: The total square footage allowed for this signage when we are taking into consideration the band, the logos, and all of that.
- Mr. Taormina: 100 square feet total for all wall signage. So, that would include anything on the gas station building, as well as on the fascia of the canopy. Wall signage is limited to that amount. 100 square feet in total. I believe the report indicates that the sign on the building currently is 30 square feet.
- Ms. McCue: Okay. Thank you.
- Mr. Taormina: As was noted, I think what they are adding computes to about 50 square feet.
- Mr. Wilshaw: The petitioner indicated that she talked to Scott, and I guess they recomputed it to the 40 square feet, so in any case it is below the 100 square foot minimum.
- Mr. Taormina: Below the 100 square feet, yes. If you include the light band, the logos, and whatever is on the building currently.
- Ms. McCue: Thank you.
- Mr. Wilshaw: Excellent. Any other questions? Mr. Bongero?
- Mr. Bongero: Question for the petitioner. I think last week at the study meeting you said that this is a requirement from BP.
- Ms. Glover: Yes. I wanted to add that. This is a brand requirement. Each individual brand of fuel has their own specific signage that they require at each site. This is a very big issue for them.
- Mr. Bongero: Thank you.
- Mr. Wilshaw: Thank you, Mr. Bongero. Ms. Smiley?
- Ms. Smiley: This is for the petitioner. You said that there is another BP in Livonia that has this?
- Ms. Glover: Yes, ma'am. There are three other BP gas stations in the City of Livonia. Each one, from what I can tell, has a light band around the gas canopy. If it is illuminated at nighttime, I don't know. I don't live over here to see it, but they all have them, yes.

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Ms. Smiley: I guess I am confused on how we passed those three, but not hers. Do you know, Mark?

Mr. Taormina: I can speak to only one of those three. I did not check the other two. The most recent of the three would be at the corner of Schoolcraft and Farmington Road. We included a similar condition in the approving resolution and apparently that canopy is being illuminated at night. That is in violation. The Inspection Department is aware of that violation, to my understanding.

Ms. Smiley: So, they are in violation. I guess she is asking for permission, and they are asking for forgiveness. Is that where we are at?

Mr. Taormina: They haven't asked for anything yet.

Ms. Smiley: So, what happens to them when they are in violation. Will they make them...

Mr. Taormina: They will be told to either remove it or stop illuminating it. I suppose if the light band remains, and they don't want to take it down...what is in violation is the fact that it is turned on in the evening. Whether or not they can...how they are going to correct that, I have no idea.

Ms. Smiley: You don't happen to know the hours of that one on...that BP gas station that is illuminated. Is it 24 hours?

Ms. Glover: I don't suspect that it is illuminated 24 hours. I think it comes on for nighttime illumination. I don't know their hours. I apologize.

Ms. Smiley: Do you know the hours of this gas station?

Ms. Glover: Ray's gas station...go ahead.

Ray Salem, 27428 Schoolcraft, Livonia, MI 4:30 p.m. to 11:00 p.m. as of right now.

Ms. Smiley: Then the light would go off at 11?

Mr. Salem: Yeah, I would be fine with that. I mean that is...you know. As I explained at the last week, I would just do according to what the other stations and like I said, I am off the highway. There is probably about four of the five stations that are on the highway that are all illuminated, so you know I was just trying to kind of, you would say, fit in with that.

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Ms. Smiley: This is going to sound bad, but I am inclined to deny it and let you go to Council and let them hear your story behind it. The fact that the BP is doing that. That the BP wants you to do that, or that is their brand and that is how they do it. I guess I am kind of supporting you, but I am probably going to deny you. Thank you.

Mr. Wilshaw: Thank you. Is there any other questions for our petitioner?

Mr. Long: Can I get Ms. Glover to take me through the math again on the signage? You said that the light bar was 50 square feet or 15?

Ms. Glover: 15.5

Mr. Long: 15. Okay. Now that is where my math is going off. Okay. Thank you.

Mr. Wilshaw: Thank you, Mr. Long. Any other questions for anybody?

Mr. Caramagno: If you do not get the LED light band, what does BP do? Are they going to pull your BP station?

Brian Tucker, Corrigan Oil, 775 North 2nd Street, Brighton, MI. We are the supplier to Mr. Salem's station. There are alternatives. To that those alternatives are based on the circumstances. The first plan is to always fully meet image requirements. It happens when situations like this occur, where decisions are made where it is not allowed. I think from the brands perspective, and I can't speak for the brand because I only represent as a distributor, they are not here to speak on their behalf. The first request is to always to fully illuminate the canopy.

Mr. Caramagno: So, when you can't do that, you talked about alternatives? What are the alternatives?

Mr. Tucker: The alternatives are for non-illuminated canopies.

Mr. Caramagno: So, BP is not going to walk away from Ray over an LED light band here?

Mr. Tucker: No. To support Mr. Salem in the spirit of fairness and what he is competing with, that is the reason for the request.

Mr. Caramagno: So, you speak on behalf of Corrigan delivering fuel for BP?

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Mr. Tucker: Yes. What I can also say is that of the other BP stations that are in the city, Corrigan is not a supplier

Mr. Caramagno: Is not a supplier. Okay. I have got to say that I am probably not a fan of the LED light band. The only thing that I...if there were an exception here it would be because this doesn't face any residential properties. It faces the freeway. So, if there is an exception for me that would be it. I have to think about it. Thank you.

Mr. Wilshaw: Thank you. Any other questions or comments from anyone? Good discussion from everyone. I don't think there is anyone else in our audience wishing to speak to this item, but I will throw that out there in case someone is hiding and I can't see. I don't see anybody jumping up. Anything else, Ms. Glover, that you would like to add before we make our decision?

Ms. Glover: I did a lot of thinking after the study session that we had and one of the things I would say is that as a female, finding a gas station at night that is illuminated makes a world of difference of where I am going to go buy my gas. I am not going to go to some station that might be kind of dark. There is a lot of dark corners. I personally will look specifically for an illuminated station so that I know that I feel, at least I feel, that I have some safety there. That is all I needed to add.

Mr. Wilshaw: That is great comment. We appreciate that.

Ms. Glover: Thank you.

Mr. Ventura: Excuse me, are you saying that there are no lights under this canopy at night?

Ms. Glover: They have the normal...

Mr. Ventura: So, what is illuminated? So, you can see what you are doing.

Ms. Glover: On the expressway, when you are driving you can see that there is a station up there if you see that glow.

Mr. Ventura: Your comments led me to believe that there were no lights there.

Ms. Glover: No.

Mr. Ventura: So, it is well illuminated. Thank you.

Mr. Wilshaw: Yes, I think this would just be an enhancement to that illumination. A colorful one. Any other questions or comments? If not,...Mr. Bongero?

Mr. Bongero: Quick question. Kind of like what Commissioner Caramagno said, I don't have a problem with it. I think it is not intrusive. I think it is subtle. I think it adds a little bit of an effect. Slightly. I don't think it is going to be beaming into people's eyes and it is in commercial only, not around residential. I don't really have a problem with it.

Mr. Wilshaw: Fair comment. Anybody else with anything? If not, a motion would be in order.

On a motion by Ventura, seconded by Smiley, and adopted, it was

#02-10-2022 **RESOLVED**, That the City Planning Commission does hereby recommend to City Council that Petition 2003-08-SN-08 submitted by Aver Sign Company requesting to amend Council Resolution #549-03, adopted by the Livonia City Council on October 22, 2003, to allow the illumination of tubing around the pump island canopy of the BP gas station at 27428 Schoolcraft Road, located on the northwest corner of Schoolcraft and Inkster Roads in the southeast ¼ of Section 24, be denied for the following reasons:

1. That the proposed modification is not supported by the Livonia Vision 21 Zoning Ordinance which prohibits outline tubing signs.
2. That it has been a long-standing policy by the City not to allow this type of illumination around pump island canopies.
3. That the applicant has not justified the need to illuminate the pump island canopy at this location.
4. That the petitioner has failed to affirmatively show that the proposed modification would be aesthetically in the City's best interest.
5. That approving this type of illumination would set an undesirable precedent for businesses of this type.

Mr. Wilshaw: Is there any discussion?

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A roll call vote on the foregoing resolution resulted in the following:

AYES:	Ventura, Smiley, Caramagno, Wilshaw
NAYS:	McCue, Bongero, Long
ABSENT:	None
ABSTAIN:	None

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. Wilshaw: To the petitioner, you will have ten days in which to appeal the decision in writing to City Council and if you choose to do that, they will take up the request and you can have them make the decision.

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, MARCH 21, 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 2003-08-SN-08 submitted by Aver Sign Company requesting to amend Council Resolution #549-03, adopted by the Livonia City Council on October 22, 2003, to allow the illumination of tubing around the pump island canopy of the BP gas station at 27428 Schoolcraft Road, located on the northwest corner of Schoolcraft and Inkster Roads in the southeast $\frac{1}{4}$ of Section 24.

SUSAN M. NASH, CITY CLERK

CITY OF LIVONIA

RENOTICE OF PUBLIC HEARING

A Public Hearing will take place before the Council of the City of Livonia on **MONDAY, APRIL 11, 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 2003-08-SN-08 submitted by Aver Sign Company requesting to amend Council Resolution #549-03, adopted by the Livonia City Council on October 22, 2003, to allow the illumination of tubing around the pump island canopy of the BP gas station at 27428 Schoolcraft Road, located on the northwest corner of Schoolcraft and Inkster Roads in the southeast ¼ of Section 24.

SUSAN M. NASH, CITY CLERK

PUBLISH: Sunday, April 3, 2022



LETTER TO THE LIVONIA CITY COUNCIL

2.

Planning
February 22, 2022

MEETING DATE

Public Hearing of April
11, 2022

PREPARED BY

Stephanie Reece, Program Supervisor,

AGENDA ITEM

Petition 2021-11-08-06 submitted by Jeffery Scott Architects requesting approval of all plans required by Section 13.13 of the Livonia Vision 21 Zoning Ordinance, in connection with a proposal to remodel the exterior facade and modify the approved landscape plan of the commercial strip center at 16112 thru 16184 Middlebelt Road, located on the east side of Middlebelt Road between Five Mile Road and Terrence Avenue in the Northwest ¼ of Section 13.

BACKGROUND

RECOMMENDATION

At the 1,183rd Public Hearing and Regular Meeting held by the City Planning Commission on February 8, 2022, the following resolution was unanimously adopted:

#02-09-2022 RESOLVED, That the City Planning Commission does hereby recommend to City Council that Petition 2021-11-08-06 submitted by Jeffery Scott Architects requesting approval of all plans required by Section 13.13 of the Livonia Vision 21 Zoning Ordinance, in connection with a proposal to remodel the exterior facade and modify the approved landscape plan of the commercial strip center at 16112 thru 16184 Middlebelt Road, located on the east side of Middlebelt Road between Five Mile Road and Terrence Avenue in the Northwest ¼ of Section 13, be 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, 10.03 and 13.13 of the Livonia Vision 21 Zoning Ordinance.
2. That the lack of trees shown on the proposed landscape plan would have a negative effect upon the neighboring properties, as well as the City as a whole.
3. Allowing this would be detrimental to the aesthetic quality and appeal of the overall site, and negatively alter the character of the property.
4. That the plantings shown on the previously approved landscape plan shall be reinstalled to the satisfaction of the Inspection Department.
5. That any remodeling of the exterior of the shopping center shall be reconsidered once the required landscaping is completed, and

6. That the petitioner has failed to comply with all the concerns deemed necessary for the safety and welfare of the City and its residents.

FISCAL CONSIDERATION

ATTACHMENTS

1. 2021-11-08-06_Concord Plaza_E-COUNCIL Pkt
2. PH NOTICE - Appeal of Denial - Jeffery Scott Architects

APPROVED BY



Mark Taormina, Planning and Economic Development
Director

Date: February 23, 2022



Maureen Miller Brosnan, Mayor

Date: March 04, 2022

Petition 2021-11-08-06 submitted by Jeffery Scott Architects

requesting approval of all plans required by Section 13.13 of the Livonia Vision 21 Zoning Ordinance, in connection with a proposal to remodel the exterior facade and modify the approved landscape plan of the commercial strip center at 16112 thru 16184 Middlebelt Road, located on the east side of Middlebelt Road between Five Mile Road and Terrence Avenue in the Northwest ¼ of Section 13.



Susan K. Friedlaender

Direct: (248) 406-6088
sfriedlaender@fnrplc.com

February 17, 2022

City of Livonia Clerk
33000 Civic Center Drive
Livonia, Michigan 48154-3097

VIA HAND DELIVERY

Re: Petition 2021-11-08-06- Concord Plaza Appeal to City Council

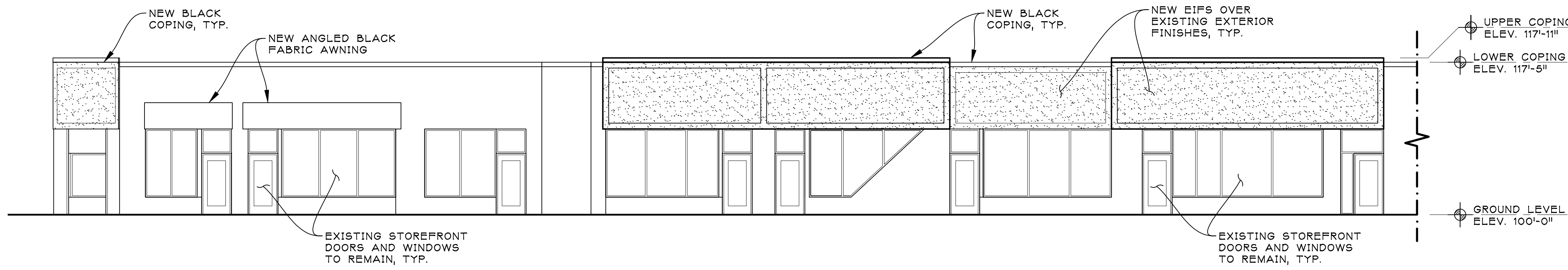
To the Honorable Clerk and City Council:

This is an appeal of the City of Livonia Planning Commission's decision made at the public hearing and regular meeting held on February 8, 2022 and memorialized in Resolution #02-09-2022 recommending denial of Petition 2021-11-08-06 which contained a proposal for the remodeling of the exterior façade and modification of the approved landscape plan for the commercial strip center at 16112 thru 16184 Middlebelt Road located on the east side of Middlebelt Road between Five Mile Road and Terrence Avenue.

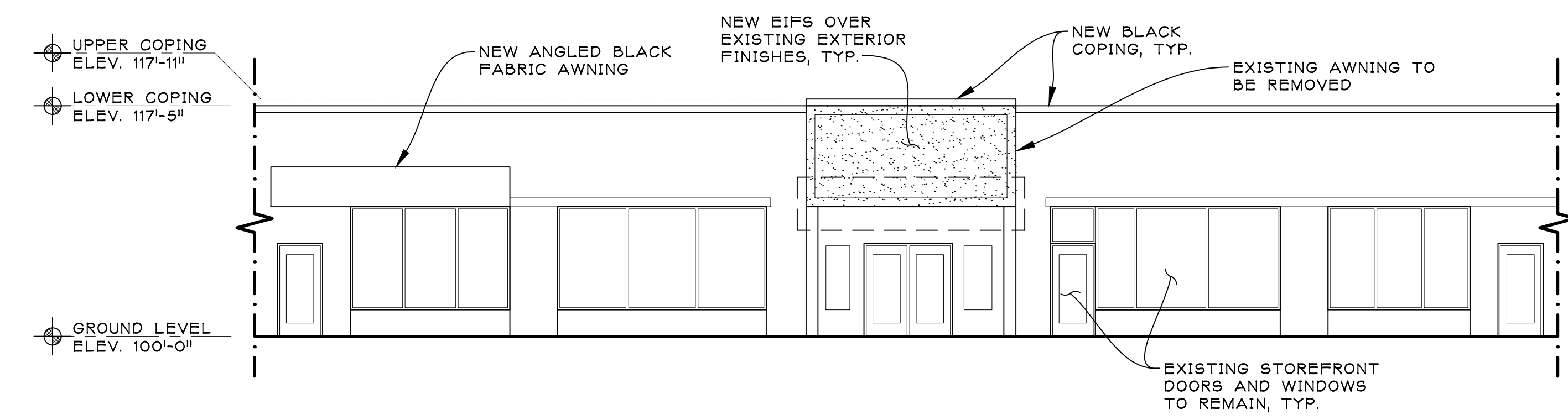
FACTUAL BACKGROUND

The current owner of the commercial strip center, Belmond Properties, LLC, purchased the former Concord Plaza property in the summer of 2021. The center was built in 1986. The original landscaping plan contained approximately 44 trees. Most of the trees either died or were removed by the prior owner over the last 36 years. Belmond intended to make improvements to the façade of the aging buildings that were in disrepair. Belmond also removed several dying trees and planned to re-landscape the site. On September 17, 2021, Belmond submitted plans to the Planning Department to get feedback for the new façade and proposed landscaping. Belmond asked for a meeting that was rejected. Next, the Building Inspection Department stopped issuing permits for repairs. In a letter dated October 26, 2021, the director of the Building Inspection Department served Belmond with a show cause letter why Belmond should not replace the trees and shrubs according to the originally approved landscape plan. The letter advised that the department had recently inspected the property and found that the site did not conform with the landscaping plan. The department also put a hold on approving any permits for the site.

