

OFFICE OF THE COUNCIL

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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, SEPTEMBER 12, 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.

CITY OF LIVONIA
NOTICE OF PUBLIC HEARING

A Public Hearing will take place before the Council of the City of Livonia on **MONDAY, SEPTEMBER 12, 2022, at 7:00 P.M.,** in the Auditorium at City Hall, 33000 Civic Center Drive, Livonia, Michigan, with respect to the following items:

1. Petition 2022-05-01-01 submitted by Nofar Hotel Group, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, as amended, requesting to rezone the property at 31501 Schoolcraft Road, located on the south side of Schoolcraft Road between Merriman Road and Hubbard Avenue in the Northeast $\frac{1}{4}$ of Section 27, from C-3 (Highway Services) to C-4 (High Rise Commercial).
2. Appeal of the denial of the Planning Commission for Petition 2022-06-02-14 submitted by Stark Road Holdings L.L.C. requesting Special Waiver Use approval for a Planned Development under Sections 3.04 and 5.02 of the Livonia Vision 21 Zoning Ordinance, as amended, to utilize a Class C liquor license (sale of beer, wine and spirits for consumption on the premises) in connection with the operation of a multi-purpose recreational facility (Livonia Athletic District) at 14255 Stark Road, located on the west side of Stark Road between Schoolcraft Road and Lyndon Avenue in the Southeast $\frac{1}{4}$ of Section 21.

PUBLISH: Sunday, August 28, 2022

SUSAN M. NASH, CITY CLERK

PUBLIC HEARING AGENDA OF THE LIVONIA CITY COUNCIL
Monday, September 12, 2022
7:00 P.M.
Livonia City Hall Auditorium
33000 Civic Center Drive, Livonia, Michigan

AGENDA ITEM(S)

1. Petition 2022-05-01-01 submitted by Nofar Hotel Group, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, as amended, requesting to rezone the property at 31501 Schoolcraft Road, located on the south side of Schoolcraft Road between Merriman Road and Hubbard Avenue in the Northeast ¼ of Section 27, from C-3 (Highway Services) to C-4 (High Rise Commercial).
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AUDIENCE COMMUNICATION

For the Regular meeting of September 26, 2022

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
July 25, 2022

MEETING DATE

PH091222

PREPARED BY

Stephanie Reece, Program Supervisor,

AGENDA ITEM

Petition 2022-05-01-01 submitted by Nofar Hotel Group, pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, as amended, requesting to rezone the property at 31501 Schoolcraft Road, located on the south side of Schoolcraft Road between Merriman Road and Hubbard Avenue in the Northeast ¼ of Section 27, from C-3 (Highway Services) to C-4 (High Rise Commercial).

BACKGROUND

RECOMMENDATION

July 25, 2022

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2022--05-01-01 - Nofar Hotel Group

Dear Council Members:

At the 1,189th Public Hearings and Regular Meeting held by the City Planning Commission on July 19, 2022, the following resolution was unanimously adopted:

#07-39-2022 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on July 19, 2022, on Petition 2022-05-01-01 submitted by Nofar Hotel Group pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, as amended, requesting to rezone the property at 31501 Schoolcraft Road, located on the south side of Schoolcraft Road between Merriman Road and Hubbard Avenue in the Northeast ¼ of Section 27, from C-3 (Highway Services) to C-4 (High Rise Commercial), the Planning Commission does hereby recommend to the City Council that Petition 2022-05-01-01 be approved for the following reasons:

1. That the proposed change of zoning is compatible to and in harmony with the surrounding land uses and zoning districts in the area.
2. That the proposed change of zoning and the intended use of the property are consistent with

the developing character of the area.

3. That the proposed change of zoning will provide for the development of the subject property in a manner that is consistent with its size and location.

4. That the proposed zoning is consistent with the purposes, goals and objectives of the Master Plan and Zoning Ordinance, which seek to ensure compatibility and appropriateness of land uses so as to enhance property values and create and promote a more favorable environment for neighborhood use and enjoyment, and

5. That the proposed change of zoning represents a reasonable and logical zoning plan for the subject property which adheres to the principles of sound land use planning.

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

FISCAL CONSIDERATION

ATTACHMENTS

1. 2022-05-01-01_E-COUNCIL Pkt

APPROVED BY



Date: July 29, 2022

Mark Taormina, Planning and Economic Development Director



Date: July 29, 2022

Maureen Miller Brosnan, Mayor

Petition 2022-05-01-01 submitted by Nofar Hotel Group
pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21
Zoning Ordinance, as amended, requesting to rezone the
property at 31501 Schoolcraft Road, located on the south side of
Schoolcraft Road between Merriman Road and Hubbard Avenue
in the Northeast ¼ of Section 27, from C-3 (Highway Services) to
C-4 (High Rise Commercial).

REZONING APPLICATION
CITY OF LIVONIA, MICHIGAN

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

Date Filed: 5-19-22 Petition 2022-05-01-01

Site Address: 31501 Schoolcraft Rd Sidwell 105-990-029-003

Requesting To Rezone Property From C-3 To C-4

For the Following Reason (s) Increase Building Height

Applicant: Robert Nofar Business/Company: Nofar Hotel Group

Applicant's Address: 27451 Schoolcraft City: Livonia State: MI Zip Code: 48150

Applicant's Phone # (248) 787-6511 Applicant's Email robertnofar@msn.com

For fee computation, see attached Fee Schedule **Please provide the following information:**

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

Owner of Property: Same As Above

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

Owner's Phone # (____) _____ Owner's Email _____

Signature of Owner: [Signature] Print Name: Robert Nofar

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

on this 25th day of May 20 22

Signature of Notary [Signature] My commission expires _____

APPROVED AS FORM
Department of Law

By:

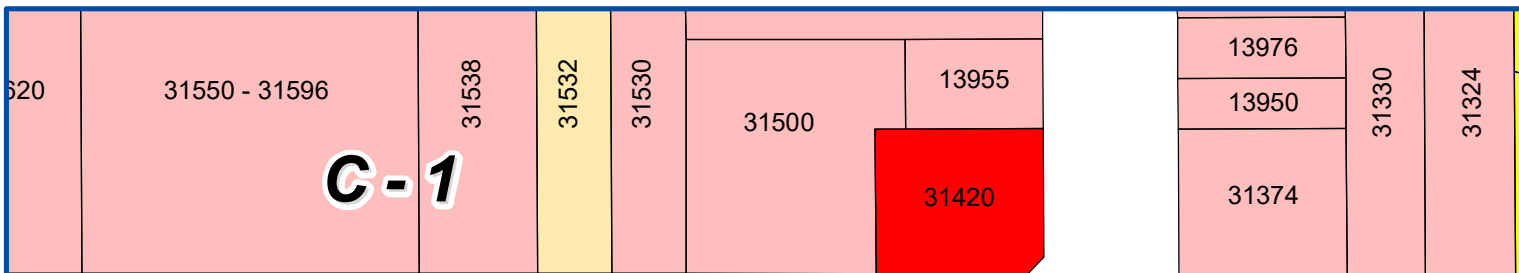
Date:

AGI SUDO
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires Feb. 16, 2024
Acting in the County of Oakland
[Signature]

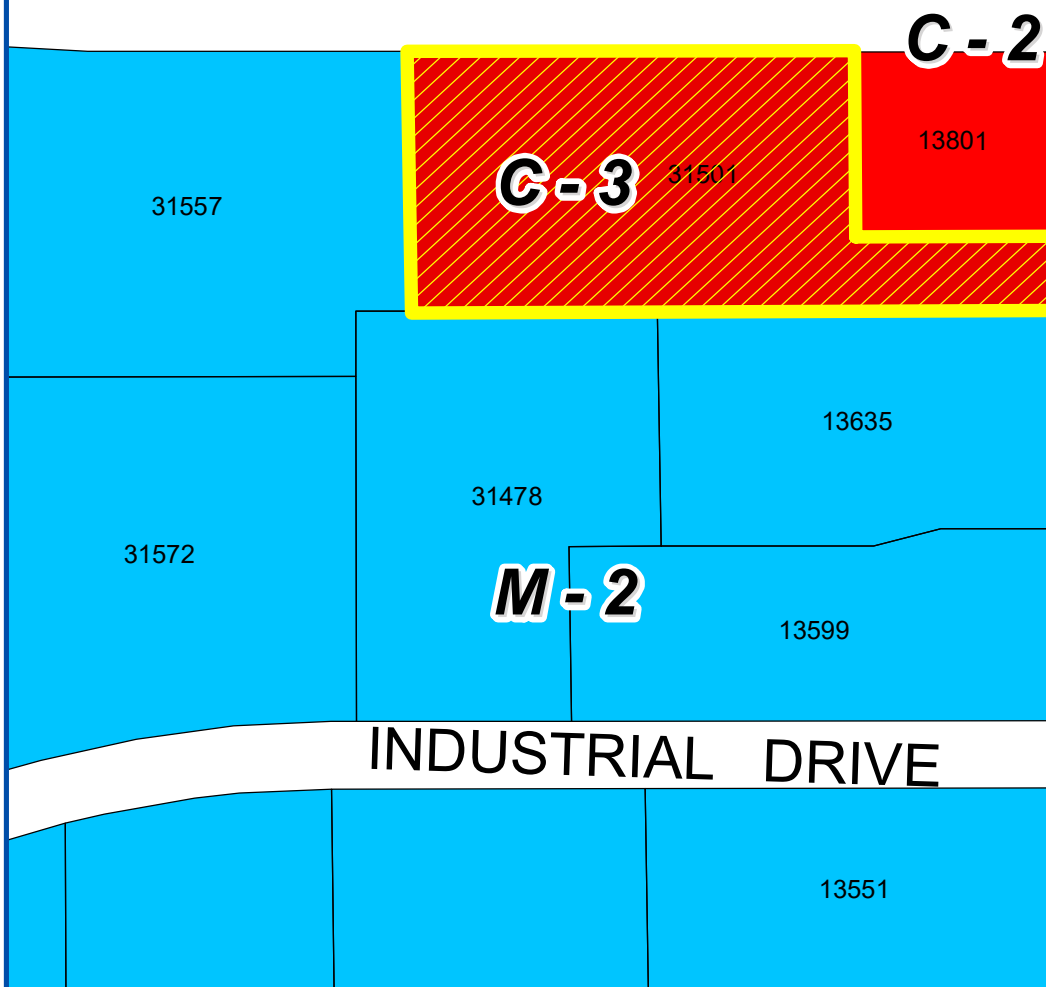
RECEIVED
OFFICE OF THE CITY CLERK

2022 MAY 26 AM 10:08

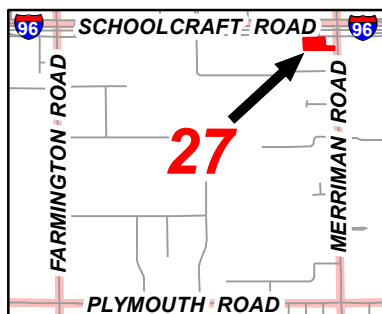
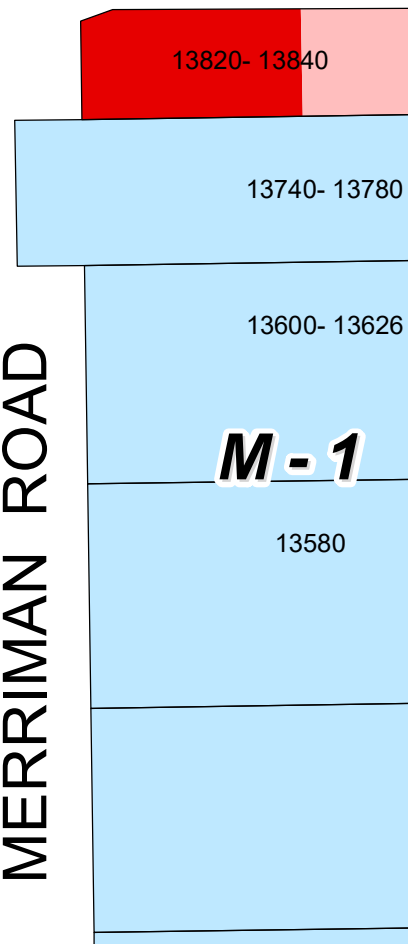
RECEIVED
MAY 31 2022
CITY OF LIVONIA
PLANNING COMMISSION