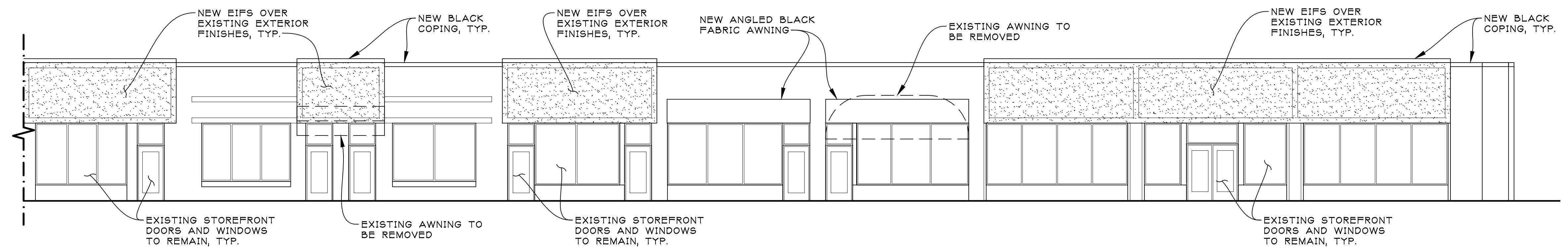
The Petitioner formally submitted its remodeling and landscape plans to the Planning Commission on November 19, 2021. The Planning Commission first reviewed Petition #2021-11-08-06 requesting approval to remodel the exterior façade of the center and modify the approved landscape plan at a February 1, 2022, Study Meeting. The Planning Department prepared notes for the meeting that were submitted to the Planning Commission. The Department noted that the city did not know how many trees were removed from the property over the last 36 years. Apparently, there had been no prior investigation of the landscaping until after Belmond purchased the property.



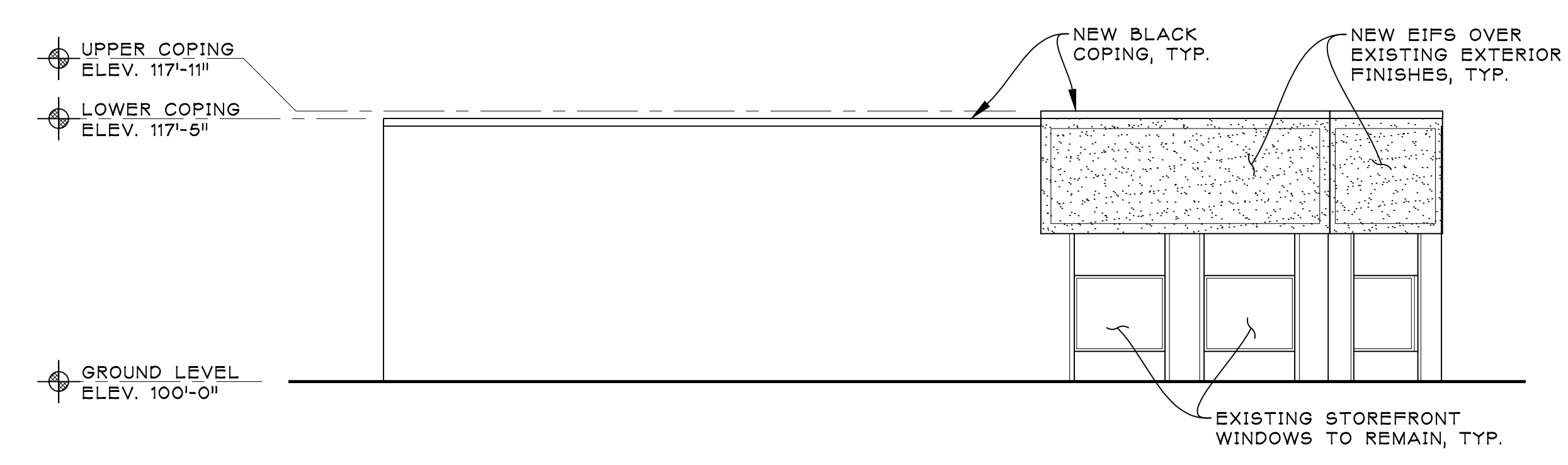
5 WEST ELEVATION
SPA-1 SCALE: 1/8" = 1'-0"



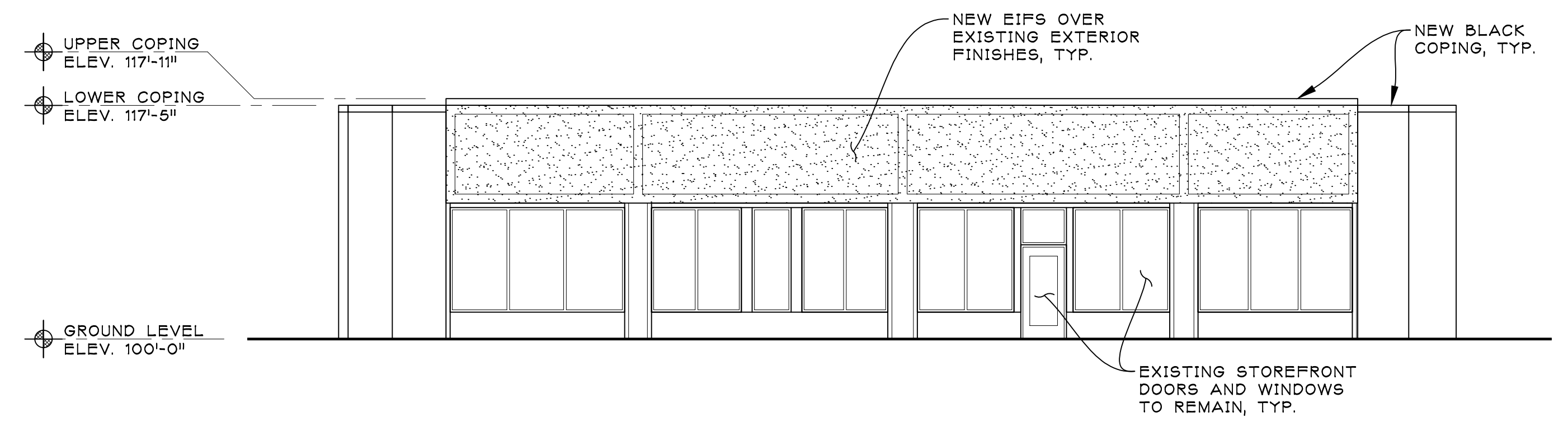
4 NORTHWEST ELEVATION
SPA-1 SCALE: 1/8" = 1'-0"



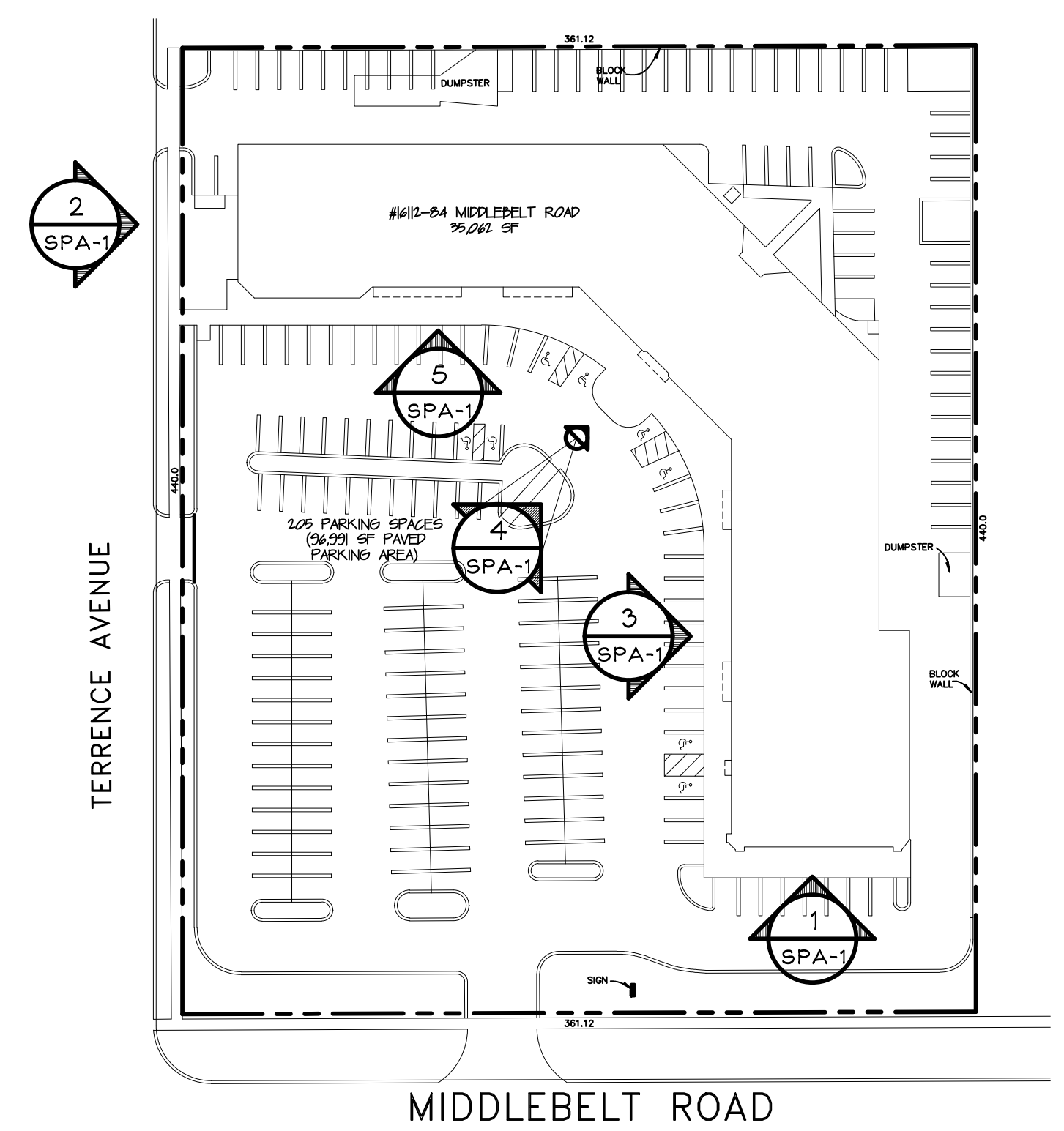
3 NORTH ELEVATION
SPA-1 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SPA-1 SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SPA-1 SCALE: 1/8" = 1'-0"



SITE KEY PLAN
SCALE: 1/64" = 1'-0"

ARCHITECT:
jeffery a. scott architects p.c.
32316 grand river ave.
suite 200
farmington, mi 48336
248-478-8800
JSCOTTARCHITECTS.COM
copyright © 2021

SHEET TITLE:

EXTERIOR
ELEVATIONS

PROJECT:

SHOPS AT
MIDDLEBELT POINTE
16112 MIDDLEBELT ROAD
LIVONIA, MI 48154

ISSUED FOR:
SITE PLAN APP. 09/17/2021

DO NOT SCALE PRINTS
USE FIGURED DIMENSIONS ONLY
JOB NO.

21095
SHEET NO.

SPA-1
PLOT SIZE: 36"x24"



3
SPA-2

WEST ELEVATION RENDER
SCALE: NO SCALE



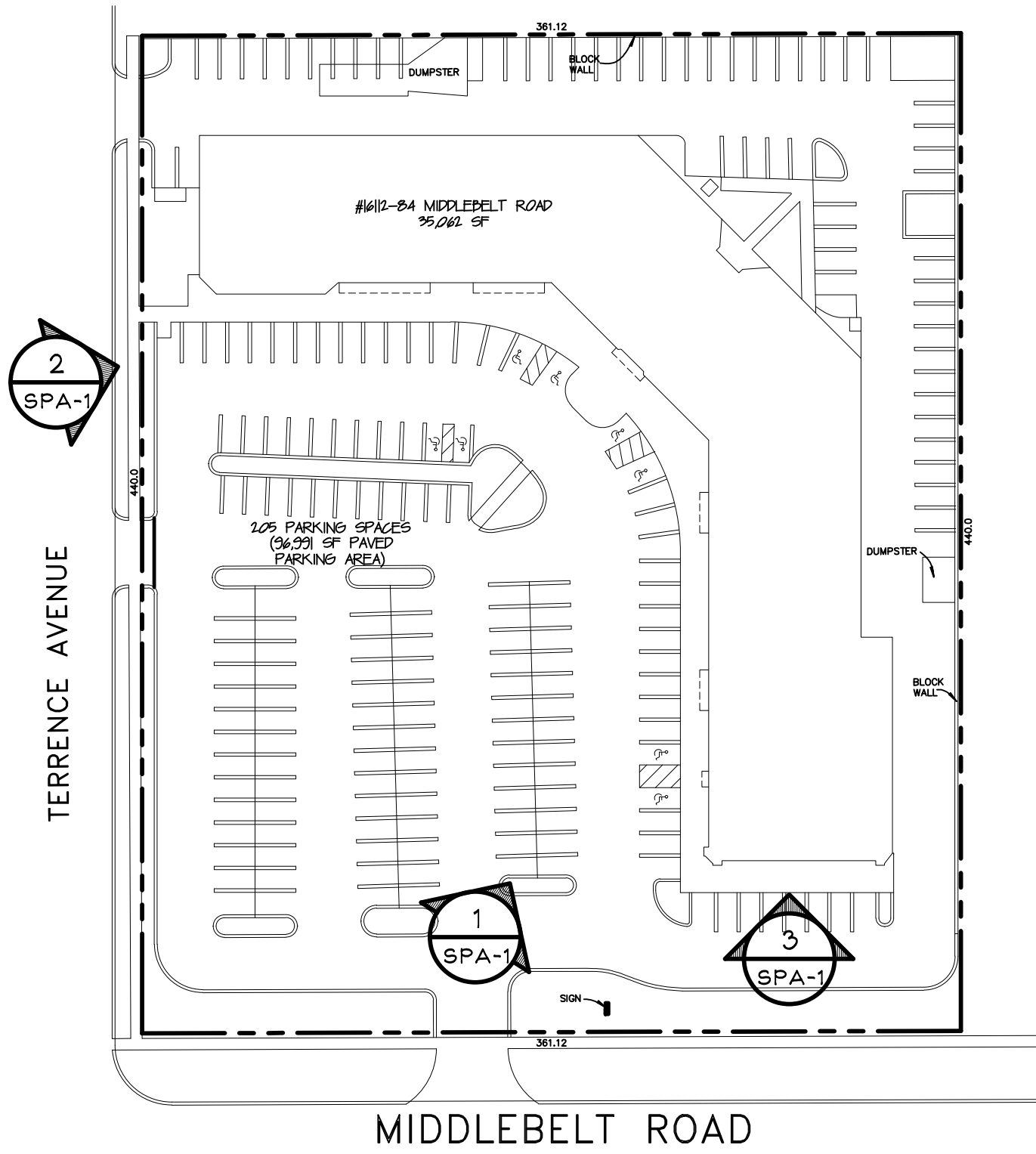
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SPA-2

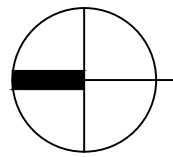
WEST ELEVATION RENDER
SCALE: NO SCALE



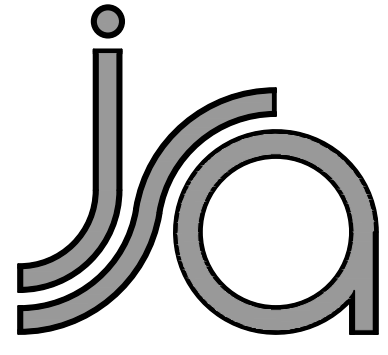
1
SPA-2

NORTH ELEVATION RENDER
SCALE: NO SCALE



 **SITE KEY PLAN**
SCALE: 1/64" = 1'-0"

ARCHITECT:


**jeffery a. scott
architects p.c.**
32316 grand river ave.
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SHEET TITLE:

**EXTERIOR
RENDERINGS**

PROJECT:

**SHOPS AT
MIDDLEBELT POINTE**
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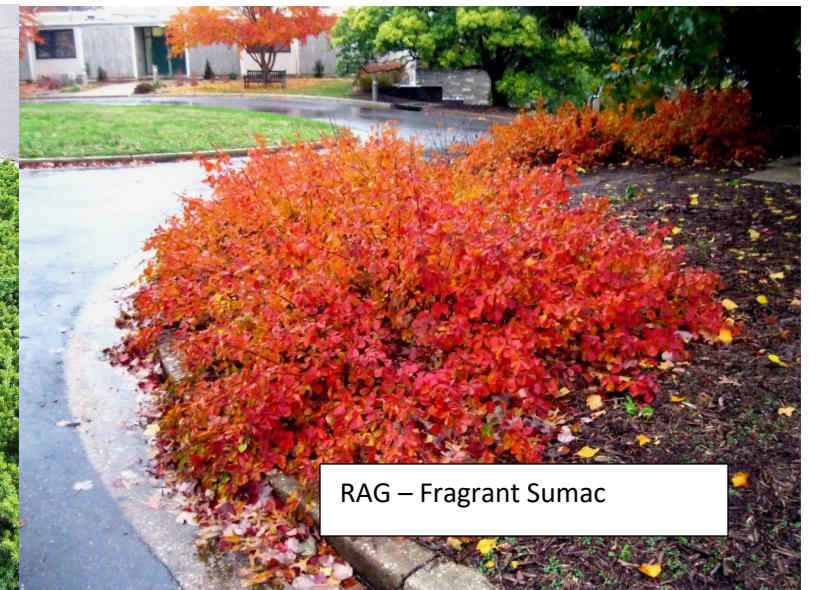
TMD – Densiformis Yew



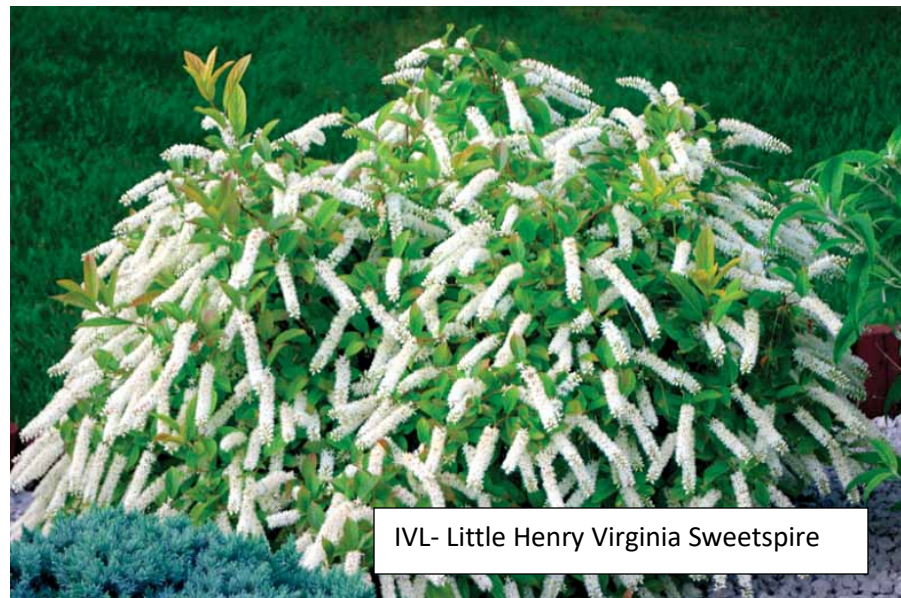
SSB – Brilliant Sedum



JPN – Spreading Juniper



RAG – Fragrant Sumac



IVL- Little Henry Virginia Sweetspire



HHR – Happy Returns Daylily



PAH – Hameln Dwarf Fountain Grass



ALC – Cumulus
Allegheny Serviceberry

LANDSCAPE PLANTINGS

16112-84 MIDDLEBELT ROAD LIVONIA, MI



LTF – Fastigate Tuliptree



PSF – Fastigate Eastern white Pine



CAH – Hummingbird Summersweet



PAB – Burgundy Bunny Fountain Grass



GBF
Fastigate
Maidenhair



LSS Slender Silhouette American Sweetgum



AGR Robin Hill Apple Serviceberry



PAL Little Bunny Fountain Grass



PFA Abbotswood Shrub Cinquefoil

LANDSCAPE PLANTINGS

16112-84 MIDDLEBELT ROAD LIVONIA, MI

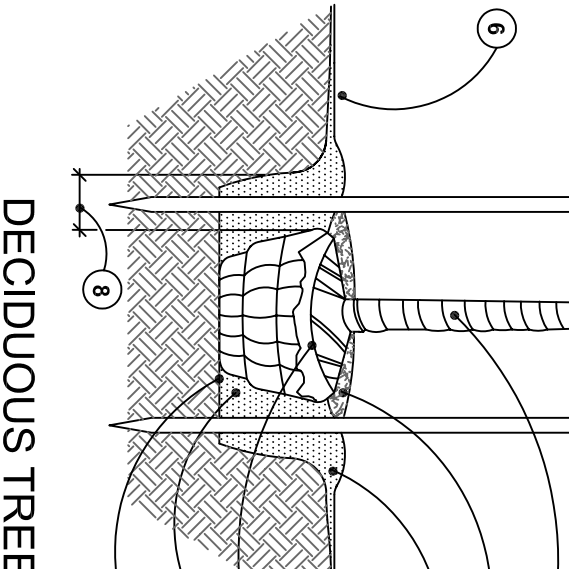
LANDSCAPE PLANTING NOTES:

- PLANTING**
1. 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 Livonia, Michigan.
 2. 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*.
 3. 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.
 4. Plants designated "B&B" shall be balled and burlapped with firm balls of earth.
 5. 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.
 6. The Contractor is responsible for planting the materials at the correct grades and spacing. The plants shall be oriented to give the best appearance.
 7. When the plant has been properly set, the pit shall be backfilled with the topsoil mixture, gradually filling, patting, and settling with water.
 8. 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 three inches (3"). Perennial beds are to be mulched with shredded bark mulch to a minimum depth of two inches (2"). Only natural color, finely shredded hardwood bark mulch will be accepted.
 9. Remove all wire, 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 tree wrap, stakes, and guys are to be removed after one (1) winter season.
 10. 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.
 11. 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.
 12. All disturbed lawn areas to be restored with a Grade A Kentucky Blue Grass blend. Existing lawn in generally good condition but with bare, sparse, or weedy areas must be renovated by filling in low areas, raking, overseeding, and top dressing all sparse and bare spots and continuing with a weed and feed program.
 13. 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 October 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.
 14. Backfill directly behind all curbs and along sidewalks and compact to the top of curbs or walk to support vehicle and pedestrian weight without settling.
 15. Conversion of all asphalt and gravel areas to landscape planting beds shall be done in the following manner: a. 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. b. Call the City for an inspection prior to backfilling. c. Replace excavated material with good, medium-textured planting soil (loam or light yellow clay loam) to a minimum of two inches (2") above the top of the curb and sidewalk, and four 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 loam) and add four inches to six inches (4"-6") of topsoil to meet existing grades after earth settling.

- 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.
 - STAKES OR GUYS TO BE SECURED ABOVE THE FIRST BRANCH.
 - DO NOT PRUNE TERMINAL LEADER, PRUNE ONLY DEAD OR BROKEN BRANCHES.
 - REMOVE ALL TAGS, STINKS, PLASTICS, AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE DAMAGE.

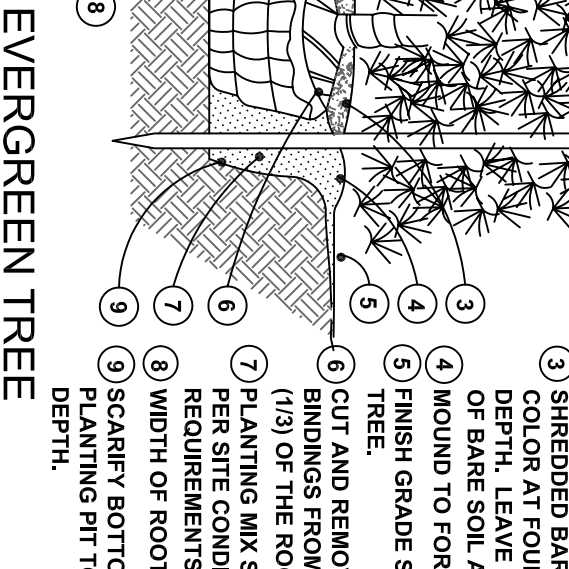
- 1 STAKE TREE JUST BELOW FIRST BRANCH
- 2 USING TWO INCH TO THREE INCH (2"-3") WIRE OR HOSE TO BE USED TO GUYS (TREES)
- 3 REMOVE AFTER ONE (1) WINTER SEASON. CHICES TO EIGHT INCHES (8"-9") OUTSIDE OF ROOTBALL AND EXTEND EIGHTEEN INCHES (18") BELOW TREE PIT INTO UNDISTURBED SOIL.
- 4 APPLY TREE WRAP AND SECURE WITH A BOTTOM. REMOVE AFTER ONE (1) WINTER. LEAVE A THREE INCH (3") CIRCLE OF BARE SOIL AT THE BASE OF THE TREE.
- 5 MOUND TO FORM TREE SAUCER.
- 6 FINISH GRADE SLOPED AWAY FROM TREE.
- 7 CUT AND REMOVE WIRE, BURLAP AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL.
- 8 WIDTH OF ROOTBALL ON EACH SIDE.
- 9 PLANTING MIX SHALL BE AMENDED PER SITE CONDITIONS AND PLANT REQUIREMENTS.
- 10 SCARIFY BOTTOM AND SIDES OF PLANTING PIT TO FOUR INCH (4") DEPTH.



DECIDUOUS TREE

- NOTES:**
- STAKE ALL EVERGREEN TREES UNDER TWELVE FEET (12') HIGH.
 - CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
 - NEVER CUT CENTRAL LEADER. PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES.
 - SET STAKES VERTICAL AND EVENLY SPACED.
 - SET STAKES VERTICAL AND EVENLY SPACED. MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE DAMAGE.

- 1 STAKE TREE AS INDICATED USING TWO INCH
- 2 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.
- 3 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.
- 4 MOUND TO FORM TREE SAUCER.
- 5 FINISH GRADE SLOPED AWAY FROM TREE.
- 6 CUT AND REMOVE WIRE, BURLAP AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL.
- 7 PLANTING MIX SHALL BE AMENDED PER SITE CONDITIONS AND PLANT REQUIREMENTS.
- 8 WIDTH OF ROOTBALL ON EACH SIDE.
- 9 SCARIFY BOTTOM AND SIDES OF PLANTING PIT TO FOUR INCH (4") DEPTH.



EVERGREEN TREE

- MATERIALS**
1. Required landscape material shall satisfy the criteria of the American Association of Nurserymen grown: b. State Department of Agriculture Inspected. c. No. 1 grade material with a straight, unscarred trunk, and well-developed uniform crown (dark grade trees will not be accepted).
 2. 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.
 3. The seed mixture for the lawn areas in the street rights-of-way shall consist of a Kentucky Blue Grass blend and mulched with clean straw free of noxious weed seeds. Maintenance of the right-of-way lawn area shall consist of a regular cuttings as needed. Weed control of the seed mixture shall not exceed one percent (1%). The mix shall be applied at a rate of 200 pounds per acre.
 4. Sod, if specified, shall be two (2) year old "Bacon/Sheer/Adelphi" Kentucky Blue Grass blend grown in a sod nursery on loam soil.
 5. Proposed perennials shall be full, well-rooted plants.
 6. Callery Pear (*Pyrus calleryana*) and Norway Maple (*Acer platanoides*) shall not be substituted for any tree species in the plant list. Contact the Landscape Architect for acceptable plant substitutions.

GENERAL

1. 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 lines for planting holes. Call MISS DIG (only eight (8) hours prior to landscape construction for field location of utility lines).
2. 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. These new plants shall also be guaranteed for a period of one (1) year.
3. The work shall consist of providing all necessary materials, labor, equipment, tools, and supervision required for the completion as indicated on the drawings.
4. Landscape areas shall be irrigated by an automatic underground irrigation system. Lawns and shrub/landscape areas shall be watered by separate zones to minimize overwatering.
5. All written dimensions override scale dimensions on the plans.
6. All substitutions or deviations from the landscape plan must be approved by the City of Livonia prior to installation.
7. All bidders must inspect the site and report any discrepancies to the Owner's representative.
8. All specifications are subject to change due to existing conditions.
9. The Owner's representative reserves the right to approve all plant material.

MAINTENANCE

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. All planting beds shall be maintained by removing weeds, fertilizing, and replenishing mulch as needed.

PLANT LIST

KEY BOTANICAL NAME	COMMON NAME	SIZE
Greenbelt Landscaping (Middle Belt Road)		
CAH 9 <i>Celastrus scandens</i> 'Hummingbird'	Hummingbird Summerweet	30" ht., 5 gal. pot
GBF 1 <i>Ginkgo biloba</i> 'Fastigiat'	Fastigiate Maidenhair Tree	3" cal. B&B
IVL 26 <i>Ilex verticillata</i> 'Little Henry'	Little Henry Vignola Sweetgum	30" ht., 5 gal. pot
JPN 22 <i>Juniperus procumbens</i> 'Nana'	Nana Procumbens Spreading Juniper	24" ht., 3 gal. pot
LSS 21 <i>Lonicera styraciflua</i> 'Slender Silhouette'	Slender Silhouette American Sweetgum	3" cal. B&B
RAG 21 <i>Rhus aromatica</i> 'Gro-low'	Gro-low Fragrant Sumac	24" ht., 3 gal. pot
TMD 20 <i>Taxus media</i> 'Dorsetiana'	Dorsetiana Yew	24" ht. B&B
PAL 56 <i>Penstemon alpestris</i> 'Little Bunny'	Little Bunny Dly. Fountain Grass	2 gal. pot, 30" o.c.
Greenbelt Landscaping (Terrence Avenue)		
AGR 2 <i>Amanchier x grandiflora</i> 'Robit Hill'	Robit Hill Apple Serviceberry	2" cal. B&B
ALC 4 <i>Amanchier laevis</i> 'Cumulus'	Cumulus Alleghany Serviceberry	2" cal. B&B
LTF 6 <i>Linderothia tulipifera</i> 'Fastigiat'	Fastigiate Tulipree	3" cal. B&B
Parking Lot Landscaping		
ALC 1 <i>Amanchier laevis</i> 'Cumulus'	Cumulus Alleghany Serviceberry	2" cal. B&B
GBF 1 <i>Ginkgo biloba</i> 'Fastigiat'	Fastigiate Maidenhair Tree	3" cal. B&B
PFA 36 <i>Potamogeton fruticosus</i> 'Abbotswood'	Abbotswood Shrub Cinquefoil	24" ht., 3 gal. pot
PSF 1 <i>Pinus strobus</i> 'Fastigiat'	Fastigiate Eastern White Pine	7" ht. B&B
RAG 46 <i>Rhus aromatica</i> 'Gro-low'	Gro-low Fragrant Sumac	24" ht., 3 gal. pot
HRH 72 <i>Hamamelis</i> sp. 'Happy Returns'	Happy Returns Daylily	1 gal. pot, 30" o.c.
PAB 120 <i>Penstemon alpestris</i> 'Burgundy Bunny'	Burgundy Bunny Dly. Fountain Grass	1 gal. pot, 30" o.c.
PAH 70 <i>Penstemon alpestris</i> 'Hamerli'	Hamerli Dly. Fountain Grass	1 gal. pot, 30" o.c.
SSB 54 <i>Sedum spectabile</i> 'Brilliant'	Brilliant Sedum	1 gal. pot, 30" o.c.

NOTES FOR EXISTING LANDSCAPE AREAS:

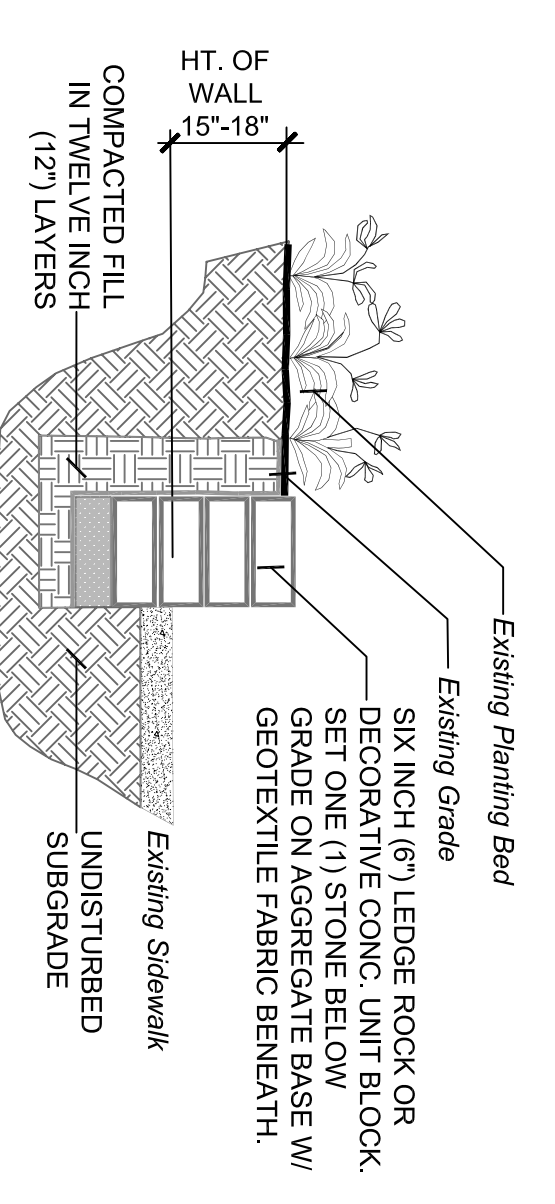
- NOTES ON PLANT MATERIALS:**
- * Existing Plant Material is italicized and described by the common name. An inventory of the existing plant material is indicated on the drawing. Example: Norway Maple.
 - * NEW PLANT MATERIAL IS DENOTED WITH A KEY THAT CORRESPONDS TO THE LIST FOR NEW PLANT MATERIAL ON THE DRAWING. EXAMPLE: 6 RAG.

REMOVE DEBRIS, WEEDS, STUMPS, AND DEAD WOOD FROM PLANTING BEDS. APPLY TWO INCHES TO THREE INCHES (2"-3") OF SHREDDED BARK TO ALL PLANTING BEDS AND TREES. THE SHREDDED BARK MULCH SHALL NOT BE HIGHER THAN THREE INCHES (3") FOR EXISTING MULCH AND FOR NEW MULCH. MAKE ANY ADJUSTMENTS AS NEEDED TO COMPLY. KEEP THE MULCH AWAY FROM THE BASE OF TREES. REPLENISH MULCH AS NEEDED AND REAPPLY EVERY TWO (2) YEARS.

- * REMOVE ALL LANDSCAPE FABRIC FROM ALL BEDS.
- * PRUNE ALL BROKEN TREE BRANCHES AND DEAD WOOD FROM EXISTING PLANT MATERIAL.
- * ANY EXISTING PLANTS THAT ARE DAMAGED SHALL BE REPLACED WITH THE SAME SPECIES.
- * THE EXISTING IRRIGATION SYSTEM SHALL BE TESTED AND ADJUSTED TO INSURE THAT IT IS IN GOOD WORKING ORDER.
- * ALL EXISTING GRASS AREAS MUST BE HEALTHY AND FREE OF WEEDS. RESEED ALL DISTURBED LAWN AREAS WITH THE SEED MIX SPECIFIED IN THE NOTES.

PARKING LOT ISLAND DETAIL

not to scale



STONE / BLOCK WALL DETAIL

not to scale

GENERAL NOTES FOR ALL PLANTINGS:

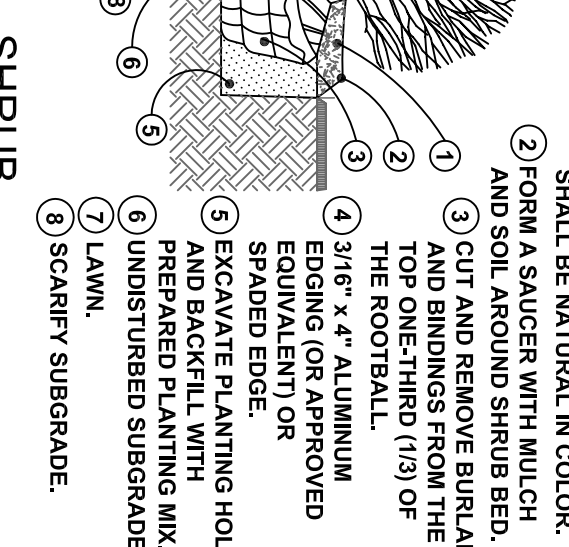
- * DO NOT CUT CENTRAL LEADER.
- * REMOVE ALL TAGS, STINKS, PLASTICS, AND ANY OTHER NON-Biodegradable MATERIALS (EXCEPT LABEL FOR PLANT NAME) FROM PLANT STEMS OR CROWN WHICH ARE UNSIGHTLY OR COULD CAUSE GROUNDING.
- * SET STAKES VERTICAL AND EVENLY SPACED. MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GROUNDING, CENTER THE ROOTBALL IN THE PLANTING HOLE. LEAVE THE BOTTOM OF THE PLANTING HOLE FIRM. USE GENTLY TAMP IF NEEDED.

NOTE:

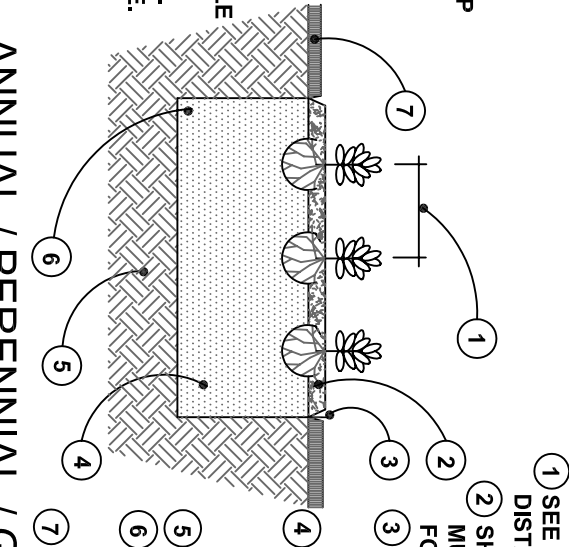
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- PERENNIALS TO BE PLANTED UP TO THE EDGE OF THE SAUCER AROUND A TREE OR SHRUB BED.

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.



SHRUB



ANNUAL / PERENNIAL / GROUNDCOVER

PLANTING DETAILS

not to scale

LANDSCAPE PLANTING PLAN

LANDSCAPE CALCULATIONS:

- FRONTAGE LANDSCAPING**
- * Middle Belt Road (327' L)
 - * One (1) deciduous or evergreen tree / 40' L = 8.18 trees = 9 trees
 - * One (1) ornamental tree / 100' L = 3.27 trees = 4 trees
 - * Eight (8) shrubs / 40' L = 65.4 shrubs = 66 shrubs
- TERRENCE AVENUE (360' L)**
- * One (1) deciduous or evergreen tree / 40' L = 9 trees
 - * Eight (8) shrubs / 40' L = 72 shrubs
 - * One (1) ornamental tree / 100' L = 3.27 trees = 4 trees
- PARKING LOT SCREENING LANDSCAPING (32,700 sq. ft.)**
- * Screening shall include a landscaped yard at least five feet (5') in width containing an opaque screen of plant material (evergreen or deciduous hedge) at least three feet (3') in height. The screen shall be planted in a manner where the landscaping can be expected to provide an unbroken screen within three (3) years.
 - * A minimum of five percent (5%) of all paved surfaces must be included as interior parking lot landscaping
 - * 98,380 sq. ft. times 0.05 equals 4,919 sq. ft.
 - * One (1) tree must be planted for each three hundred (300) sq. ft. of interior landscaping
 - * 4,919 sq. ft. divided by one (1) tree per 300 sq. ft. equals 16.40 trees = 17 trees

LANDSCAPE PLAN FOR:

PROJECT LOCATION:

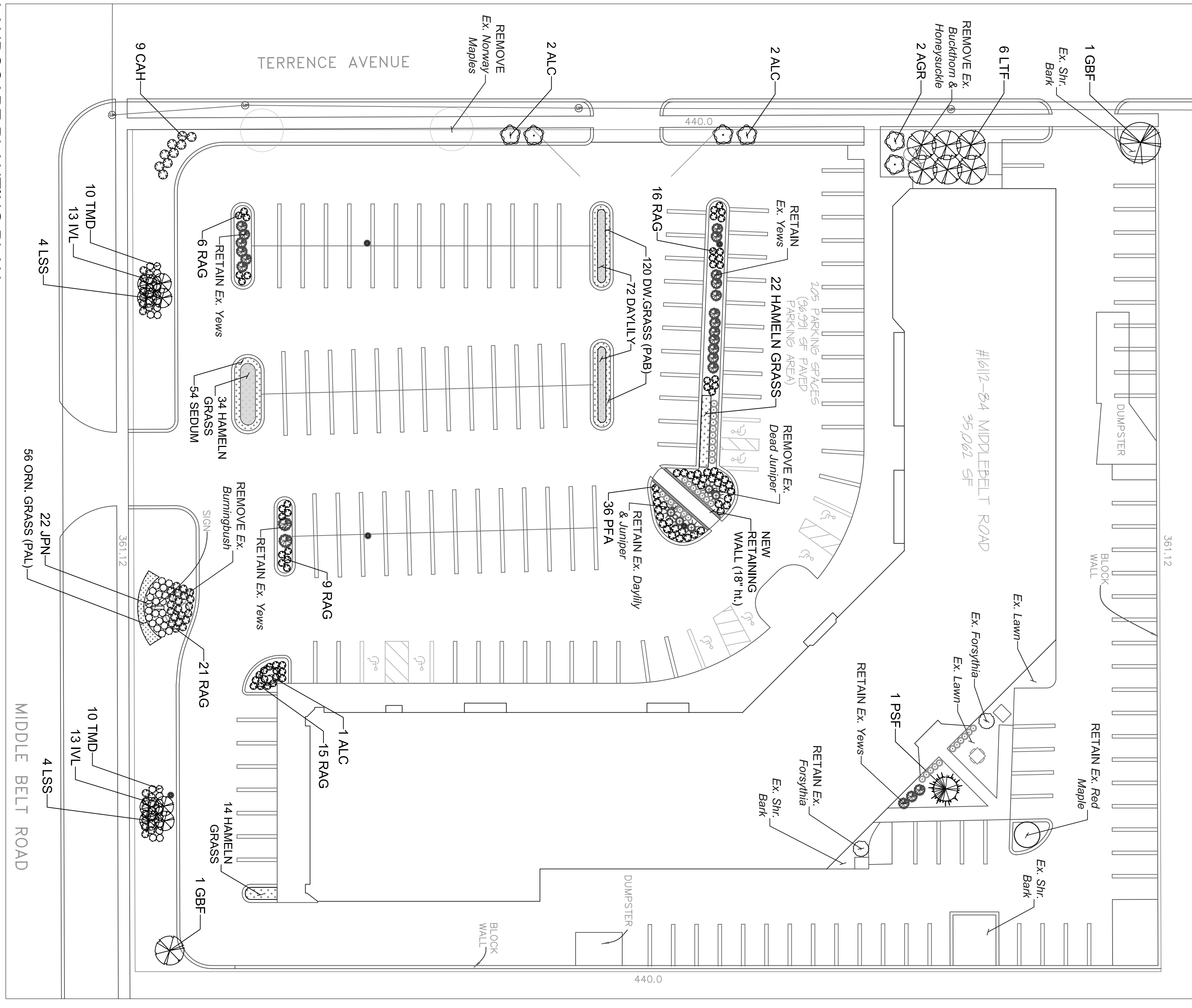
Jeffery A. Scott Architects, P.C.
32316 Grand River Avenue
Suite 200
Farmington, Michigan 48336
(248) 476-8800

LANDSCAPE PLAN BY:
Nagy Devin Land Design
31736 West Chicago Ave.
Livonia, Michigan 48150
(734) 634-9208

Livonia Retail
Redevelopment
Southeast Corner of
Middle Belt Road &
Terrence Road
Livonia, Michigan

LP - 1: LANDSCAPE PLANTING PLAN

* Base data provided by Jeffery A. Scott Architects.



The Planning Commission however required Belmond to replace all the trees and shrubs from the original plan after the city had taken no action against the original owner while the trees were being removed over the years.

The Department further noted that the Petitioner's application for the revised landscaping and remodel of the exterior of the shopping center did not show any additional trees but proposed mostly shrubs and other ground cover, ornamental grasses and spreading junipers, grouped, and installed along the street frontage of Middlebelt Road and within the center's parking lot islands. No new plant materials were planned for Terrance Avenue.

The company that manages the center, JMC Management, LLC ("JMC"), has rehabbed many aging shopping centers like the former Concord Plaza. JMC has found that landscaping which obscures the visibility of a shopping center from the motoring public hurts the viability of the center. Shopping centers generally are located on highly traveled roads because the success of such centers depend on the road exposure to attract customers that might not otherwise know what services and goods the center offers. Visibility on a highly trafficked road also attracts tenants which of course is essential to the center's viability. There are ways to use landscaping to beautify a site without sacrificing visibility and the ultimate viability of the property. Despite its strong belief in its original landscaping proposal, Belmond revised its proposed landscaping plan to substantially comply with the city's new zoning ordinance standards. The Planning Commission, nevertheless, recommended denial of the plan for the reasons stated in its resolution to which Belmond objects as fully provided under its grounds for appeal below.

STANDARD OF REVIEW FOR THE APPEAL

Under Section 10.06 of the Vision 21 Zoning Ordinance the City Council may modify or adjust landscaping requirements when "any such adjustment is keeping with the intent of [the] Ordinance and more specifically, with the intent of this Article." Article 10, however, does not contain any intent statement but presumably the intent of the Article is related to aesthetics which is largely subjective as beauty is in the eye of the beholder. The proposed landscape plan however substantially furthers and promotes aesthetic goals related to landscaping.

GROUND'S FOR THE APPEAL

The Planning Commission denied the petition based upon the following conclusory and unreasonable findings:

1. That the petitioner has failed to comply with all general standards and requirements as set forth in Sections 1.02, 10.03 and 13.13 of the Livonia Vision 21 Zoning Ordinance.
2. That the lack of trees shown on the proposed landscape plan would have a negative effect upon the neighboring properties, as well as the City as a whole.
3. Allowing this would be detrimental to the aesthetic quality and appeal of the overall site, and negatively alter the character of the property.

4. That the plantings shown on the previously approved landscape plan shall be reinstalled to the satisfaction of the Inspection Department.
5. That any remodeling of the exterior of the shopping center shall be reconsidered once the required landscaping is completed, and
6. That the petitioner has failed to comply with all the concerns deemed necessary for the safety and welfare of the City and its residents.

FINDING #1: The Petitioner objects to the first finding because it only states a conclusion with no supporting facts. The Petitioner however recognizes that only the City Council may modify the landscaping requirements.

First, the City Council should recognize that the Planning Department provided an erroneous analysis of the plantings required for the site under the new zoning ordinance standards. The Department wrongly estimated that “the frontage along Middlebelt Road requires no fewer than nine (9) full size trees, four (4) ornamental trees and seventy-two (72) shrubs, and the frontage along Terrance (sic) requires eleven (11) full size trees, five (5) ornamental trees and eight-eight (88) shrubs.” The Department erred by failing to adjust for the driveway openings and thus overestimated the number of required trees and shrubs. (See Section 10.03 (1)).