SCHOOLCRAFT ROAD



MERRIMAN ROAD



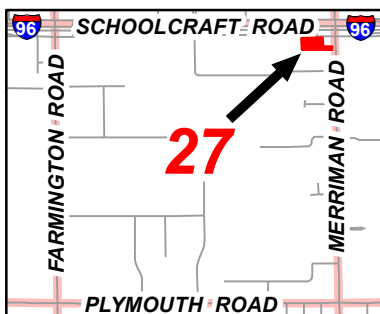
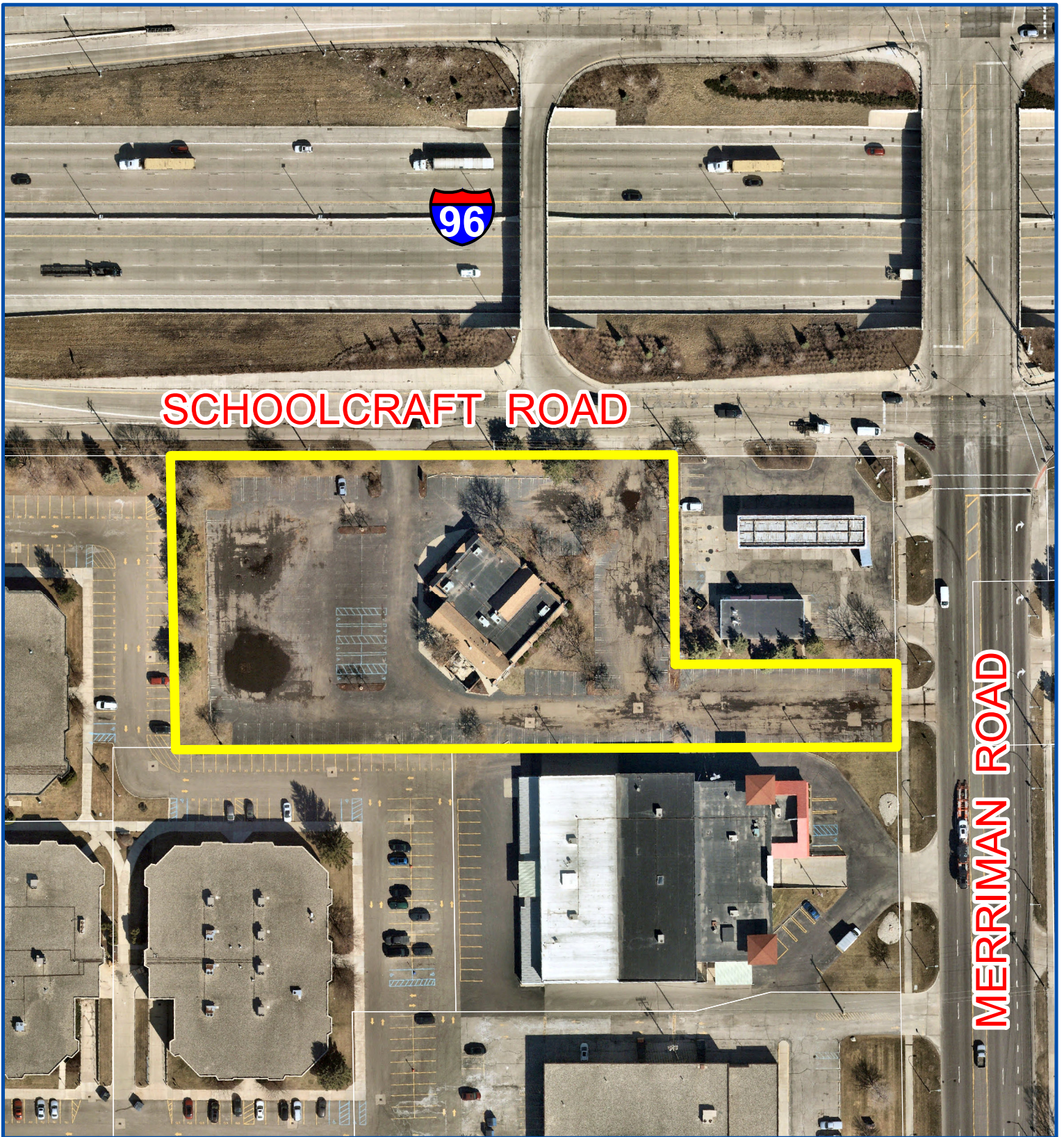
Address & Zoning Map

Petition 2022-05-01-01
Nofar Hotel Group
31501 Schoolcraft Road
C-3 to C-4



Not to Scale

City of Livonia
Planning Department



Aerial Map

Petition 2022-05-01-01
Nofar Hotel Group
31501 Schoolcraft Road
C-3 to C-4



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 1

Petition 2022-05-01-01 submitted by Nofar Hotel Group pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, as amended, requesting to rezone the property at 31501 Schoolcraft Road, located on the south side of Schoolcraft Road between Merriman Road and Hubbard Avenue in the Northeast ¼ of Section 27, from C-3 (Highway Services) to C-4 (High Rise Commercial).

July 12, 2022: Study Meeting:

This petition seeks to rezone the property at 31501 Schoolcraft Road, located on the south side of Schoolcraft Road just west of Merriman Road, from C-3 (Highway Services) to C-4 (High Rise Commercial). This site was originally developed in the early 1980's by Chuck Muer as a Mountain Jacks Restaurant. Following the closure of the restaurant, the building was converted to a cosmetology school called L'Esprit Academy. The purpose of the current rezoning petition is to facilitate the future development of a four-story Staybridge Suites Hotel. Under Section 6.30 of the Livonia Vision 21 Zoning Ordinance, hotels are treated as a permitted use in both the C-3 and C-4 zoning districts. One significant difference between the two districts and which necessitates the zoning change is the maximum permitted building height. In a C-3 district, buildings cannot exceed a height of thirty-five feet (35') or two (2) stories; whereas in a C-4 zone, buildings can be up to four (4) stories in height. If this rezoning is approved, the Petitioner would have to proceed through the site plan approval process to build the four-story hotel.

The flag-shaped parcel is not directly on the corner but contains frontage on both Schoolcraft and Merriman Roads. The frontage on Schoolcraft Road measures approximately 397 feet and along Merriman Road, the frontage is sixty-six feet (66'). Between the subject site and the intersection of Schoolcraft and Merriman Roads is a gas station. The subject site is 103,280 square feet in overall size, or 2.37 acres.

The zoning of the adjoining gas station on the corner property is C-2 (General Business). To the south and west are industrial uses zoned M-2 (General Manufacturing). To the north, across Schoolcraft Road and the I-96 Expressway, are a variety of commercial uses that front along westbound Schoolcraft Road.

The site presently contains a vacant 7,748 square foot commercial building surrounded on three (3) sides by parking. Access to the site is provided by two (2) drives off Schoolcraft Road and one (1) drive off Merriman Road. To accommodate the anticipated four-story hotel, the existing building would be removed, and the entire site redeveloped.

The preliminary site plan shows a proposed four-story hotel located near the center of the property. The building would face Schoolcraft Road and contain a total of ninety-four (94) guest suites. Each floor would measure approximately 17,500 square feet in size, making the entire building approximately 70,000 square feet in overall size. The first floor would contain ten (10) guest suites, a great room, common living room, pantry, lobby area, offices, fitness

PUBLIC HEARING

ITEM 1 Petition 2022-05-01-01 – 31501 Schoolcraft Road

Page 2

center, and both guest and hotel laundry rooms. The layout of the second, third and fourth floors would be similar to each other, with each floor containing twenty-eight (28) guest suites.

Parking for hotels is based on one (1) space for each guest room, plus one (1) parking space for each employee. At this time, the number of employees is not known, but the number of rooms alone would require ninety-four (94) parking spaces. The preliminary plans show ninety-six (96) available off-street parking spaces.

Access to the site would basically remain the same as it currently stands, with the two (2) driveways on Schoolcraft Road and one (1) drive on Merriman Road. The only change is that the existing western drive off Schoolcraft Road would be shifted more to the west and relocated closer to the northwest corner of the site.

The submitted preliminary elevation plan for the four-story hotel shows that it would be constructed out of a combination tile, EIFS, metal panels and stone.

The Livonia Vision 21 (LV21) Future Land Use map designates the subject property as *Tech and Manufacturing*.

July 19, 2022: Public Hearing:

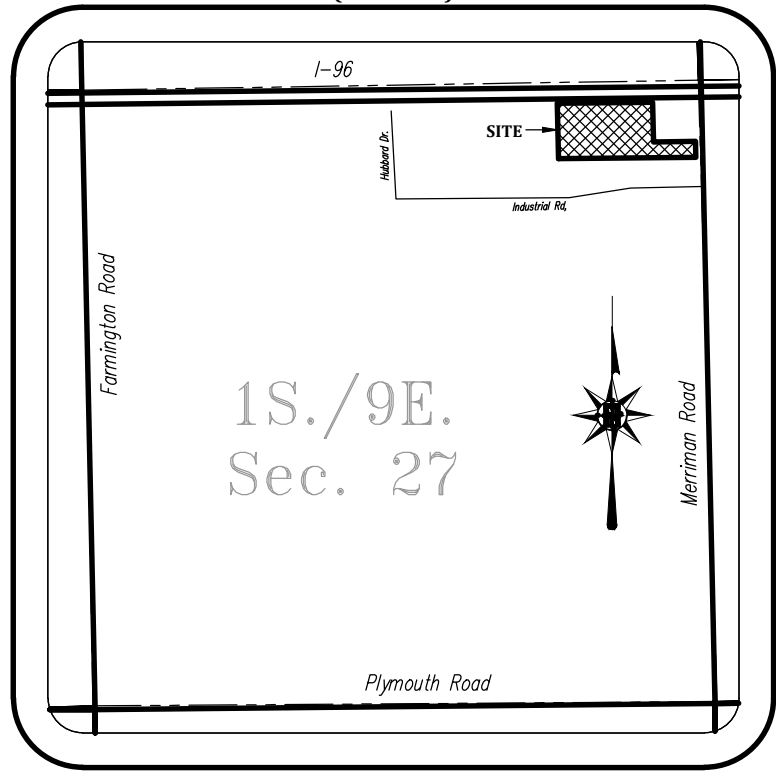
Approving Resolution: That the request to rezone the property at 31501 Schoolcraft Road from C-3 to C-4 is hereby approved, subject to City Council approval, for the following reasons:

1. That the proposed change of zoning is compatible to and in harmony with the surrounding land uses and zoning districts in the area.
2. That the proposed change of zoning and the intended use of the property are consistent with the developing character of the area.
3. That the proposed change of zoning will provide for the development of the subject property in a manner that is consistent with its size and location.
4. That the proposed zoning is consistent with the purposes, goals and objectives of the Master Plan and Zoning Ordinance, which seek to ensure compatibility and appropriateness of land uses so as to enhance property values and create and promote a more favorable environment for neighborhood use and enjoyment, and
5. That the proposed change of zoning represents a reasonable and logical zoning plan for the subject property which adheres to the principles of sound land use planning.

Denying Reasons: That the request to rezone the property at 31501 Schoolcraft Road from C-3 to C-4 is hereby denied for the following reasons:

1. That the petitioner has failed to affirmatively show that the proposed change of zoning and the intended use of the property as a four-story hotel would be compatible to and in harmony with the surrounding neighborhood.
2. That the proposed change of zoning is inconsistent with the established pattern of the surrounding development and would adversely alter the character of the area.
3. That the proposed change of zoning is not needed to develop the property.
4. That the proposed zoning change is not supported by the Livonia Vision 21 (LV21) Future Land Use Plan which shows this site as Tech and Manufacturing, and.
5. That the proposed zoning and use is contrary to the purposes, goals and objectives of the Zoning Ordinance, which seek to ensure compatibility and appropriateness of uses so as to enhance property values and to create and promote a more favorable environment for neighborhood use and enjoyment.