The center has 361.12 lineal feet of frontage on Middlebelt less 31.50 feet for the driveway. This leaves 329.62 lineal feet. The site contains 440 lineal feet on Terrence minus two curb cuts that measure 38.50 feet and 26.70 feet for a net lineal frontage of 374.80. The total net frontage of the right of ways is 704.42 feet. The ordinance requires 1 deciduous or evergreen tree per 40 feet of lineal frontage and 1 ornamental tree per 100 feet of frontage. The ordinance therefore requires a total of 17.6 or 18 deciduous or evergreen trees along the two right of ways and 7 ornamental trees. The ordinance requires 8 shrubs per 40 lineal feet of frontage minus driveways which would equal 140.8 shrubs as applied to the site. The Department also stated that the ordinance required “full size trees.” This was inaccurate because the ordinance requires deciduous trees with a minimum 2 feet caliper and ornamental trees with a minimum 3 feet caliper. The ordinance does not require “full size trees,” whatever that means. It is unknown what the Department meant by “full size trees” because that is not a zoning ordinance requirement.

Second, following the February 1, 2022, study session, and despite the Petitioner’s strong belief that its originally submitted landscape design would be very aesthetically pleasing, it prepared a revised landscaping plan which it presented at the February 8, 2022, public hearing, and meeting to address the Planning Commission’s and Department’s concerns. The revised plan followed the Article 10, Section 10.03 requirements as faithfully as possible and proposed a total of 16 deciduous or evergreen frontage trees and 6 ornamental trees for the frontages along Middlebelt and Terrance. The plan contained 98 shrubs for the road frontage. It also however proposed 2 trees for the parking lot (one tree exists) and 86 more shrubs in the parking lot, which included 20 existing shrubs. The proposed deciduous and ornamental trees meet the minimum caliper requirements as provided in the zoning ordinance.

The revised landscaping plan therefore only requires a modification to eliminate two required deciduous or evergreen tree, one ornamental tree and 43 shrubs for the frontage. There was no comment on the parking lot landscaping.

FINDING #2. The Petitioner objects to the second finding because it is unreasonable and conclusory. The Planning Commission does not explain how one fewer tree than what is required would have a negative effect on neighboring property. Moreover, the shopping center immediately south of the site has no frontage trees and the shopping center directly across Middlebelt with Advanced Family Dental has no trees along Middlebelt. There are many commercial buildings along Middlebelt with no tree plantings along the right of way. In one case, strip commercial property near St. Martins and Middlebelt has low bushes and no trees along its frontage. Another center at the intersection has no bushes or trees along Middlebelt. The Petitioner also presented the Planning Commission with a power point that showed comparable shopping centers within approximately one mile of the site that also lack road frontage tree plantings.

FINDING #3. The Petitioner objects to the third finding because it is unreasonable and merely conclusory. The property could only be characterized as run down and obsolete when purchased in 2021. Most of the original landscaping was long gone. The Petitioner's revised landscaping plan therefore cannot reasonably or logically be described as negatively altering the character of the site. The Petitioner has been taking steps to improve the aesthetics and character of the site but has been stymied in those efforts. The Petitioner is proposing to add substantially more landscaping to the site than currently exists. The Petitioner has proposed a plan that will increase substantially the aesthetics and utility of the site. There is no rational basis to find otherwise.

FINDING #4. The Petitioner objects to the requirement that it reinstall the original plantings from the 1986 plan when most of that landscaping no longer exists and the city itself does not know when the original landscaping plan was altered. It would be unfair to impose this requirement on the Petitioner especially when as stated there are numerous sites in the city that obviously do not comply with the past or present landscaping ordinances and quite likely site plans for those developments. There is no reason to penalize a new owner who is trying to turn around what had been a dying commercial center by imposing unreasonable requirements that do not serve the property owner or the City.

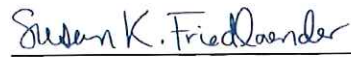
FINDING #5. The Petitioner objects to delaying the improvement of the façade of the building. It does not benefit the city or the Petitioner to delay improving the aesthetics of the site.

FINDING #6. The Petitioner objects to the finding because again it is unreasonable and conclusory. The Planning Commission has not provided any facts to support the conclusion that the Petitioner's revised plan could possibly affect the safety or welfare of Livonia citizens. The purpose of landscaping is unrelated to the promotion of public safety. In fact, landscaping if not properly situated on a commercial site could be detrimental to the safety of motorists and persons accessing and leaving the site. The proposed plan serves the welfare of the community by improving the aesthetics and viability of this once failing commercial center. The success of the center will add to the city's tax base and provide additional goods and services that will serve the welfare of the community. Preventing the Petitioner from improving the site by withholding permits and imposing unfair and unreasonable requirements will not serve the welfare of the city or its inhabitants.

CONCLUSION

Based on the reasons set forth above and other reasons that may be presented at the hearing on the appeal, the Petitioner respectfully requests that the City Council approves the Petitioner's attached landscape and remodeling proposal and plan.

Respectfully submitted,



Susan K. Friedlaender

On behalf of Belmond Properties, LLC.

EXHIBIT 1

Belmond Properties, LLC

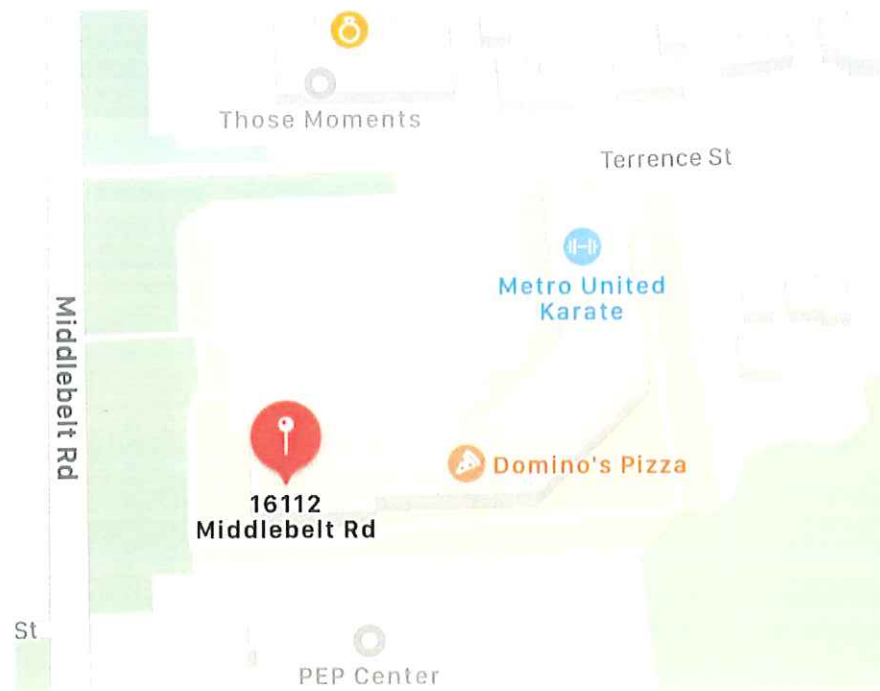
Properties within Radius of Belmond Properties, LLC

Belmond Properties, LLC

16100-16184 Middlebelt

Livonia, MI 48154

42.405735, -83.334245





16235-16347 Middlebelt Rd
Livonia, MI 48154

300 Feet from Belmond Properties,
LLC





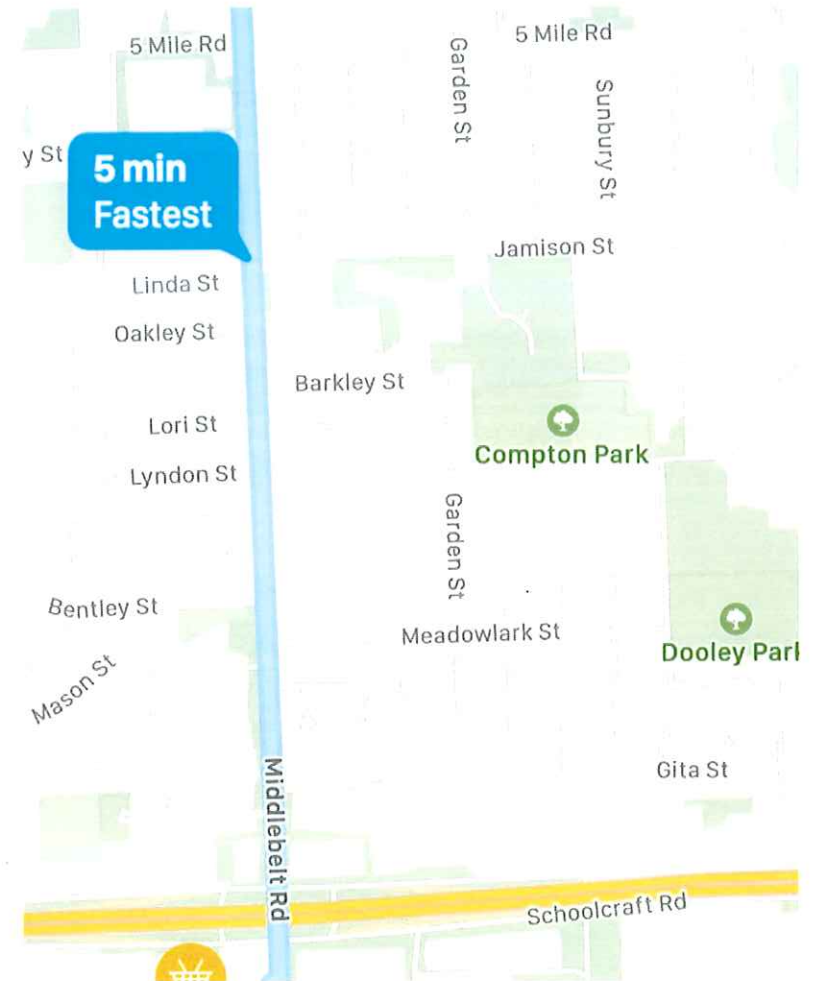
Livonia Commons

13447 Middlebelt Rd.

Livonia MI

1.7 Miles from Belmond Properties, LLC

(Slide 1 of 2)





**Livonia
Commons
(continued)**

13447 Middlebelt Rd.

Livonia MI

1.7 Miles from Belmond
Properties, LLC

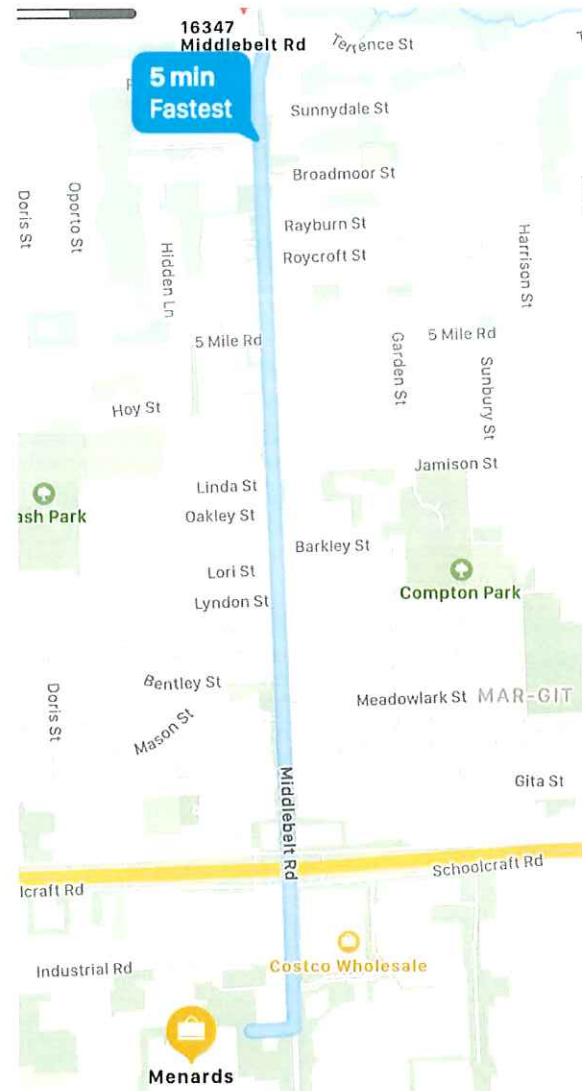


Menards Plaza- Livonia

12701 Middlebelt Rd.

Livonia, MI

1.9 Miles from Belmond Properties, LLC



Menards Plaza- Livonia

12701 Middlebelt Rd.

Livonia, MI

1.9 Miles from Belmond Properties, LLC





20215-20295 Middlebelt
Livonia, MI

Distance from Belmond Properties, LLC
2.2 Miles

Mid8 Crossing

20307-20337 Middlebelt

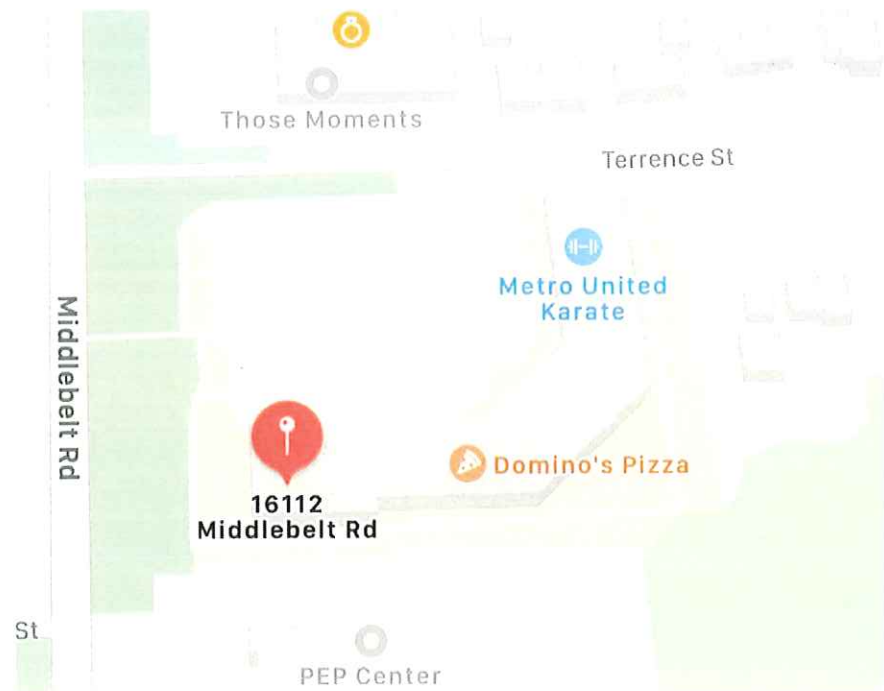
Livonia, MI

2.3 Miles from Belmond Properties, LLC



Belmond Properties, LLC

Properties listed in this presentation
are at an average of 1.63 Miles of
Belmond Properties, LLC.



aw

CITY OF LIVONIA, MICHIGAN
APPLICATION FOR SITE PLAN REVIEW & APPROVAL

All petitions for Site Plan Approval shall be filed with the City Planning Commission, 33000 Civic Center Drive, Livonia, MI 48154-3097. Filing fee = \$600.00 plus \$20.00 for each 1,000 square feet of gross floor area of new construction, not to exceed a total of \$1,500.00.