SITE LOCATION MAP
(NO SCALE)



BOUNDARY & TOPOGRAPHIC SURVEY
31501 Schoolcraft Road

LEGAL DESCRIPTION

PARCEL ID# 105-99-0029-003

A PARCEL OF LAND BEING PART OF THE NORTHEAST 1/4 OF SECTION 27, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 00 DEGREES 07 MINUTES 30 SECONDS EAST 508.14 FEET ALONG THE EAST LINE OF SAID SECTION 27, SAID LINE ALSO BEING THE CENTERLINE OF MERRIMAN ROAD (120 FEET WIDE); THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS WEST 60.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID MERRIMAN ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 22 MINUTES 10 SECONDS WEST 572.00 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 30 SECONDS WEST 231.53 FEET PARALLEL WITH SAID EAST SECTION LINE AND CENTERLINE TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SCHOOLCRAFT ROAD (WIDTH VARIES); THENCE SOUTH 89 DEGREES 14 MINUTES 28 SECONDS EAST 397.00 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 00 DEGREES 07 MINUTES 30 SECONDS EAST 164.64 FEET PARALLEL WITH THE SAID EAST SECTION LINE AND CENTERLINE; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS EAST 175.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID MERRIMAN ROAD; THENCE SOUTH 00 DEGREES 07 MINUTES 30 SECONDS EAST 66.00 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE BEING PARALLEL WITH SAID EAST SECTION LINE AND CENTERLINE TO THE POINT OF BEGINNING, CONTAINING 2.37 ACRES OF LAND MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.

ZONING REQUIREMENTS

C-2 GENERAL BUSINESS

LOT - MIN. AREA: 4,000 FT.²

- MIN. WIDTH: N/A

COVERAGE - MAX. BLD.: N/A

SETBACKS - FRONT YARD: 15 FT.

- REAR YARD: 8 FT.

- SIDE YARD: 8 FT.

- SIDE TOTAL: 16 FT.

HEIGHT - MAX. BLD.: 35 FT./2 STY.

EXISTING CONDITIONS

LOT - AREA: 103,280 FT.²

- WIDTH: 66 FT.

COVERAGE - BLD.: 7,346 FT.² 7.1%

BENCHMARK:

1) THE NORTH RIM OF A STORM MANHOLE LOCATED 38.5 FEET EAST AND 125.6 FEET NORTH OF THE SOUTHEAST PROPERTY CORNER.

ELEVATION = 637.61 NAVD88

2) THE NORTH RIM OF A SANITARY MANHOLE LOCATED 197.2 FEET EAST AND 1.2 FEET SOUTH OF THE NORTHWEST PROPERTY CORNER.

ELEVATION = 639.83 NAVD88

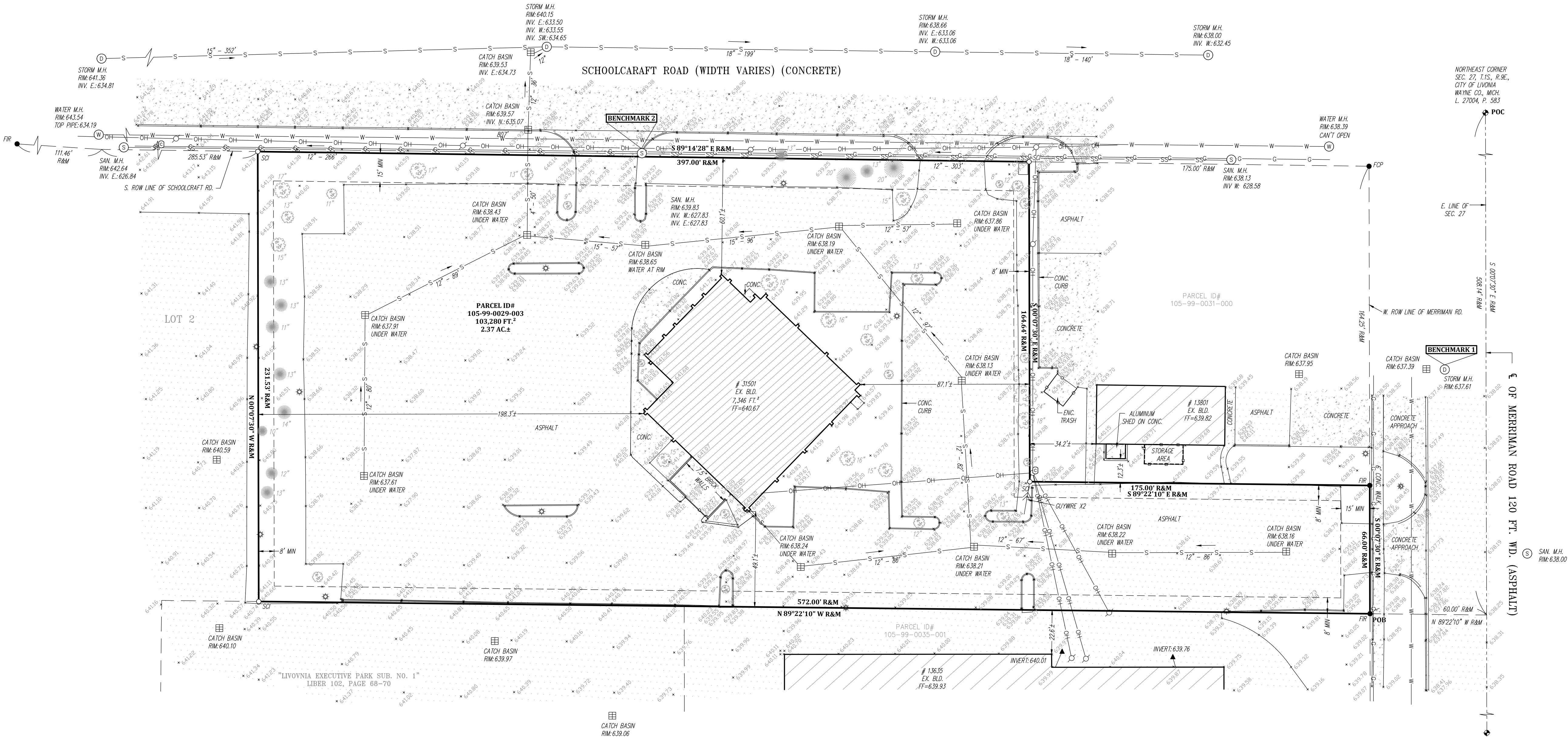
NOTE:

ALL CATCH BASINS ON PROPERTY WERE UNDER WATER ALL SIZES ARE BASED UPON A SITE PLAN FROM 1985

0' 30' 60'

LEGEND

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



Boundary & Topographic Survey

A PARCEL OF LAND BEING PART OF THE N.E. 1/4 OF SEC. 27, T.1S., R.9E., CITY OF LIVONIA, WAYNE CO., MICH.



SECTION: N.E. 1/4 Sec. 27
TWP./RGE.: 1S./9E.
CITY/TWP.: Livonia
COUNTY: Wayne

DATE: 03/29/22
PROJ. #: 022-027
DWG. BY: VP/JCP
1 INCH = 30 FEET

CLIENT: Schoolcraft Lodge Inc. - Robert Nofar
31501 Schoolcraft Road
Livonia, MI 48150

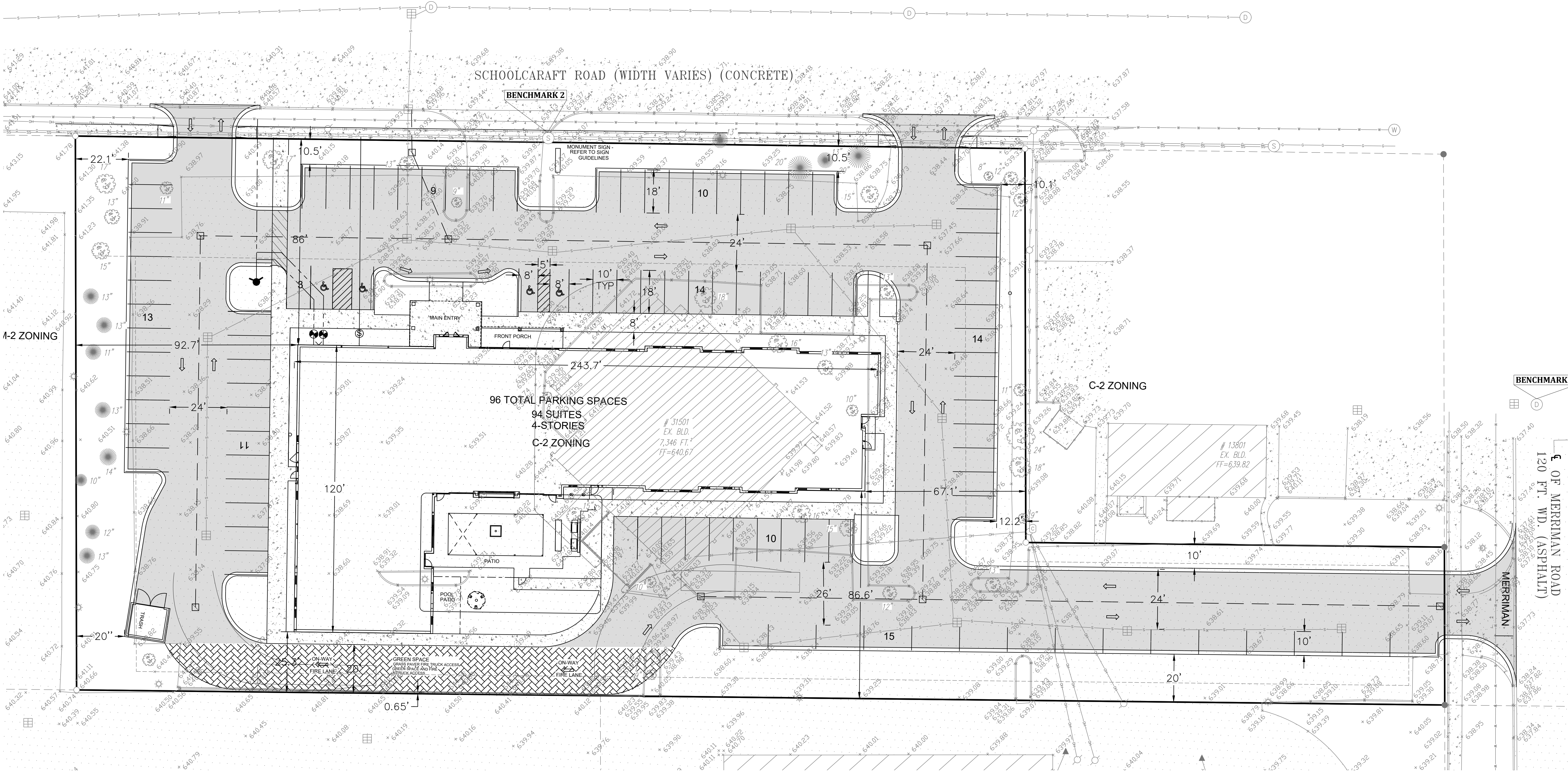
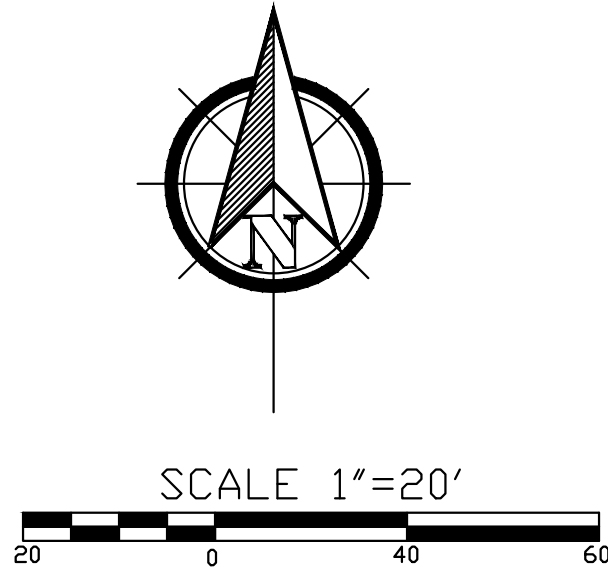
PAGE: # 1 OF 1

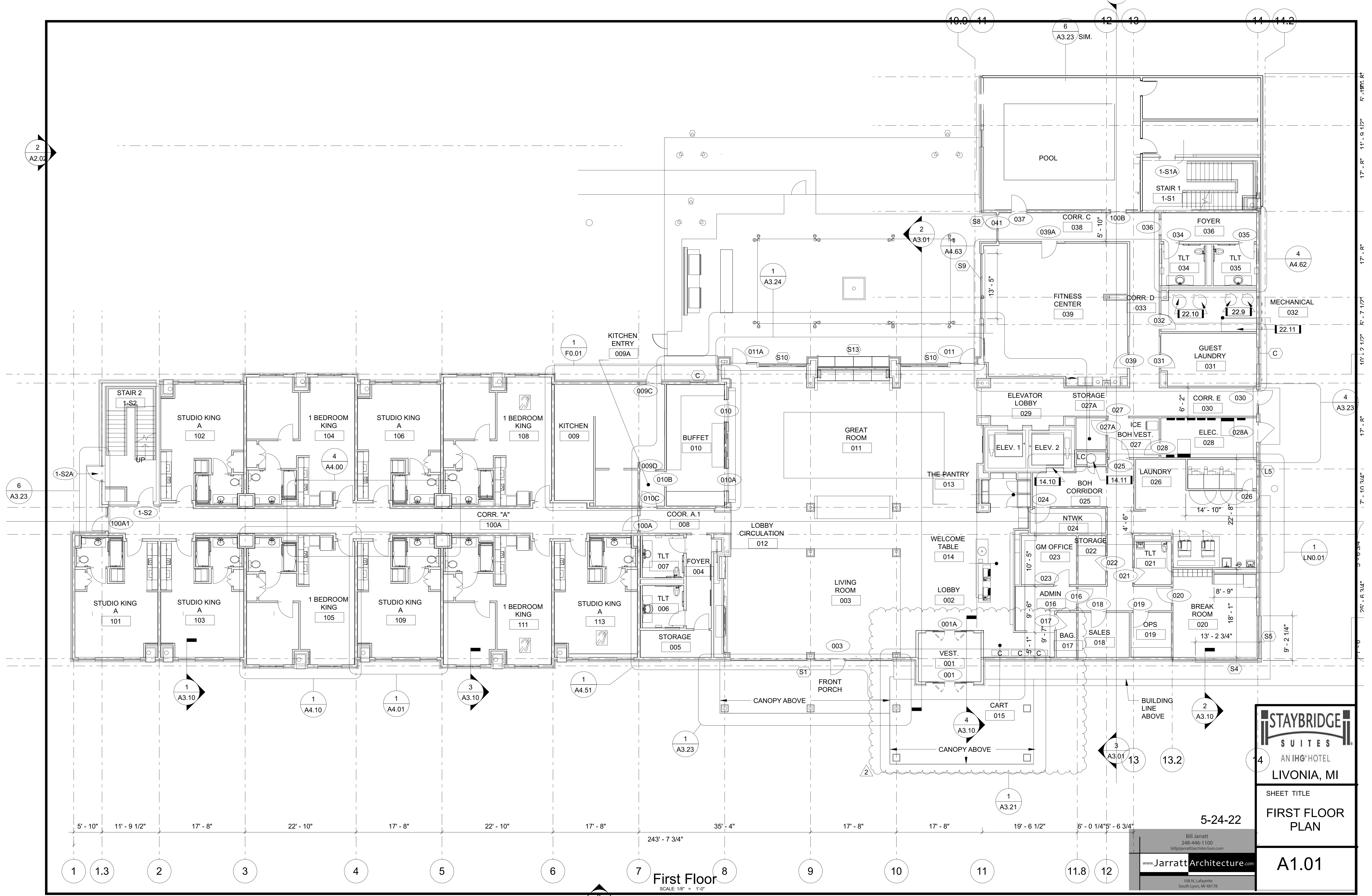
I, Michael J. Nowry, a Professional Surveyor in the State of Michigan do hereby certify that the parcel of land described and delineated herein has been surveyed under my supervision, that the plot hereon is a true representation of the survey as performed, that the error of closure is no greater than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

Michael J. Nowry Professional Surveyor # 52472

CONCEPTUAL DRAINAGE NARRATIVE
THE EXISTING SALON BUILDING AND SITE PROVIDED A 10 YEAR STORAGE
VOLUME IN THE PIPES AND RESTRICTED THE OUTLET TO THE SCHOOLCRAFT
R/W STORM SYSTEM WITH A 4" DIAMETER PIPE.

WE PROPOSE TO STORE ONSITE THE CURRENTLY REQUIRED AMOUNT AND
RESTRICT THE DISCHARGE RATE TO THE SCHOOLCRAFT ROAD R/W STORM
SYSTEM WITH THE EXISTING 4" DIAMETER PIPE TO MATCH THE CURRENT
CONDITION.





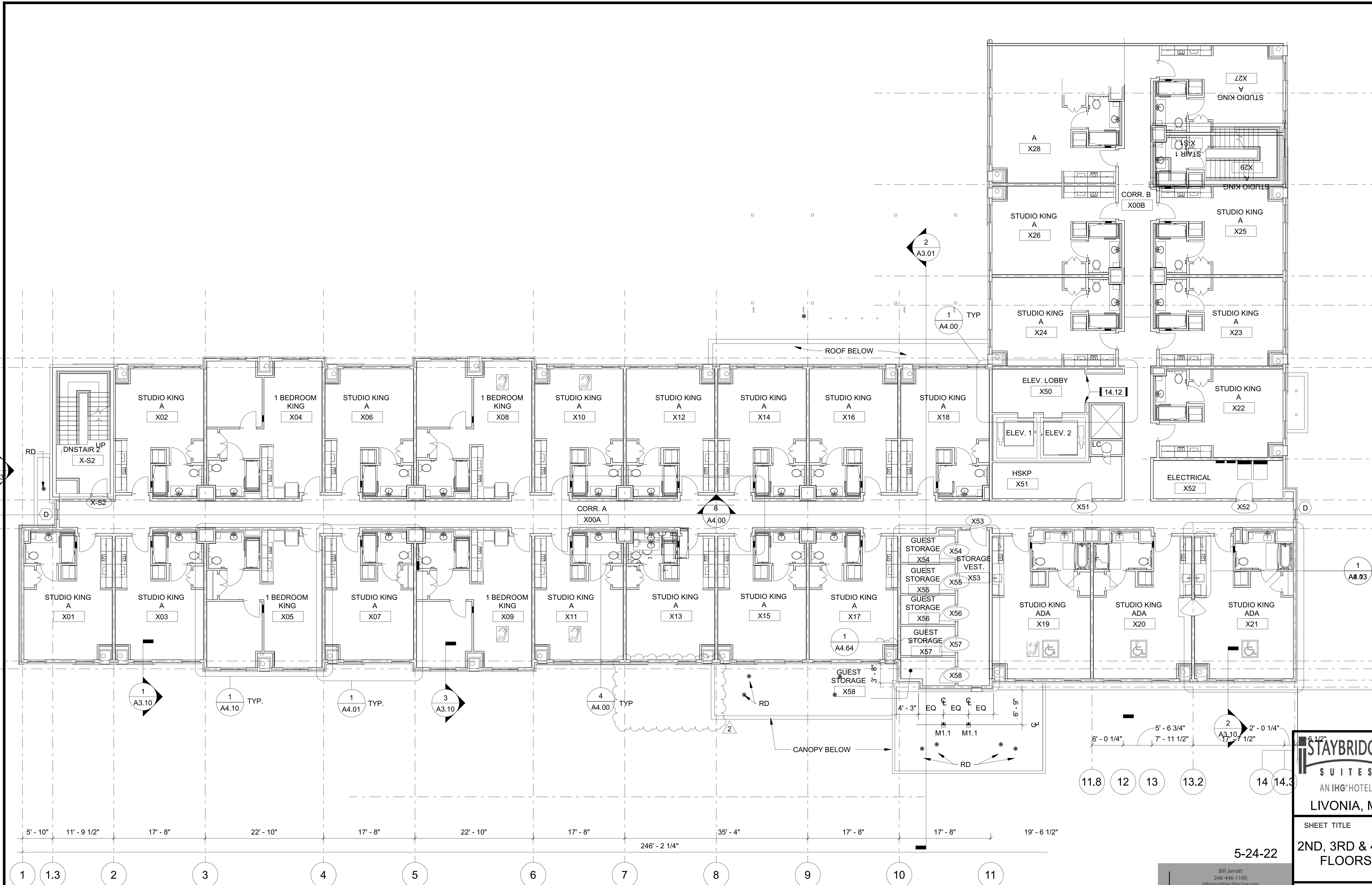
First Floor
SCALE: 1/8" = 1'-0"



SHEET TITLE
**FIRST FLOOR
PLAN**

A1.01

5-24-22
Bill Jarratt
248-446-1100
bill@jarrattarchitecture.com
www.JarrattArchitecture.com
108 N. Lafayette
South Lyon, MI 48178





LEGEND - EXTERIOR MATERIALS

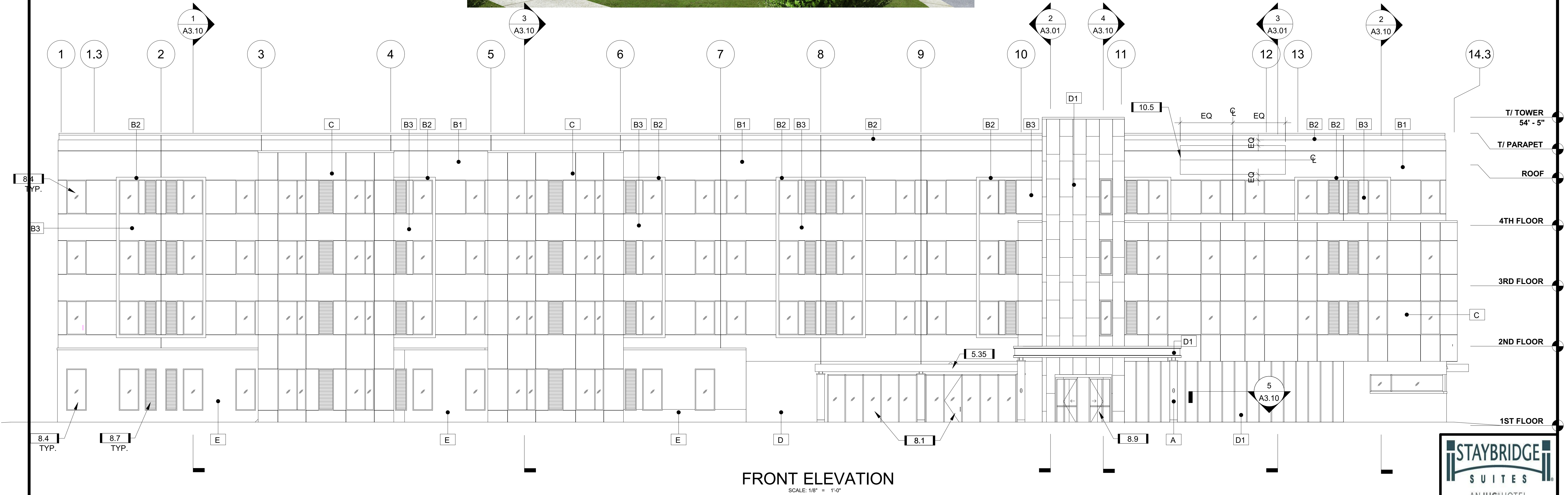
- A PREMIUM PANELIZED MATERIAL (SIMILAR TO PORCELAIN TILE)
- B1 COLOR 1 - MONOLITHIC APPEARING MATERIAL (SIMILAR TO EIFS OR STUCCO)
- B2 COLOR 2 - MONOLITHIC APPEARING MATERIAL (SIMILAR TO EIFS OR STUCCO)
- B3 COLOR 3 - MONOLITHIC APPEARING MATERIAL (SIMILAR TO EIFS OR STUCCO)
- C PANELIZED MATERIAL OR A MONOLITHIC MATERIAL (SIMILAR TO EIFS OR STUCCO)
- D PREMIUM PANELIZED MATERIAL WITH A PANEL SCALE THAT DIFFERS FROM THE SCALE OF THE PORTAL MATERIAL (SIMILAR TO METAL PANELS)
- D1 PANELIZED MATERIAL OR A MONOLITHIC MATERIAL WITH A DISTINCT REVEAL PATTERN (SIMILAR TO EIFS OR STUCCO)
- E STONE VENEER