Date Filed: _____ Petition 2021-11-08-06

Site Address: 16112-84 MIDDLEBELT Sidwell _____

Requesting Approval to UPDATE EXTERIOR FACADE

Applicant: JEFFERY SCOTT ARCHITECTS Business/Company: _____

Applicant's Address: 32316 GRAND RIVER City: FARMINGTON State: MI Zip Code: 48336

Applicant's Phone # 248 476-8800 Applicant's Email mhorning@jsscottarchitects.com

Contact Person: Marsha Horning Business/Company: JEFFERY SCOTT ARCHITECTS

Contact's Address: 32316 GRAND RIVER City: FARMINGTON State: MI Zip Code: 48336

Contact's Phone # 248 476-8800 Contact's Email mhorning@jsscottarchitects.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 (if proposed must submit separate sign application)
- 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) One (1) completed application form & 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

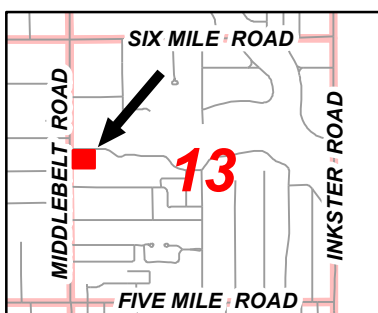
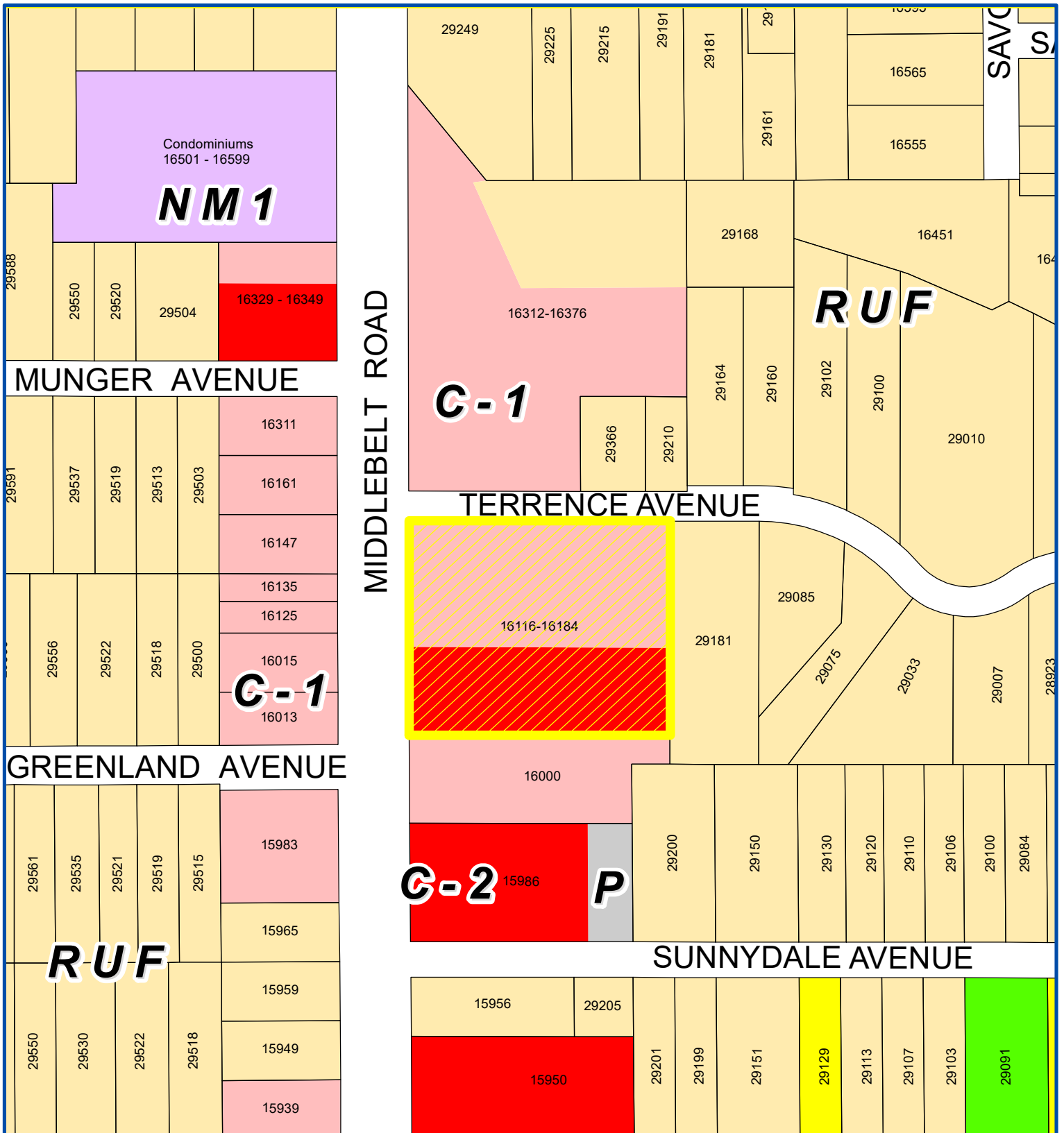
_____ sq. ft. of new construction x \$20.00 per 1,000 sq. ft. \$600.00
(NOTE: Round off to nearest 1,000) ÷ _____
Total Amount Due \$ _____

Owner of Property: Belmond Properties, LLC

Owner's Address: 24500 NTHWESTERN City: Southfield State: MI Zip Code: 48075

Owner's Phone # 586 427-9410 Owner's Email trena.edmondson@jmc

Signature of Owner: Trena Edmondson Print Name: Trena Edmondson, LLC management.com
authorized representative



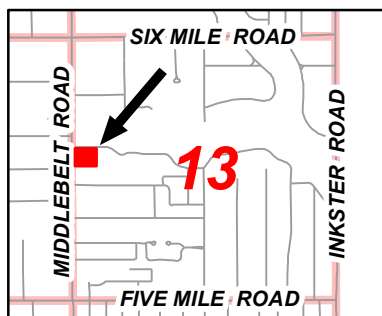
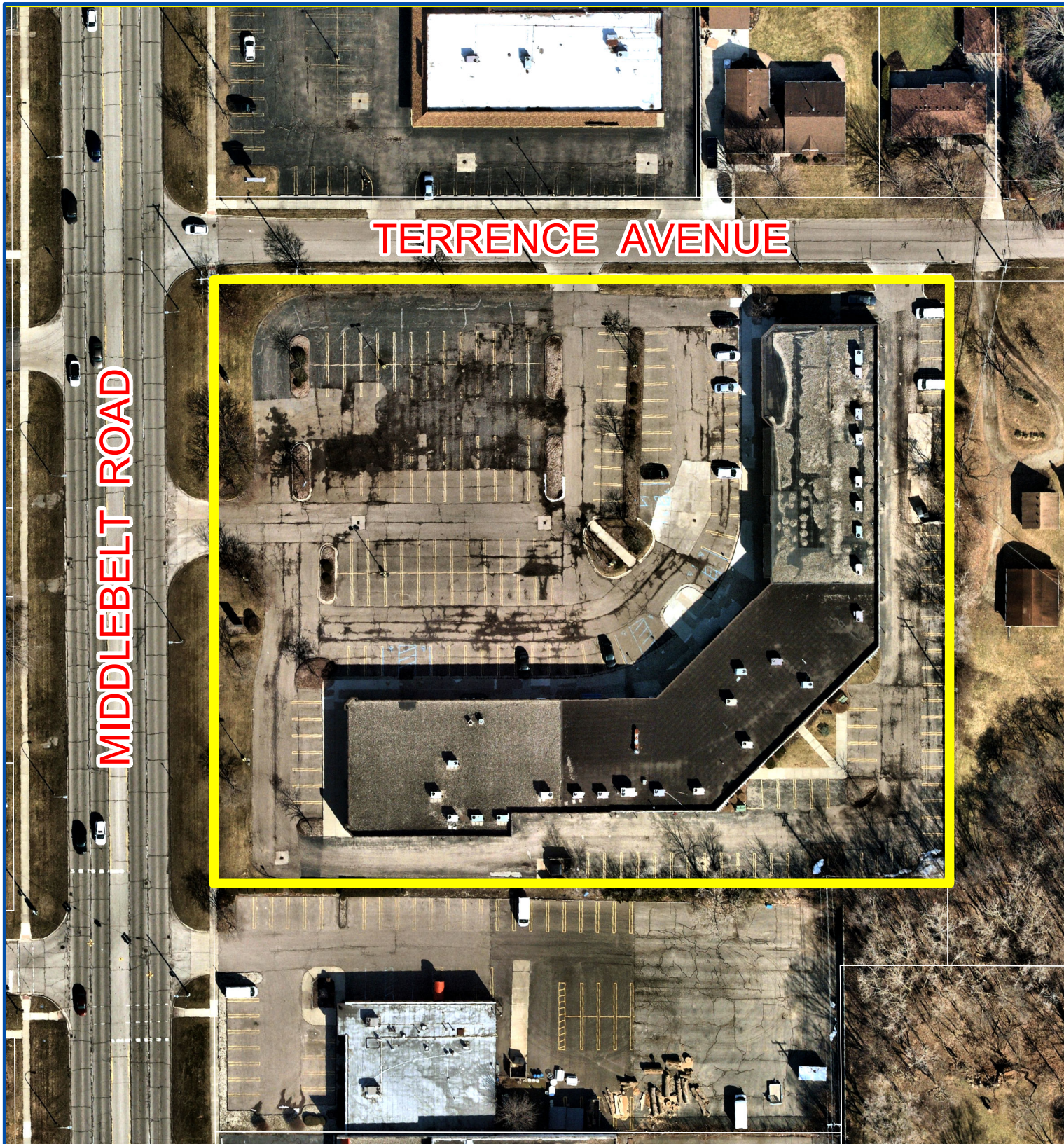
Address & Zoning Map

Petition 2021-11-08-06
 Jeffery Scott Architects
 16112 thru 16184 Middlebelt Road
 to remodel the exterior facade and modify
 the approved landscape plan



Not to Scale

City of Livonia
 Planning Department



Aerial Map

Petition 2021-11-08-06
Jeffery Scott Architects
16112 thru 16184 Middlebelt Road
to remodel the exterior facade and modify
the approved landscape plan



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

MISCELLANEOUS

ITEM 1

Petition 2021-11-08-06 submitted by Jeffery Scott Architects requesting approval of all plans required by Section 13.13 of the Livonia Vision 21 Zoning Ordinance, in connection with a proposal to remodel the exterior facade and modify the approved landscape plan of the commercial strip center at 16112 thru 16184 Middlebelt Road, located on the east side of Middlebelt Road between Five Mile Road and Terrence Avenue in the Northwest $\frac{1}{4}$ of Section 13.

February 1, 2022: Study Meeting:

This petition involves modifications to an existing commercial shopping center including the landscaping and building elevations. Concord Plaza is on a single parcel that measures approximately 3.65 acres in area with 361 feet of frontage on Middlebelt Road and 440 feet along Terrence Avenue. The property is split-zoned with the north 205 feet zoned C-1, Local Business, and the south 156 feet zoned C-2, General Business. Concord Plaza is a single-story, multi-tenant retail center that contains 34,800 square feet of gross floor area.

Concord Plaza was originally approved in 1986 on an appeal to City Council after first being rejected by the City Planning Commission. The landscape plan that was submitted with the 1986 petition showed a total of approximately forty-four (44) trees along Middlebelt Road and Terrance Avenue. The plan included a variety of both full and medium-sized deciduous trees (maples, ash, and crab) as well as full-size evergreen trees (pine and spruce). Within the parking lot and around the building, the plan showed another fourteen (14) trees consisting mostly of maples and honey locusts.

This past August, the City's Inspection Department conducted an annual inspection of the site and observed that several trees along Middlebelt Road and Terrance Avenue had been removed. Based on the original landscape plan, it is estimated that a total forty-two (42) trees are missing. It is uncertain how many of the trees were removed last summer by the current owner of the shopping center, Belmond Properties, versus the number of trees that may have died or been removed in prior years by previous owners. According to city tax records, Belmond Properties LLC acquired the property in July 2021. Upon discovery, Belmond was notified of the violation and instructed to replace the trees in accordance with the approved landscape plan. The owner was also informed that any deviations from the approved plan should be consistent with the recently adopted landscape design standards as set forth in Article X of the Livonia Vision 21 Zoning Ordinance.

Section 10.03 of Article X 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). 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. Based on

MISCELLANEOUS

these standards, the frontage along Middlebelt Road requires no fewer than nine (9) full size trees, four (4) ornamental trees and seventy-two (72) shrubs, and the frontage along Terrance requires eleven (11) full size trees, five (5) ornamental trees and eight-eight (88) shrubs.

On November 19, 2021, an application was submitted requesting approval to remodel the exterior of the shopping center as well as modify the landscaping. Contrary to both the approved landscape plan and Section 10.03 of the Livonia Vision 21 Zoning Ordinance, the submitted landscape plan shows no additional trees. In other words, none of the trees that were removed from the site would be replaced. Instead, the plan proposes mostly shrubs and other ground cover, including yews, ornamental grasses and spreading junipers, grouped and installed along the street frontage of Middlebelt Road and within the center's parking lot islands. No new plant materials are shown along Terrance Avenue.

With respect to the planned building renovations, the existing façade includes brick, large storefront windows and fabric awnings. The changes include installing EIFS panels above several of the storefronts and adding new metal coping along the roofline. Additionally, new fabric awnings are shown over some of the windows and doors.

No other site changes or improvements are proposed as part of this petition.

February 8, 2022: Regular Meeting:

Denying Reasons: That the request to remodel the exterior facade and modify the approved landscape plan of the commercial strip center at 16112 thru 16184 Middlebelt Road is hereby denied for the following reasons:

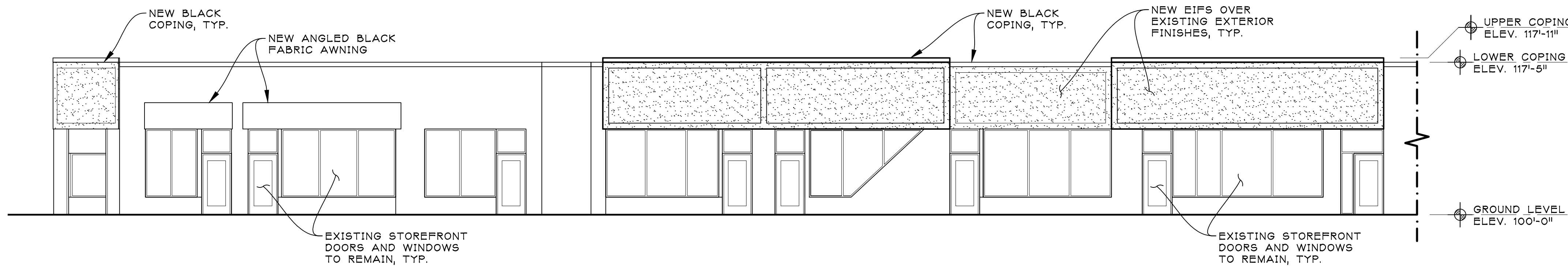
1. That the petitioner has failed to comply with all general standards and requirements as set forth in Sections 1.02, 10.03 and 13.13 of the Livonia Vision 21 Zoning Ordinance.
2. That the lack of tree shown on the proposed landscape plan would have a negative effect upon the neighboring properties, as well as the City as a whole.
3. Allowing this would be detrimental to the aesthetic quality and appeal of the overall site, and negatively alter the character of the property.
4. That the plantings shown on the previously approved landscape plan shall be reinstalled to the satisfaction of the Inspection Department.
5. That any remodeling of the exterior of the shopping center shall be reconsidered once the required landscaping is completed, and

MISCELLANEOUS

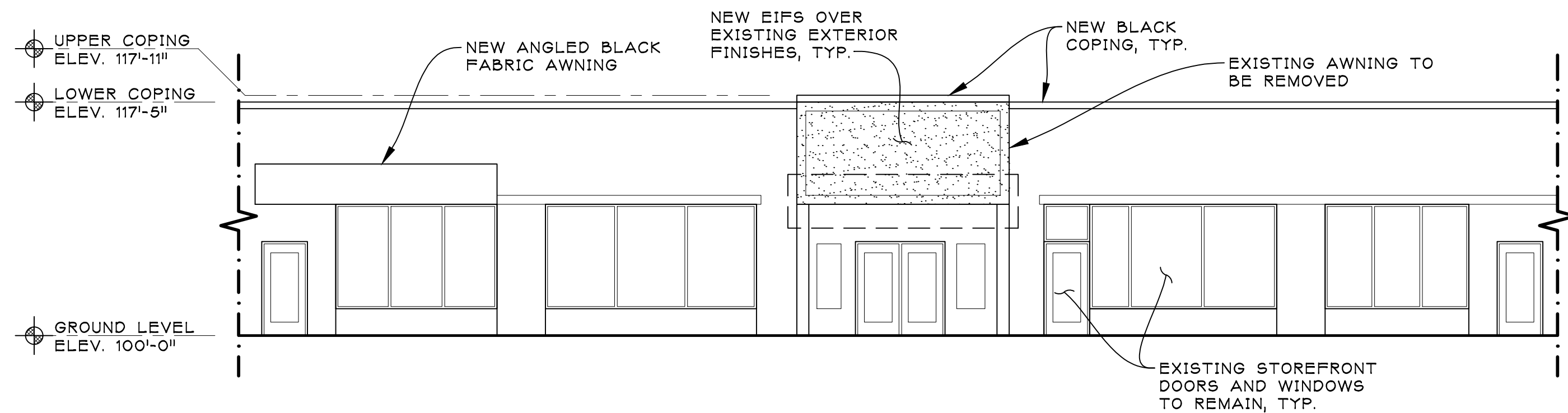
6. That the petitioner has failed to comply with all the concerns deemed necessary for the safety and welfare of the City and its residents.