GENERAL NOTES

1. REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHT REQUIREMENTS.
2. BASIS OF STRUCTURAL DESIGN IS WOOD FRAME.
3. PROVIDE KEY CARD ACCESS AT ALL ENTRANCES.
4. REFER TO SPECIFICATIONS FOR FINISHES NOT NOTED ON DRAWINGS.
6. REFER TO EXTERIOR FINISH SUPPLEMENTAL DOCUMENT FOR ALL FINISHES.
7. REFER TO DESIGN GUIDELINES FOR MATERIAL AND COLOR INFORMATION.
8. EXHAUST TERMINALS TO BE A MINIMUM OF 10' - 0" FROM ANY VTAC LOUVER.
9. FOR GENERAL EXTERIOR LIGHTING REFER TO IHG SUPPLEMENTAL DOCUMENTS

KEYNOTES

- 5.35 CANOPY
- 8 DIVISION 08 - OPENINGS
- 8.1 ALUMINUM STOREFRONT SYSTEM
- 8.4 ALUMINUM WINDOW
- 8.7 ARCHITECTURAL LOUVER
- 10.5 EXTERIOR SIGNAGE. REFER TO SIGNAGE PACKAGE COORDINATE SIZING AND LOCATION REQUIREMENTS WITH BRAND.



STAYBRIDGE
SUITES
AN IHG® HOTEL

LIVONIA, MI

SHEET TITLE

EXTERIOR
ELEVATIONS

A2.2

5-24-22

Bill Jarratt
248-446-1100
bill@jarrattarchitecture.com

www.JarrattArchitecture.com

108 N. Lafayette
South Lyon, MI 48178

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

June 6, 2022

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2022-05-01-01 – 31501 Schoolcraft Road

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed rezoning at this time. The proposed project parcel is assigned the address of **#31501 Schoolcraft Road**.

The existing building is currently serviced by public water main, storm and sanitary sewer. The drawings do not include calculations for sanitary sewer and water main usage, so impacts to the existing systems cannot be determined at this time.

The submitted drawings do not include any storm sewer calculations or indicate any proposed storm water detention. Please note that any new development will be required to meet the latest version of the Wayne County Storm Water Ordinance, including detention, which we will review when Engineering drawings are submitted for permitting.

It should be noted that the developer may be required to obtain a permit from the Wayne County Department of Public Works should any work occur within the Merriman Road right-of-way.

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

Sincerely,

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

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

cc: 2022 Petition File

DEPARTMENT OF FINANCE

Michael T. Slater
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSNAN
MAYOR

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

June 3, 2022

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

Petition 2022-05-01-01 - 31501 Schoolcraft 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,

A handwritten signature in blue ink, appearing to read "Connie Kumpula", is written over a faint, larger version of the same signature.

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

June 6, 2022

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

Re: Petition 2022-05-01-01

31501 Schoolcraft Road
Nofar Hotel Group

Dear Mr. Miller,

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

Sincerely,

Lynda L. Scheel
Treasurer, City of Livonia

UNAPPROVED MINUTES

1

MINUTES OF THE 1,189th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, July 19, 2022, the City Planning Commission of the City of Livonia held its 1,189th Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

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

Members present: David Bongero Sam Caramagno Glen Long
 Betsy McCue Carol Smiley Ian Wilshaw

Members absent: Peter Ventura

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

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

ITEM #1 PETITION 2022-05-01-01

Nofar Group

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2022-05-01-01 submitted by Nofar Hotel Group pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, as amended, requesting to rezone the property at 31501 Schoolcraft Road, located on the south side of Schoolcraft Road between Merriman Road and Hubbard Avenue in the Northeast ¼ of Section 27, from C-3 (Highway Services) to C-4 (High Rise Commercial).

Mr. Taormina: Thank you. This rezoning petition involves the site of the former Mountain Jack's restaurant located at Schoolcraft and Merriman Roads. The site was originally developed in the early 1980s by Chuck Muir. Following the closure of the restaurant in the early 2000's, the building was later converted to a cosmetology school called L 'Esprit Academy. After the closure of L 'Esprit, the building has remained vacant ever since. The purpose of the rezoning is to facilitate the future development of the property with a four-story Staybridge Suites hotel. Under Section 6.30 of the zoning ordinance, hotels are treated as a permitted use in both the C-3 and the C-4 zoning districts; however, one major difference between the two districts that necessitates the proposed zoning change is the maximum permitted building height. In a C-3 district, buildings cannot exceed a height of 35 feet or two stories. In a C-4 zone, on the other hand, buildings can be up to four stories in height. Thus, if the rezoning is approved, the petitioner intends to proceed through the site plan approval process to build a four-story hotel. This is a flag-shaped parcel. It's not directly on the corner, but it does contain frontage on both Schoolcraft and Merriman Roads. The frontage on Schoolcraft measures approximately 397 feet and along Merriman, the frontage is 66 feet, providing secondary access to the site. Located directly at the intersection of Schoolcraft and Merriman is a gas station. The proposed hotel site totals 103,000 square feet, or roughly 2.37 acres. To the south and west are industrial uses zoned M-2. To the north, across Schoolcraft Road and the expressway, are commercial uses that front along westbound Schoolcraft Road. The existing vacant building is about 7,748 square feet in size and is surrounded on three sides with parking. Access to the site is provided by two driveways: one from Schoolcraft and the other from Merriman. The existing building would be removed and the site completely redeveloped. The new four-story hotel, as you can see from the site plan, would be positioned near the center of the property facing Schoolcraft Road and the expressway. Each floor would measure about 17,500 square feet for a gross floor area of 70,000 square feet. The number of keys would be 94. The first floor would contain 10 guest suites, as well as a great room and common living area, a pantry, lobby, offices, fitness center, and laundry rooms. The layout of the second, third and fourth floors would be similar, each containing about 28 guest suites. For hotels, the required parking is based on a ratio of one space for every guest room plus one space for each employee. At this time, the number of employees is not known, but the number of rooms alone would require 94 parking spaces. The plans show 96 available off-street parking spaces.

Access would basically remain the same with the two driveways. One from Schoolcraft and the other from Merriman. The only change is that the existing western drive off Schoolcraft would be shifted more to the west and relocated closer to the northwest corner of the site. Preliminary building plans show the structure would consist of a combination of E.I.F.S., metal panels, as well as stone and tile material. The future land use plan does designate the property as tech and manufacturing. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Taormina: The first item is from the Engineering Division, dated June 6, 2022, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed rezoning at this time. The proposed project parcel is assigned the address of #31501 Schoolcraft Road. The existing building is currently serviced by public water main, storm and sanitary sewer. The drawings do not include calculations for sanitary sewer and water main usage, so impacts to the existing systems cannot be determined at this time. The submitted drawings do not include any storm sewer calculations or indicate any proposed storm water detention. Please note that any new development will be required to meet the latest version of the Wayne County Storm Water Ordinance, including detention, which we will review when Engineering drawings are submitted for permitting. It should be noted that the developer may be required to obtain a permit from the Wayne County Department of Public Works should any work occur within the Merriman Road right-of-way."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Finance Department, dated June 3, 2022, which reads as follows: *"I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer, I have no objections to the proposal."* The letter is signed by Connie Kumpula, Chief Accountant. The next letter is from the Treasurer's Department, dated June 6, 2022, which reads as follows: *"In accordance with your request, the Treasurer's Office has reviewed the address connected with the above noted petition. At this time, there are no outstanding amounts receivable for taxes. Therefore, I have no objections to the proposal."* The letter is signed by Lynda Scheel, Treasurer. That is the extent of the correspondence.

UNAPPROVED MINUTES

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Mr. Wilshaw: Are there any questions of the Planning Director? I don't see any questions. Our petitioner is in the audience. If you'd like to come forward to our podium and introduce yourself with your name and address, please.

Brian Biskner, Powell Engineering, 4700 Cornerstone Dr., White Lake, MI. I'm here with the owners this evening, and Mark did an outstanding job, obviously, going over the project summary. We're here to answer any questions that you have. I don't really have anything to add.

Mr. Wilshaw: Okay, thank you, Mr. Biskner, as we always like to remind everyone as we deal with these items, because this is a rezoning, we're going to be talking mostly about the zoning of this property at this time. There won't be a lot of discussion about the actual building and the materials and so on. That will take place at the site plan, which will come in a future date. So, with that, do we have any questions from any of our commissioners for our petitioner?

Mr. Bongero: Just one quick question. Do you currently own this property?

Mr. Wilshaw: If you'd like to come forward? Good evening.

Robert Nofar, 50558 Drakes Bay Drive, Novi, MI. Yeah. And then Good evening, everybody. Yes, I do own this.

Mr. Bongero: Okay. So, it's not like pending the outcome here.

Mr. Nofar: No.

Mr. Bongero: Okay. Thank you.

Mr. Wilshaw: Okay, let's see if there's some other questions. Ms. McCue?

Ms. McCue: Just for clarification for everybody else. Can you talk to us about the other hotels you own in the area and surrounding areas?

Mr. Nofar: Sure. We own the Holiday Express in Livonia. The one off of Schoolcraft and I-96 and Inkster Road. We've owned that since 2017. We also own a Brighton hotel. It's called the Courtyard Marriott. That's probably the closest property to that location. The rest are pretty much between Roseville, Lapeer, Lansing. We are acquiring a couple more properties, but we're not, you know, talking about it right now. We have properties in Indiana and Ohio.

UNAPPROVED MINUTES

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- Ms. McCue: I just wanted to clarify that this is not your first...
- Mr. Nofar: No. Thirty years in the business.
- Ms. McCue: Thank you.
- Mr. Wilshaw: Thank you. Ms. Smiley?
- Ms. Smiley: Yes. Could you tell me...the Staybridge, is that different from a Marriott or a Holiday Inn? Or what's the difference?
- Mr. Nofar: The Staybridge Suites is mainly for extended stay corporate guests that want to stay long term. It could be five, seven, you know, a month, two weeks, three weeks, depending on what calls for that area at the time when whatever it gets comes in. And in regard to as far as what it competes with, its head on with like, a Hilton Homewood Suite or a Marriott Residence Inn. It's in that same level and capacity.
- Ms. Smiley: Because I noticed you had washers and dryers and stuff.
- Mr. Nofar: Yeah, it's an extended stay brand.
- Ms. Smiley: Will you be serving...do you have a restaurant in there?
- Mr. Nofar: We won't have a restaurant, but we will be offering continental breakfast, a buffet breakfast type of deal for all our guests. We don't charge for it.
- Ms. Smiley: So, they have some kind of a kitchen area?
- Mr. Nofar: Yes, we will have a kitchen.
- Ms. Smiley: Good. Thank you. Thank you, Mr. Chair.
- Mr. Wilshaw: Great. Thank you, Miss Smiley. Any other questions for our petitioner? Mr. Caramagno?
- Mr. Caramagno: Sir, I know, I've asked this before. Why another hotel in this area? Is there a demand for hotel and long-term stay? What is it? Tell me a little more about that?
- Mr. Nofar: Well, the demand is for the extended stay guests. There really isn't that much good, extended stay brands in the area, in that vicinity. And we are getting a lot of calls from our sister property,

which is the Holiday Inn Express off of Inkster. The franchise actually approached us and said that they're getting a lot of hits for a Staybridge suites in that area. They did their own feasibility study, their marketing study, and so forth. So, it was a lot of work to find out if it was feasible to do something like this.

Mr. Caramagno: So, the feasibility study from Staybridge, or the corporate Staybridge folks said, there's demand. We need to have something in the area. They came to you with that, and then you did your research.

Mr. Nofar: That's correct. Yes.

Mr. Caramagno: Okay, it's good to know. Thank you.

Mr. Wilshaw: Any other questions for our petitioner? I don't see any other questions. Just one question, Mr. Nofar, this property, and also the Holiday Inn, are ran by the same parents? Overarching company, correct?

Mr. Nofar: That's correct.

Mr. Wilshaw: Okay. So, there is opportunity for people who use reward points and things like that to transition from one property to another and because they're already familiar with the area and in your other property, correct.

Mr. Nofar: That's correct. Actually, we get so many people that want to stay long term, they prefer to have like a studio suite type of deal room, and we can't accommodate. So, they end up going either to Farmington Hills, or Northville, or those areas. So, it does need a good extended stay brand in that location. We also cater from downtown. A lot of guests that come in from downtown, they prefer to stay in an urban area, not an urban area, more of a suburban area, because of all the busyness and so forth. They want to be close to work and at the same time they don't want to pay the high parking, you know, prices over there. Sometimes the prices over there, you know, are a lot higher, so we can accommodate better for them as well.

Mr. Wilshaw: Okay, excellent. Thank you. I appreciate that. Any other questions from any of our commissioners for our petitioner? Is there anyone in the audience wishing to speak for or against this petition? I don't see anyone else coming forward. Mr. Nofar, if you just want to stay there for one moment, we'll get a motion

and see how this goes. Okay. I'll close the public hearing at this time and the motion would be an order.

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

#07-39-2022 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on July 19, 2022, on Petition 2022-05-01-01 submitted by Nofar Hotel Group pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, as amended, requesting to rezone the property at 31501 Schoolcraft Road, located on the south side of Schoolcraft Road between Merriman Road and Hubbard Avenue in the Northeast ¼ of Section 27, from C-3 (Highway Services) to C-4 (High Rise Commercial), the Planning Commission does hereby recommend to the City Council that Petition 2022-05-01-01 be approved for the following reasons:

1. That the proposed change of zoning is compatible to and in harmony with the surrounding land uses and zoning districts in the area.
2. That the proposed change of zoning and the intended use of the property are consistent with the developing character of the area.
3. That the proposed change of zoning will provide for the development of the subject property in a manner that is consistent with its size and location.
4. That the proposed zoning is consistent with the purposes, goals and objectives of the Master Plan and Zoning Ordinance, which seek to ensure compatibility and appropriateness of land uses so as to enhance property values and create and promote a more favorable environment for neighborhood use and enjoyment, and
5. That the proposed change of zoning represents a reasonable and logical zoning plan for the subject property which adheres to the principles of sound land use planning.

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

Mr. Wilshaw: Is there any discussion?

UNAPPROVED MINUTES

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



LETTER TO THE LIVONIA CITY COUNCIL

2.

Planning
July 29, 2022

MEETING DATE

PH091222

PREPARED BY

Stephanie Reece, Program Supervisor,

AGENDA ITEM

Appeal of the denial of the Planning Commission for Petition 2022-06-02-14 submitted by Stark Road Holdings L.L.C. requesting Special Waiver Use approval for a Planned Development under Sections 3.04 and 5.02 of the Livonia Vision 21 Zoning Ordinance, as amended, to utilize a Class C liquor license (sale of beer, wine and spirits for consumption on the premises) in connection with the operation of a multi-purpose recreational facility (Livonia Athletic District) at 14255 Stark Road, located on the west side of Stark Road between Schoolcraft Road and Lyndon Avenue in the Southeast ¼ of Section 21.

BACKGROUND

RECOMMENDATION

August 1, 2022

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2022-06-02-14 – Livonia Athletic District

Dear Council Members:

At the 1,189th Public Hearings and Regular Meeting held by the City Planning Commission on July 19, 2022, the following resolution was unanimously adopted:

#07-41-2022 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on July 19, 2022, on Petition 2022-06-02-14 submitted by Stark Road Holdings L.L.C. requesting Special Waiver Use approval for a Planned Development under Sections 3.04 and 5.02 of the Livonia Vision 21 Zoning Ordinance, as amended, to utilize a Class C liquor license (sale of beer, wine and spirits for consumption on the premises) in connection with the operation of a multi-purpose recreational facility (Livonia Athletic District) at 14255 Stark Road, located on the west side of Stark Road between Schoolcraft Road and Lyndon Avenue in the Southeast ¼ of Section 21, the Planning Commission does hereby recommend to the City Council that Petition 2022-06-02-14 be denied for the following reasons:

1. That the petitioner has failed to affirmatively show that the proposed utilization of a Class C liquor license at this location would comply with all the general waiver use standards and

requirements as set forth in Sections 3.04 and 5.02 of the Livonia Vision 21 Zoning Ordinance, as amended.

2. That the petitioner has not sufficiently demonstrated that the proposed utilization of a Class C liquor license at this location would be compatible to and in harmony with surrounding residential neighborhoods in the area.
3. That it has not been demonstrated that the utilization of a Class C liquor license at this location is needed for this facility to flourish.
4. That the petitioner has failed to adequately demonstrate that the facility has the capacity to accommodate the proposed Class C liquor license, and
5. That the utilization of a Class C liquor license at this location is contrary to the goals and objectives of the Zoning Ordinance which, among other things, are intended to ensure suitability and appropriateness of uses.

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

FISCAL CONSIDERATION

ATTACHMENTS

1. 2022-06-02-14_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: August 01, 2022



Maureen Miller Brosnan, Mayor

Date: August 25, 2022

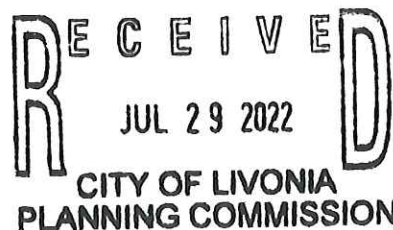
Petition 2022-06-02-14 submitted by Stark Road Holdings L.L.C. requesting Special Waiver Use approval for a Planned Development under Sections 3.04 and 5.02 of the Livonia Vision 21 Zoning Ordinance, as amended, to utilize a Class C liquor license (sale of beer, wine and spirits for consumption on the premises) in connection with the operation of a multi-purpose recreational facility (Livonia Athletic District) at 14255 Stark Road, located on the west side of Stark Road between Schoolcraft Road and Lyndon Avenue in the Southeast ¼ of Section 21.



Livonia Athletic District
12455 Stark Road
Livonia, MI 48154

July 28, 2022

Planning Commission
Sam Caramagno
33000 Civic Center Drive
Livonia, MI 48154



Petition 2022-06-02-14 – Livonia Athletic District

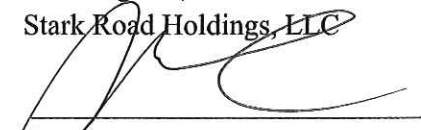
Dear Mr. Caramagno

RE: #7-41-2022

At the 1,189th Public Hearing and Regular Meeting held by the City Planning Commission on July 19, 2022, in the Livonia City Hall, the following resolution was unanimously adopted and denied our request for a special waiver use under Section 3.04 and 5.02 of the Livonia Vision 21 Zoning Ordinance, as amended, to utilize a Class C Liquor Licenses at 14255 Stark Road.

Stark Road Holdings, LLC would like to appeal the Planning Commissions' decision. We would also like to discuss the commission's concerns regarding the Class C Liquor License. We ask that a date be set to resolve and affirm our reasoning for requiring a Class C Liquor License at Livonia Athletic District.

Best Regards,
Stark Road Holdings, LLC


Jonathan Hartzell

PLANNING COMMISSION

IAN WILSHAW, Chairman
GLEN W. LONG, JR., Vice Chairman
SAM CARAMAGNO, Secretary
DAVID BONGERO
ELIZABETH McCUE
CAROL A. SMILEY
PETER H. VENTURA



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2290 Fax (734) 466-2108

MAUREEN MILLER BROSNAN
MAYOR

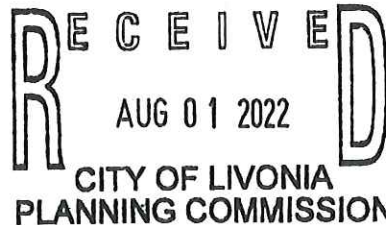
MARK TAORMINA
PLANNING & ECONOMIC
DEVELOPMENT DIRECTOR

JACOB UHAZIE
PLANNING & ECONOMIC DEVELOPMENT
COORDINATOR

SCOTT O. MILLER
PLANNER IV

July 20, 2022

Stark Road Holdings, L.L.C.
Jonathan Hartzell
14255 Stark Road
Livonia, MI 48154



RECEIVED
CITY OF LIVONIA
2022 JUL 29 PM 2:52

Re: Petition 2022-06-02-14 – Livonia Athletic District

Dear Mr. Hartzell:

At the 1,189th Public Hearing and Regular Meeting held by the City Planning Commission on July 19, 2022, in the Livonia City Hall, the following resolution was unanimously adopted:

#07-41-2022 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on July 19, 2022, on Petition 2022-06-02-14 submitted by Stark Road Holdings L.L.C. requesting Special Waiver Use approval for a Planned Development under Sections 3.04 and 5.02 of the Livonia Vision 21 Zoning Ordinance, as amended, to utilize a Class C liquor license (sale of beer, wine and spirits for consumption on the premises) in connection with the operation of a multi-purpose recreational facility (Livonia Athletic District) at 14255 Stark Road, located on the west side of Stark Road between Schoolcraft Road and Lyndon Avenue in the Southeast ¼ of Section 21, the Planning Commission does hereby recommend to the City Council that Petition 2022-06-02-14 be denied for the following reasons:

1. That the petitioner has failed to affirmatively show that the proposed utilization of a Class C liquor license at this location would comply with all the general waiver use standards and requirements as set forth in Sections 3.04 and 5.02 of the Livonia Vision 21 Zoning Ordinance, as amended.
2. That the petitioner has not sufficiently demonstrated that the proposed utilization of a Class C liquor license at this location would be compatible to and in harmony with surrounding residential neighborhoods in the area.

3. That it has not been demonstrated that the utilization of a Class C liquor license at this location is needed for this facility to flourish.
4. That the petitioner has failed to adequately demonstrate that the facility has the capacity to accommodate the proposed Class C liquor license, and
5. That the utilization of a Class C liquor license at this location is contrary to the goals and objectives of the Zoning Ordinance which, among other things, are intended to ensure suitability and appropriateness of uses.

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

Please be advised that the petitioner has 10 business days to appeal the decision in writing to the Livonia City Council, pursuant to Section 13.13(10) of the Livonia Vision 21 Zoning Ordinance, as amended. The fee for an appeal is \$400.00.