Approving Resolution: That the request to remodel the exterior facade and modify the approved landscape plan of the commercial strip center at 16112 thru 16184 Middlebelt Road, is hereby approved, subject to City Council approval and the following conditions:

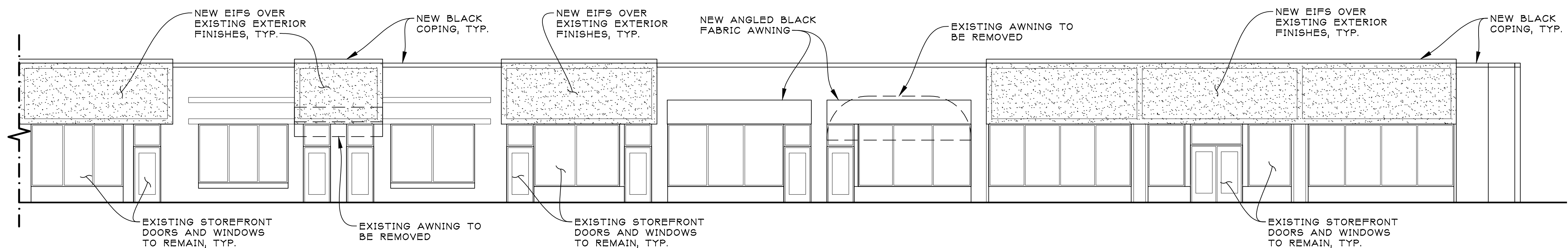
1. That the Exterior Elevations Plan identified as Sheet No. SPA-1, dated September 17, 2021, prepared by Jeffery A. Scott Architects, is hereby approved and shall be adhered to.
2. That this approval is subject to compliance with the Landscape Planting Plan identified as LP-1, dated September 16, 2021, prepared by Nagy Devlin Land Design, and in addition, the final landscaping shall comply with the requirements of Section 10.03 of Article X, including the following:
 - a) Twenty (20) full size trees along Middlebelt Road and Terrance Avenue base on a requirement of one (1) deciduous or evergreen tree for every forty (40) linear feet of road frontage (or fraction thereof).
 - b) Nine (9) ornamental trees along Middlebelt Road and Terrance Avenue based on a requirement of one (1) ornamental tree for every 100 linear feet of road frontage (or fraction thereof); and
 - c) One (1) full size or ornamental tree planted in each of the parking lot landscape islands.
3. That permits for the exterior work on the building shall not be issued by the Inspection Department until such time as the landscaping, as required in item #2 above, is either completed or fully bonded.
4. 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.
5. That no LED light band or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows.
6. 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
7. 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.



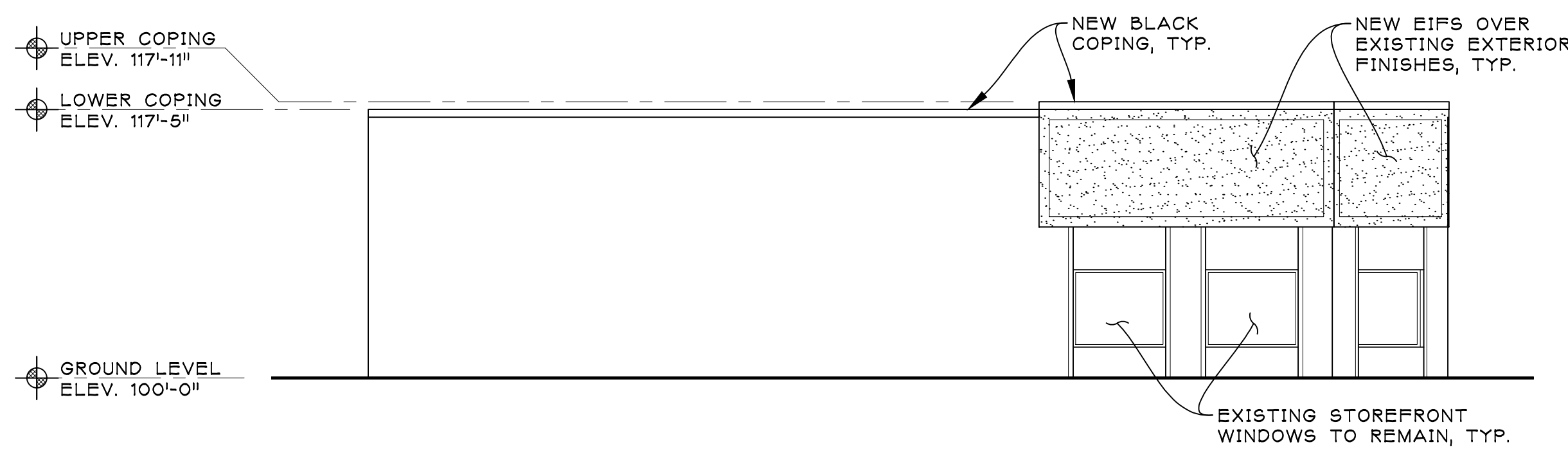
5 WEST ELEVATION
SPA-1 SCALE: 1/8" = 1'-0"



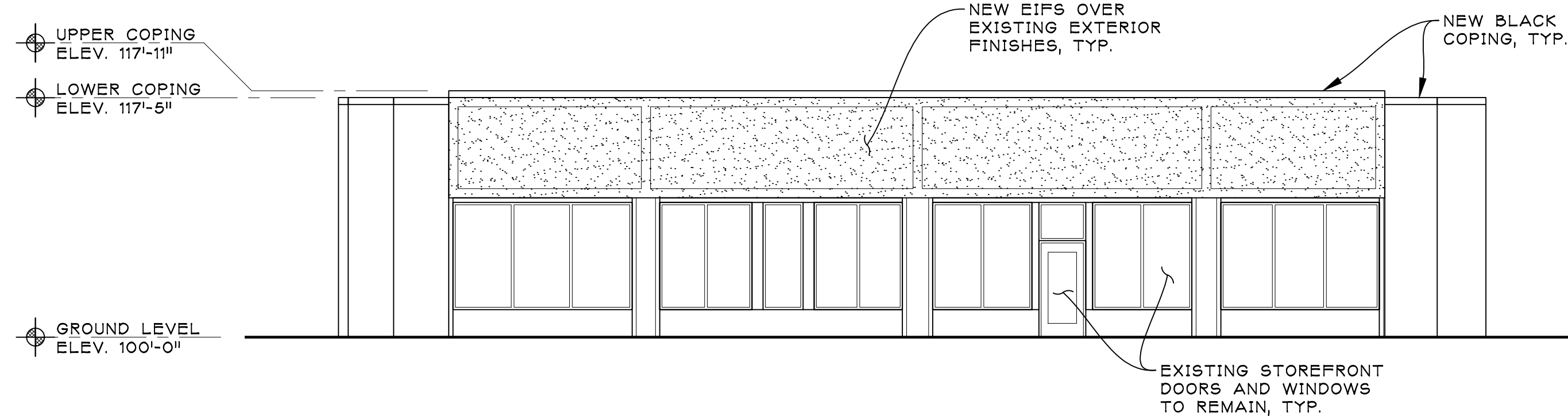
4 NORTHWEST ELEVATION
SPA-1 SCALE: 1/8" = 1'-0"



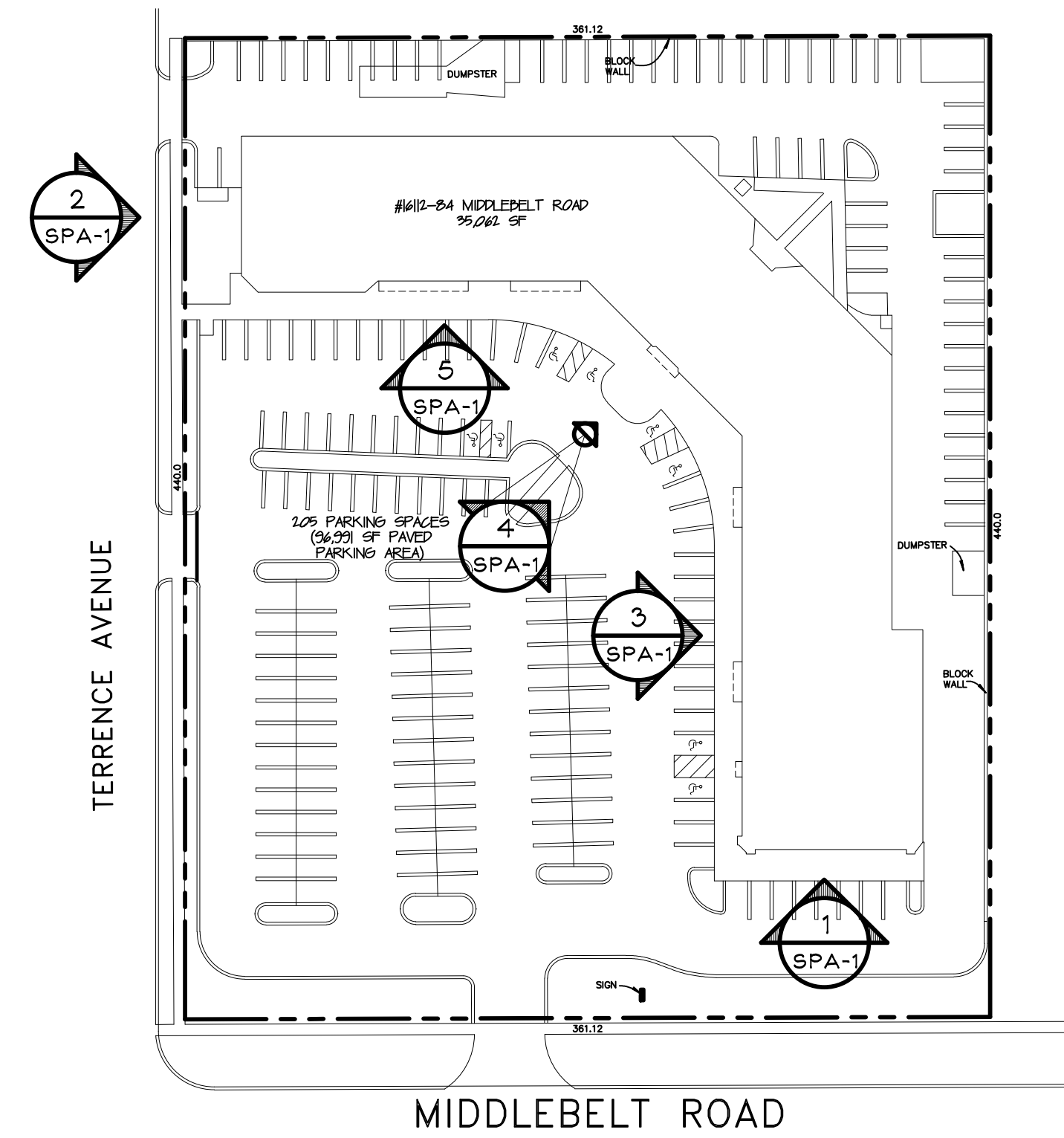
3 NORTH ELEVATION
SPA-1 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SPA-1 SCALE: 1/8" = 1'-0"

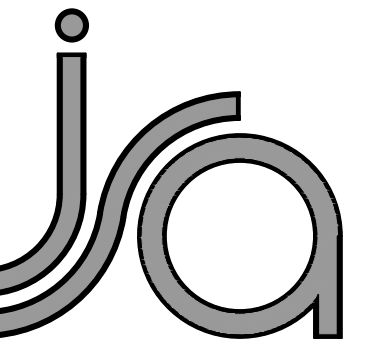


1 WEST ELEVATION
SPA-1 SCALE: 1/8" = 1'-0"



SITE KEY PLAN
SCALE: 1/64" = 1'-0"

ARCHITECT:



jeffery a. scott
architects p.c.

32316 grand river ave.
suite 200
farmington, mi 48336
248-476-8800
JSCOTTARCHITECTS.COM

copyright © 2021

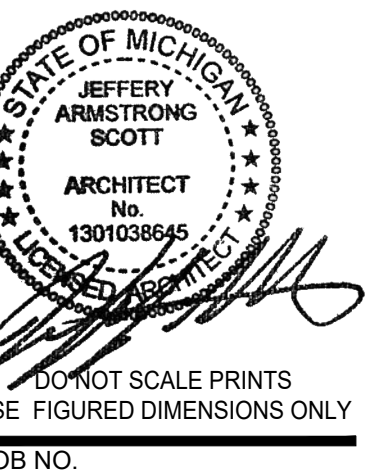
SHEET TITLE:

EXTERIOR
ELEVATIONS

PROJECT:

SHOPS AT
MIDDLEBELT POINTE
16112 MIDDLEBELT ROAD
LIVONIA, MI 48154

ISSUED FOR:
SITE PLAN APP. 09/17/2021



21095

SHEET NO.

SPA-1

PLOT SIZE: 36"X24"



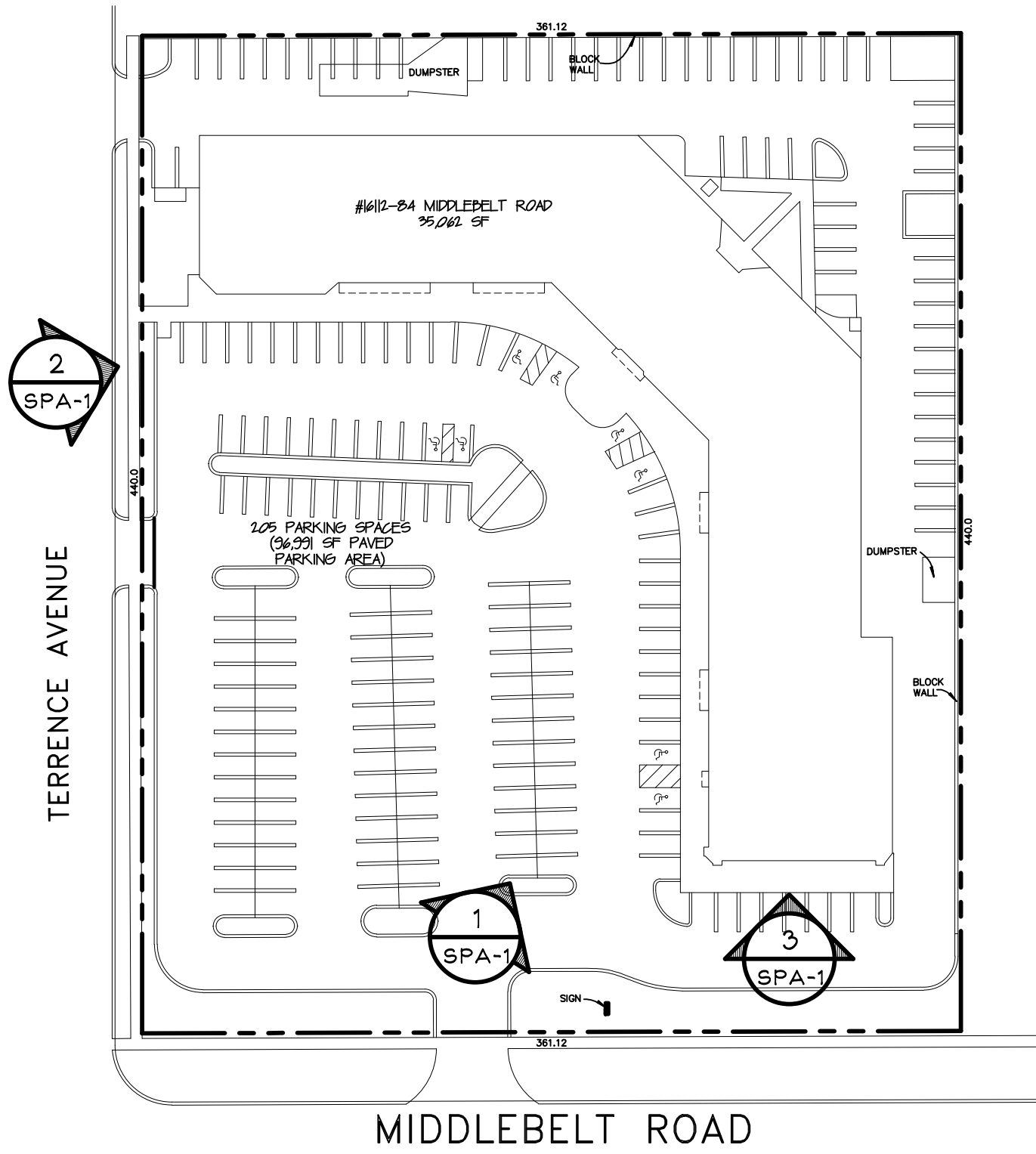
3 WEST ELEVATION RENDER
SPA-2
SCALE: NO SCALE