Very truly yours,

CITY PLANNING COMMISSION



Sam Caramagno, Secretary

**CITY OF LIVONIA, MICHIGAN
APPLICATION FOR WAIVER USE APPROVAL**

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

For filing fee see below for computation

Date Filed: 06/17/2022 Petition 2022-06-02-14

Site Address: 14255 STARK ROAD Sidwell 46-084-99-0003-000 Zoning of Property N-2

Requesting Approval To PLANNED GENERAL DEVELOPMENT - SPECIAL WAIVER

Applicant: Jonathan Hartnell Business/Company: STACK ROAD Holdings LLC

Applicant's Address: 14255 Stark Rd City: Livonia State: MI Zip Code: 48154

Applicant's Phone # (248) 854-8005 Applicant's Email Jon@DetroitRisingDevelopment.com

Contact Person: Jon Hartnell Business/Company: SAME

Contact's Address: SAME City: " State: " Zip Code: "

Contact's Phone # () 8AM Contact's Email SAME

Please provide the following information:

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

RECEIVED
JUN 17 2022
CITY OF LIVONIA
PLANNING COMMISSION

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	\$700.00	(\$400 publication fee plus \$300 base review fee) plus
_____ sq. ft. of new construction x \$20.00 per 1,000 sq. ft. plus \$30 per lot or unit for residential construction.	(NOTE: Round off to nearest 1,000)	+
	Total Amount Due	\$ <u>700.00</u>

Owner of Property: STACK ROAD Holdings LLC

Owner's Address: 14255 Stark Rd City: Livonia State: MI Zip Code: 48154

Owner's Phone # (248) 854-8005 Owner's Email Jon@DetroitRisingDevelopment.com

Signature of Owner: [Signature] Print Name: Jonathan Hartnell

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

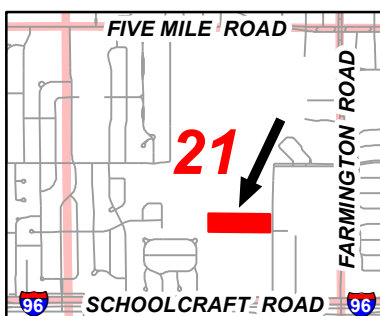
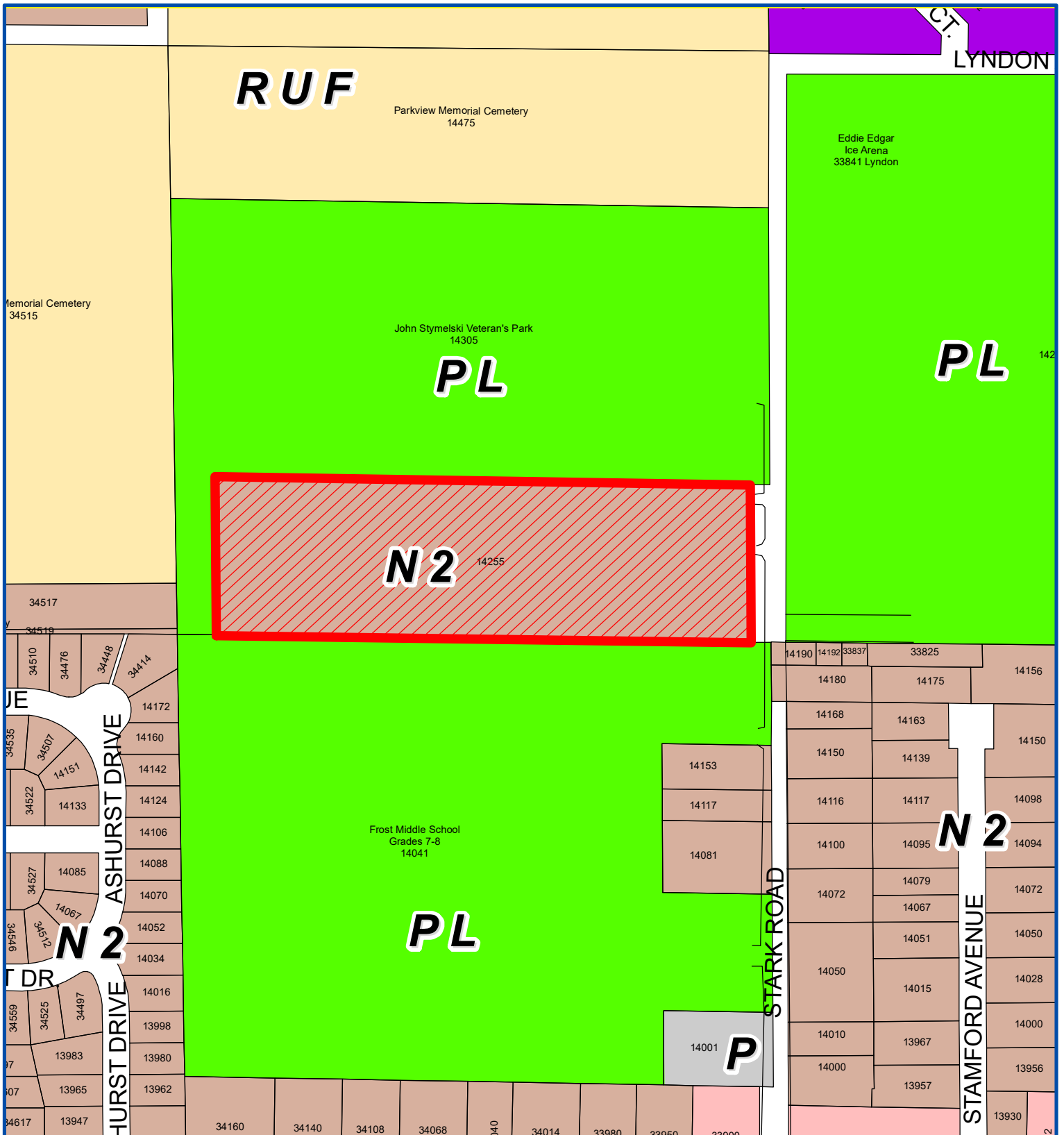
this 17th day of JUNE 20 22

Signature of Notary Nora Brock My commission expires 9/1/2028

Acting in the County of WAYNE

NORA BROCK
NOTARY PUBLIC, STATE OF MI
COUNTY OF LIVINGSTON
MY COMMISSION EXPIRES Sep 1, 2028
ACTING IN COUNTY OF WAYNE

RECEIVED
OFFICE OF THE CITY CLERK
2022 MAY -8 PM 4:21



Address & Zoning Map

Petition 2022-06-02-14
Livonia Athletic District
14255 Stark Road
Class C License

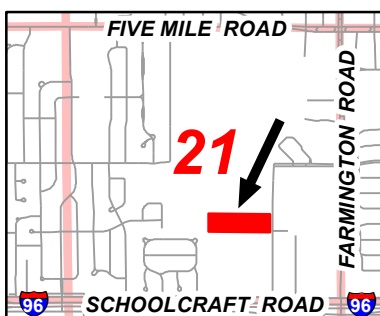


Not to Scale

City of Livonia
Planning Department



STARK ROAD



Aerial Map

Petition 2022-06-02-14
Liviona Athletic District
14255 Stark Road
Class C License



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 3

Petition 2022-06-02-14 submitted by Stark Road Holdings L.L.C. requesting Special Waiver Use approval for a Planned Development under Sections 3.04 and 5.02 of the Livonia Vision 21 Zoning Ordinance, as amended, to utilize a Class C liquor license (sale of beer, wine and spirits for consumption on the premises) in connection with the operation of a multi-purpose recreational facility (Livonia Athletic District) at 14255 Stark Road, located on the west side of Stark Road between Schoolcraft Road and Lyndon Avenue in the Southeast ¼ of Section 21.

July 12, 2022: Study Meeting:

This item involves a request to utilize a Class C liquor license (sale of beer, wine and spirits for consumption on the premises) in connection with the operation of a proposed Planned General Development called the Livonia Athletic District (LAD). The proposed development would operate the liquor license in specific interior areas of the existing building. Alcohol would be permitted in shared spaces including Café LAD, the arcade, soccer observation lounge, putting green & golf lounge, the eastern observation area of the pickle ball courts and connecting hallways. Proposed Point of Sales are located in the Café LAD and the dogleg golf observation area. Alcohol would not be permitted on any of the playing surfaces.

The subject property is zoned N-2, Neighborhood District, which does not permit or allow liquor licenses per se. However, Section 5.02 of the Livonia Vision 21 Zoning Ordinance provides special standards for Planned Developments that allow modifications of the ordinance for uses not permitted in the N-2 District. Uses not permitted may be allowed when they are related to an overall concept of a Planned Development.

Class C liquor licenses are regulated under Section 6.22 of The Livonia Vision 21 Zoning Ordinance. One special requirement specifies that no Class C licensed establishments shall be located within 1,000 feet of any other such licensed establishment as measured from the actual premises being used or proposed for use of the respective properties; provided, however, that with respect to those licensed establishments which are utilized primarily as restaurants or for dining facilities, the foregoing 1,000-foot requirement may be waived by the City Council. There are no such licensed establishment within 1,000 feet of the proposed Planned Development.

Another special requirement of Section 6.22 specifies that a proposed Class C-licensed establishment shall be located at least 400 feet distant away from any church or school building as measured from the nearest point on the building proposed to be licensed to the existing church or school building. No such

PUBLIC HEARING

establishments are within 400 feet of the Planned Development. Measured at the closest points between buildings, LAD is 447 feet from Frost Middle School and 956 feet from Christ Our Savior Lutheran Church/Early Childhood center.

July 19, 2022: Public Hearing:

Approving Resolution: That the request to utilize a Class C liquor license in connection with the operation of a multi-purpose recreational facility (Livonia Athletic District) at 14255 Stark Road is hereby approved, subject to the following conditions and for the following reasons:

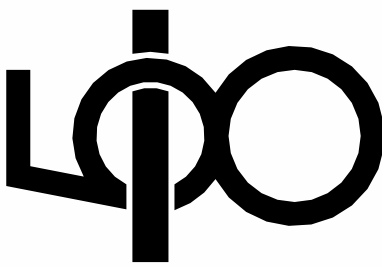
1. All unpaid taxes shall either paid in full prior to final action of the City Council or be paid in full according to a specific payment schedule as approved by City Council and the City Treasurer.
2. The serving and consumption of alcohol in connection with a Class C license at this location shall be limited to the interior of the existing building, and there shall be no serving or consumption of alcohol on the property outside of the building.
3. The serving and consumption of alcohol shall be limited to the areas shown on the Enlarged Floor Plans, Sheets A/4.01 thru A/4.07 dated June 16, 2022 as prepared by Five Eighths.
4. That the operation of a Class C liquor license at this location complies with all of the general waiver use standards and requirements as set forth in Sections 3.04 and 5.02 of the Livonia Vision 21 Zoning Ordinance, as amended.
5. That the subject site has the capacity to accommodate the proposed use.
6. That providing alcohol beverages at this location is an amenity that customers of the facility have requested and will allow LAD to retain and increase membership to become more economically viable.

Denying Resolution: That the request to utilize a Class C liquor license in connection with the operation of a multi-purpose recreational facility (Livonia Athletic District) at 14255 Stark Road, is hereby denied for the following reasons:

1. That the petitioner has failed to affirmatively show that the proposed utilization of a Class C liquor license at this location would comply with all the general waiver use standards and requirements as set forth in Sections 3.04 and 5.02 of the Livonia Vision 21 Zoning Ordinance, as amended.

PUBLIC HEARING

2. That the petitioner has not sufficiently demonstrated that the proposed utilization of a Class C liquor license at this location would be compatible to and in harmony with surrounding residential neighborhoods in the area..
3. That it has not been demonstrated that the utilization of a Class C liquor license at this location is needed for this facility to flourish.
4. That the petitioner has failed to adequately demonstrate that the facility has the capacity to accommodate the proposed Class C liquor license, and
5. That the utilization of a Class C liquor license at this location is contrary to the goals and objectives of the Zoning Ordinance which, among other things, are intended to ensure suitability and appropriateness of uses.