2 WEST ELEVATION RENDER
SPA-2
SCALE: NO SCALE



1 NORTH ELEVATION RENDER
SPA-2
SCALE: NO SCALE



SITE KEY PLAN
SCALE: 1/64" = 1'-0"

ARCHITECT:
ja
jeffery a. scott
architects p.c.
32316 grand river ave.
suite 200
farmington, mi 48336
248-478-8800
JSCOTTARCHITECTS.COM
copyright © 2021

SHEET TITLE:

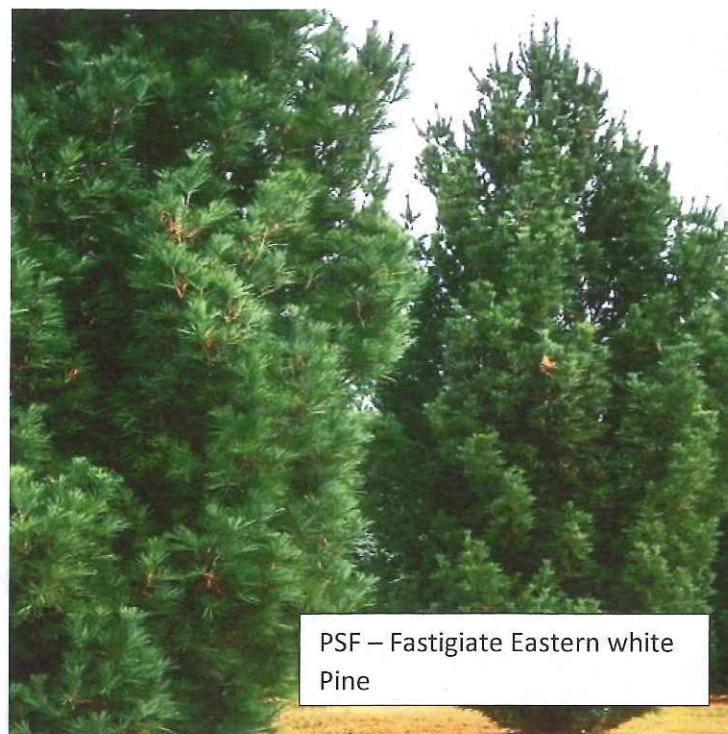
EXTERIOR
RENDERINGS

PROJECT:
SHOPS AT
MIDDLEBELT POINTE
16112 MIDDLEBELT ROAD
LIVONIA, MI 48154

ISSUED FOR:
SITE PLAN APP. 09/17/2021

STATE OF MICHIGAN
JEFFERY
ARMSTRONG
SCOTT
ARCHITECT
No.
1301038645
DO NOT SCALE PRINTS
USE FIGURED DIMENSIONS ONLY
JOB NO.

21095
SHEET NO.
SPA-2
PLOT SIZE: 36"X24"



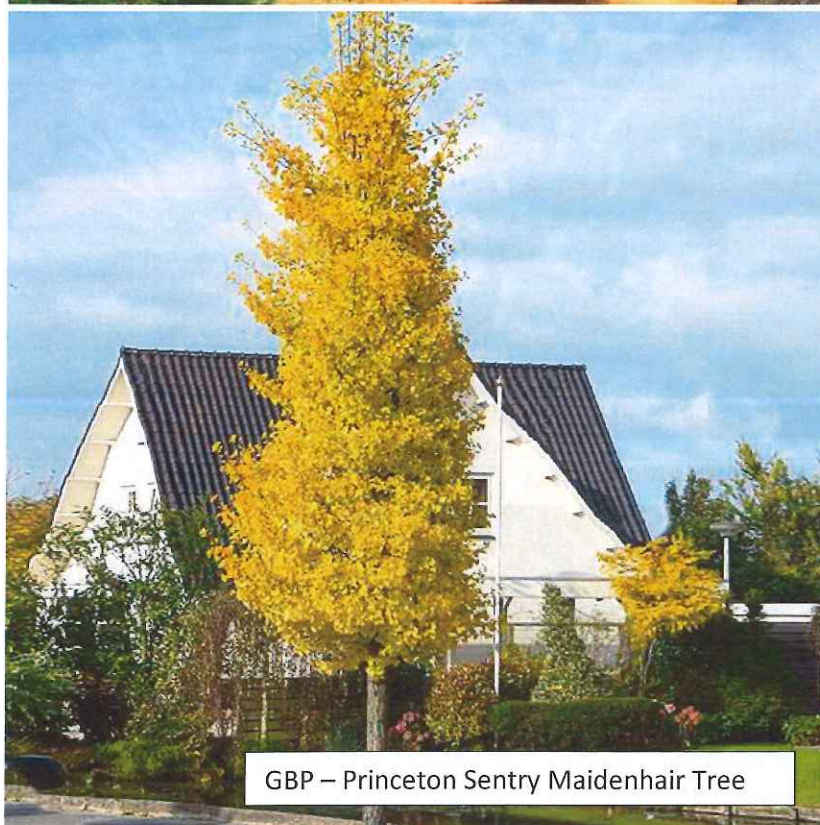
PSF – Fastigate Eastern white Pine



CAH – Hummingbird Summersweet



PAB – Burgundy Bunny Fountain Grass



GBP – Princeton Sentry Maidenhair Tree



LTF – Fastigate Tuliptree



AAB – Red



TMD – Densiformis Yew



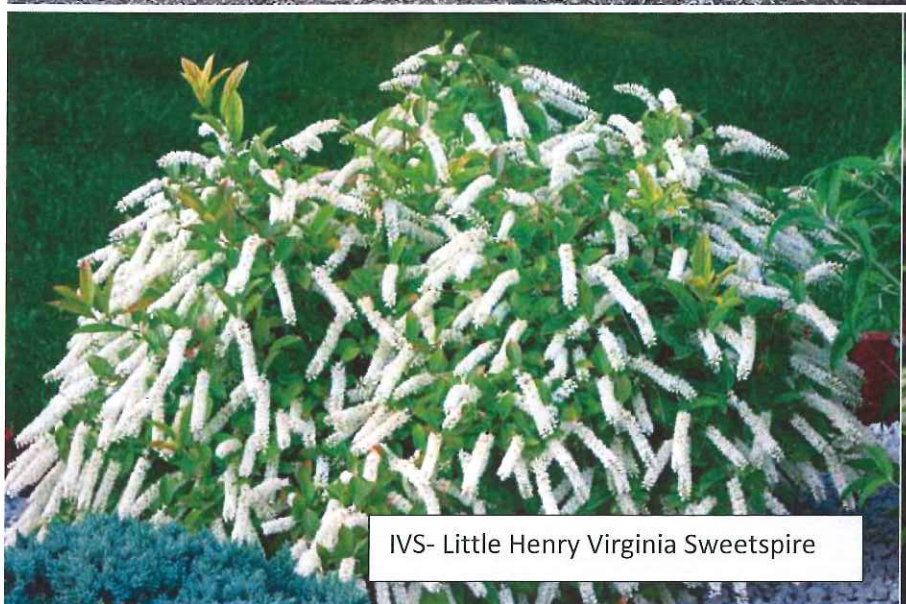
SSB – Brilliant Sedum



JPN – Spreading Juniper



RAG – Fragrant Sumac



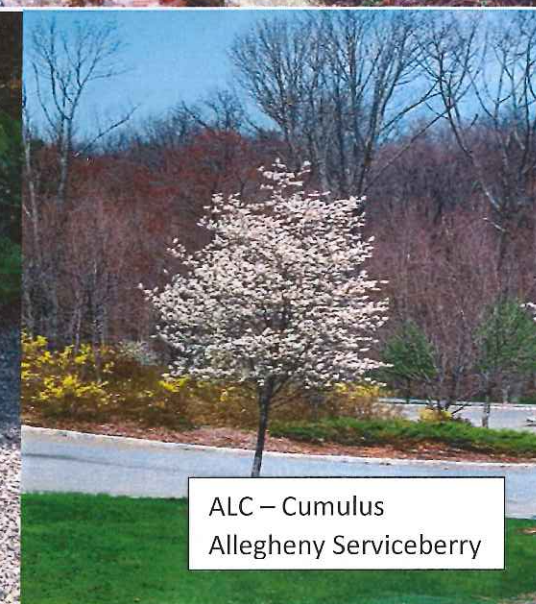
IVS- Little Henry Virginia Sweetspire



HHR – Happy Returns Daylily



PAH – Hameln Dwarf Fountain Grass



ALC – Cumulus
Allegheny Serviceberry



11/10/2021 10:51



11/10/2021 10:51



11/10/2021 10:51

CONCORD PLAZA
GREAT LAKES
FARM EQUIPMENT
781-331-1000
MyHome
Dumino's
SuperMarket
ACCOUNTING
F

11/10/2021 10:52



11/10/2021 10:52



11/10/2021 10:53



11/10/2021 10:53



DENTAL-GROUP

DreamMaker
Bath & Kitchen

Domino's

11/10/2021 10:53



11/10/2021 10:53



Google



Google



Google





REMOVE BURLAP FROM TOP OF BALL

PLANTING MIX - 4 PARTS TOPSOIL + 1 PART PEAT - 5 LBS

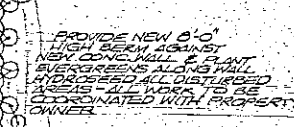
SUFFICIENTLY FOR GROWTH (PER ADD PLANTS USE GREENSEAL COMPOUND IN LBS OF SUBSTRATE PLANTED)

MULCH

FERTILIZE TO GROW 1/4 LB FOR 10-15' OR 1/2 TBS FOR 20-30' SOON AFTER PLANTING

[illegible]

MIDDLEBELT ROAD



10/11/54

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 30, 2021

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2021-11-08-06 – 16112 thru 16184 Middlebelt 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 project at this time. The parcel is assigned the range of addresses of #16100 to #16184 Middlebelt Road, with the address of **#16100 Middlebelt Road** being assigned to the overall parcel.

The existing building is currently serviced by public water main and sanitary sewer, as well as private storm sewer. The submitted drawings do not indicate any modifications to the existing leads, and we do not believe there will be any further impacts to the existing systems.

It should be noted that the developer may be required to obtain a permit from the Wayne County Department of Public Service should any work occur within the Middlebelt 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: 2021 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

DAVE HEAVENER
FIRE CHIEF



DENNIS K. WRIGHT
MAYOR

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

DATE: December 06, 2021
TO: Scott O. Miller, Planner IV
FROM: Livonia Fire Prevention Division
SUBJECT: **Petition 2021-11-08-06, 16112-16184 Middlebelt**

This office has reviewed the site plan submitted in connection with a request to construct or modify 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



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

MAUREEN MILLER BROSNAN
MAYOR



November 23, 2021

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

Petition 2021-11-08-06 - 16112 thru 16184 Middlebelt 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

Det. 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: January 3, 2022

To: Scott O. Miller

From: Jerome Hanna

RE: Petition 2021-11-08-06 – 16112 thru 16184 Middlebelt Road

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

1. The Inspection Department has an open violation on this property for the removal of trees from the required landscaping. We are holding our enforcement action in abeyance while the petitioner seeks approval of a new landscape plan.

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 BROSAN
MAYOR

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

December 13, 2021

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

Petition 2021-11-08-06 - 16112 thru 16184 Middlebelt 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

December 3, 2021

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

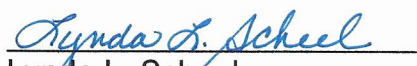
Re: Petition 2021-11-08-06

11612 thru 16184 Middlebelt Road
Belmond Properties LLC
(16100 Middlebelt Road)

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 taxes are due, but not delinquent, therefore I have no objections to the proposal.

Sincerely,


Lynda L. Scheel
Treasurer, City of Livonia

**OTHER ITEMS
RELATED TO THE
PETITION**

From: [Miller, Scott](#)
To: [Reece, Stephanie](#)
Subject: FW: 16184 Middlebelt Rd Livonia, MI.
Date: Thursday, January 13, 2022 2:37:55 PM

Scott Miller
Planner IV
City of Livonia | Planning Department
(734) 466-2296
smiller@livonia.gov

From: Pilachowski, Daniel <dpilachowski@livonia.gov>
Sent: Thursday, January 13, 2022 2:20 PM
To: Miller, Scott <smiller@livonia.gov>
Subject: FW: 16184 Middlebelt Rd Livonia, MI.

Daniel Pilachowski
Code Enforcement Officer
City of Livonia | Inspection Department
(734) 466-2581
dpilachowski@livonia.gov

From: Trena Edmondson <trena.edmondson@jmcmanagement.com>
Sent: Thursday, January 13, 2022 12:44 PM
To: Stroble, Robert <rstroble@livonia.gov>; Hanna, Jerome <JHanna@livonia.gov>; Pilachowski, Daniel <dpilachowski@livonia.gov>; Banko, Steven <SBanko@livonia.gov>; Taormina, Mark <mtaormina@livonia.gov>
Cc: Aaron Cox <admin@aaroncoxlaw.com>; Christina Rice <christina.rice@jmcmanagement.com>
Subject: 16184 Middlebelt Rd Livonia, MI.

Bob Stroble,

Happy New Year,

Hope my email finds you well, I will get straight to the point!

I received a call yesterday by a current tenant of ours at Belmond Properties, LLC who informed me that they applied for an electrical permit a couple weeks ago and was denied my tenant stated the

reason for the denial was due to the owner (Belmond Properties, LLC) not having an approved landscape plan.

In disbelief that this could even be true, I called Dan Pilachowski at 9am this morning, had a conversation with him about how this must be a mistake, he responded that it was not a mistake and I needed to speak with Bob Stroble.

So, I called you this morning at 9:05am and left a message on your voice mail, due to the urgency of assisting my tenant to obtain his permit, I call you again at 11:07am, still no call back so I decided to email you.

It is very hard to believe that this is not some type of mistake as one clearly has nothing to do with the other (approved landscape plan vs tenant electrical permit). My tenant was directed to proceed with his electrical upgrade as the City of Livonia's issue is with the common area of the property as it relates to the dead trees that were removed (by the way the businesses can be seen from traffic going and coming, which can and will result in more revenue for their businesses) and Belmond is scheduled to appear February 8, 2022, in front of the zoning commission of which I am certain our landscape plan will be approved.

It is very unprofessional that a representative in a position such as yours (Assistant Director of Inspections) would allow such a denial for such a reason as stated, is this even legal?

Belmond Properties is bringing new tenants to a shopping center (Livonia) from other cities which is also contributing to the income for the City of Livonia.

Mr. Assistant Director of Inspections I must ask about the other centers in proximity that also have NO trees, are their new tenants being refused permits as well, or is this just Belmond Properties, LLC? Have you inspected those properties as well?

When we first considered purchasing the shopping center in Livonia, we had high hopes of having a professional and admirable working relationship for the good of the city and the community, you are trying to make this very difficult.

So, with that being said, to correct this grossly mistake of denying my tenant an electrical permit to get his business up and operating, what time today January 13, 2022, can my tenant pick up his approved permit?

Thank you in advance for making the cities wrong right.

Hope to see you at the City Planning Commission meeting on February 1 and 8th.

Warm Regards,

Trena R. Edmondson
Senior Property Manager
JMC Management, LLC
www.JMCmanagement.com

24500 Northwestern Hwy Ste #100

(586) 782-4372 Direct

(586) 427-9410 ext 113

(313) 479-9343 Cell

(313) 515-9411 Fax

Trena.edmondson@jmcmanagement.com

CITY OF LIVONIA

NOTICE OF PUBLIC HEARING

A Public Hearing will take place before the Council of the City of Livonia on **MONDAY, APRIL 11, 2022 at 7:00 P.M.**, in the Auditorium at City Hall, 33000 Civic Center Drive, Livonia, Michigan, with respect to the following item:

Appeal of the denial of the Planning Commission regarding Petition 2021-11-08-06 submitted by Jeffery Scott Architects, requesting waiver use approval to remodel the exterior facade and modify the approved landscape plan of the commercial shopping center (Concord Plaza) at 16112 thru 16184 Middlebelt Road, located on the east side of Middlebelt Road between Five Mile Road and Terrence Avenue in the Northwest ¼ of Section 13.

SUSAN M. NASH, CITY CLERK

PUBLISH: Sunday, April 3, 2022