FIVE - EIGHTHS

2321 WOLCOTT STREET
FERNDALE - MI - 48220

313 - 936 - 0835
INFO@FIVE-EIGHTHS.COM

LIVONIA ATHLETIC DISTRICT

14255 STARK RD - LIVONIA - MICHIGAN - 48154

TITLE SHEET

PLANNED GENERAL DEVELOPMENT WAIVER APPLICATION

SHEET 1 of 15



PROJECT ISSUE DATE:
06/16/2022

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0.01

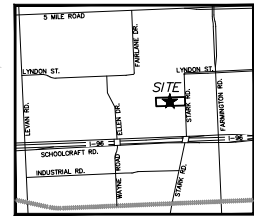
LIVONIA ATHLETIC DISTRICT

14255 STARK ROAD - LIVONIA - MICHIGAN - 48154

PLANNED GENERAL DEVELOPMENT - SPECIAL WAIVER USE APPLICATION (PHASE 2)

PROJECT TITLE		3	
ARCHITECT: FIVE - EIGHTHS 2321 WOLCOTT STREET FERNDALE - MICHIGAN - 48220 CONTACT - GRANT JEFFRIES 248 - 981 - 8744 GRANT@FIVE-EIGHTHS.COM CLIENT / BUILDING OWNER: DETROIT RISING DEVELOPMENT 14255 STARK ROAD LIVONIA - MICHIGAN - 48154 CONTACT - JON HARTZELL 248-854-8005 JON@DETROITRISINGDEVELOPMENT.CO M GENERAL CONTRACTOR: DETROIT RISING DEVELOPMENT 14255 STARK ROAD LIVONIA - MICHIGAN - 48154 CONTACT - RICK STANZA 586 - 879 - 8163 RSTANZA@DETROITRISINGDEVELOPMENT.CO M		1. DO NOT SCALE DRAWINGS. CONSULT OWNER IF DIMENSIONAL QUESTION ARISES. 2. CONTRACTOR SHALL PROVIDE ALL ITEMS, ARTICLES, MATERIALS, AND OPERATIONS SCHEDULED INCLUDING ALL LABOR, MATERIALS, AND INCIDENTALS REQUIRED FOR COMPLETION. 3. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES/LAWS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE BUILDING AND OTHER PERMITS REQUIRED FOR THE COMPLETION OF THE WORK. 4. ALL DIMENSIONAL LUMBER, PLYWOOD, PARTICLE BOARD, FITTING, AND BLOCKING SHALL BE PRESSURE TREATED/UL CERTIFIED NON-COMBUSTIBLE 5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AT THE JOB SITE. 6. NOTIFY THE ARCHITECT OR OWNER PRIOR TO COMMENDING WORK OF ANY DISCREPANCIES, CONFLICTS, OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS. AN ADDENDUM WILL BE ISSUED AS NECESSARY AND WILL BECOME A PART OF THE CONTRACT DOCUMENTS. FOR THOSE DISCREPANCIES NOT BROUGHT TO THE ATTENTION OF THE OWNER, IT WILL BE ASSUMED THAT THE CONTRACTOR HAS BID THE MORE EXPENSIVE METHOD OF CONSTRUCTION. 7. COORDINATE ALL WORK BEFORE AND DURING CONSTRUCTION WITH ALL OTHER AFFECTED TRADES. 8. WHERE INTERFACES DEVELOP, NOTIFY OWNER FOR RESOLUTION OF CONFLICT.	THIS PHASE OF THE PROJECT, PLANNED GENERAL DEVELOPMENT - SPECIAL WAIVER USE APPLICATION (PHASE 2), IS TO OBTAIN A LIQUOR LICENSE FOR PORTIONS OF THE LIVONIA ATHLETIC DISTRICT. THIS APPLICATION COVERS INTERIOR AREAS ONLY AND ANY EXTERIOR USES THAT REQUIRE A WAIVER WILL BE IN A FUTURE PHASE. INTERIOR MODIFICATIONS INCLUDE THE ADDITION OF BATHROOMS, BARS, AND KITCHEN PREP SPACES. THERE ARE NO PROPOSED EXTERIOR MODIFICATIONS IN THIS PHASE. NO STRUCTURAL MODIFICATIONS ARE BEING PROPOSED FOR THIS PHASE. HVAC MODIFICATIONS WILL BE LIMITED TO SOME DUCTWORK MODIFICATIONS BASED ON NEW CEILINGS/LAYOUTS. ELECTRICAL MODIFICATIONS INCLUDE NEW INTERIOR/EXTERIOR LIGHTING IN THE COMMON AREAS AND SOME OUTLETS/SWITCHES IN THE NEW INTERIOR DEMISING WALLS. FUTURE PROJECT PHASES WILL BE PERMITTED SEPARATELY. INTENDED AND COMPLETED PHASES ARE AS FOLLOWS: PREVIOUS PHASES: PHASE 1 - LIVONIA ATHLETIC DISTRICT PURPOSE: ORIGINAL BUILD-OUT AND EXTERIOR SIGN PERMIT STATUS: COMPLETE CURRENT PHASE: PHASE 2 - PLANNED GENERAL DEVELOPMENT SPECIAL WAIVER USE PURPOSE: TO OBTAIN WAIVER FOR LIQUOR LICENSE FOR SPECIFIC INTERIOR AREAS STATUS: CURRENT FUTURE PHASES: PHASE 3- INDIVIDUAL BUILDING PERMITS FOR PERMITS FOR 'DOGLEG' GOLF SIMULATORS, CAFE LAD, & LOWER LEVEL TENANT PURPOSE: TENANT BUILDOUTS STATUS: FUTURE PHASE 4 - PLANNED GENERAL DEVELOPMENT SPECIAL WAIVER USE PURPOSE: TO OBTAIN WAIVER FOR LIQUOR LICENSE FOR EXTERIOR AREAS STATUS: FUTURE PHASE 5 - INDIVIDUAL BUILDING PERMITS FOR BACKYARD AND 'BIG PICKLE' PICKLEBALL COURTS PURPOSE: TENANT BUILDOUTS STATUS: FUTURE G/ 0.01 G/ 0.02 G/ 0.03 C/ 1.00 C/ 1.01 A/ 1.00 A/ 1.01 A/ 2.01 A/ 4.01 A/ 4.02 A/ 4.03 A/ 4.04 A/ 4.05 A/ 4.06 A/ 4.07 TITLE SHEET GENERAL NOTES CODE REVIEW SITE PLAN / AREA PLAN SURVEY FLOOR PLAN / LOWER LEVEL FLOOR PLAN / FIRST FLOOR ELEVATIONS / EXTERIOR ENLARGED PLANS / CAFE L.A.D. ENLARGED FLOOR PLANS / OBSERVATION ENLARGED PLANS / 'DOGLEG' ENLARGED PLANS / 'BIG PICKLE' ENLARGED PLANS / BATHROOMS ENLARGED PLANS / BATHROOMS ENLARGED PLANS / BATHROOMS
PROJECT DIRECTORY		11	
PROJECT NOTES		8	
PROPERTY INFORMATION: PIN: ZONING: TYPE OF CONSTRUCTION: LOT AREA: YEAR BUILT: NUMBER OF BUILDINGS: NUMBER OF STORIES: BUILDING AREA: HEIGHT: PARKING SPACES: SPRINKLERED: 46-084-99-0003-000 N-2 NEIGHBORHOOD 3B 9.56 ACRES 1968 2 2 (INCLUDING BASEMENT) 95,531 SF (INCLUDING BASEMENT) 22'-4" 96 NO			
PROJECT INFORMATION		10	
VICINITY MAP NOT TO SCALE		7	
PROJECT DESCRIPTION		4	
SHEET LIST		1	

DATE	ISSUE
May	Issue



LOCATION MAP
(NOT TO SCALE)

UNDERGROUND UTILITY LOCATIONS:
- NO UNDERGROUND UTILITIES PLACED OR MARKED BY UTILITY COMPANIES AND NO UNDERGROUND UTILITY MAPS PROVIDED BY THE CLIENT. UNDERGROUND UTILITY CONNECTIONS AS SHOWN ON THE SURVEY ARE FROM RECORD DRAWING PROVIDED BY CITY OF LIVONIA AND MISS DIG.

NOTE TO THE CLIENT, INSURER, AND LENDER:
WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED (SEE UNDERGROUND UTILITY LOCATION ABOVE) WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.6.V. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DETERMINED.

ZONING INFORMATION

ZONED R-2 (ONE FAMILY RESIDENTIAL)

ABOVE INFORMATION TAKEN FROM CITY OF LIVONIA ZONING MAP.
https://livoniamaps.org/

PARKING INFORMATION

REGULAR SPACES = 95
HANDICAPPED SPACES = 8
TOTAL = 103

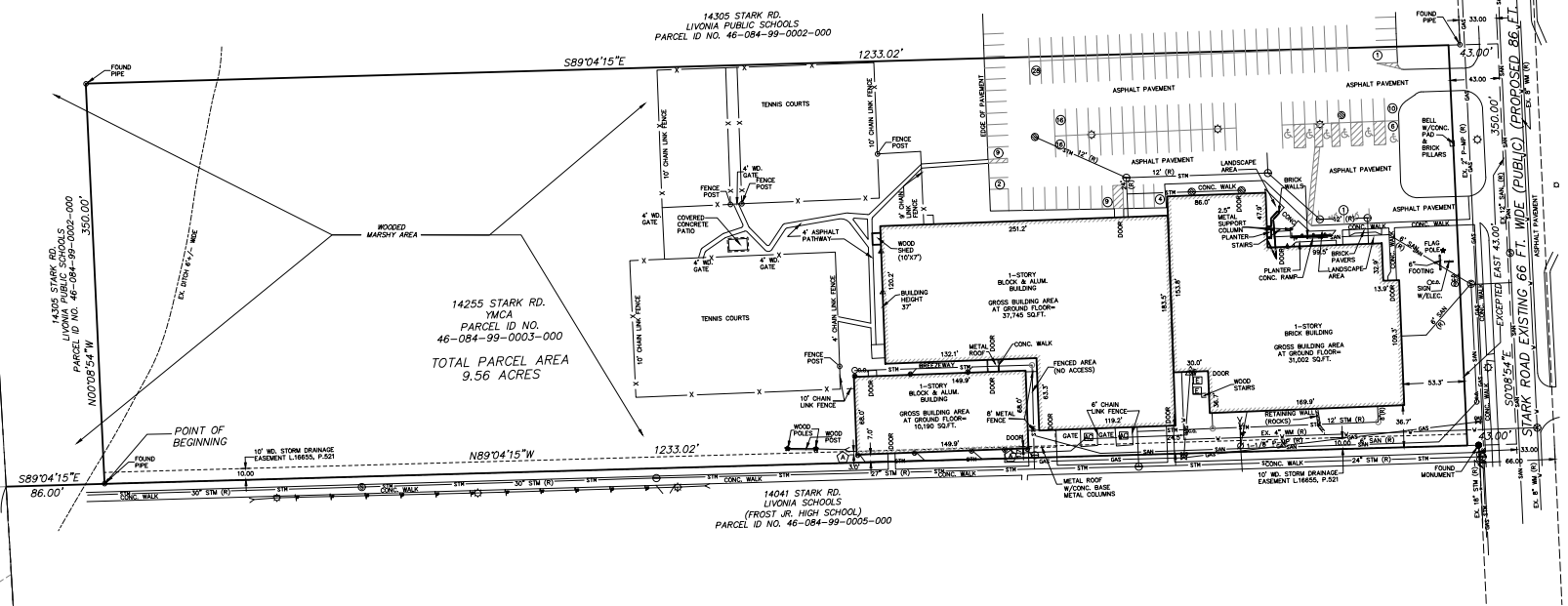
NOTES:
- SURVEY IN ACCORDANCE WITH TITLE COMMITMENT NO. NCS-1038988-MCH, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED SEPTEMBER 23, 2020.
- THIS PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) IN ACCORDANCE WITH THE FEDERAL INSURANCE RATE MAP, PANEL NUMBER 44 OF 375, MAP NUMBER 2616300044E, EFFECTIVE DATE FEBRUARY 2, 2012.
- THE BASIS OF BEARING FOR THE PROPERTY DESCRIPTION OVERALL PARCEL AS FIELD SURVEYED IS BASED ON RECORD DESCRIPTION.
- THE DISTANCE TO THE NEAREST INTERSECTING STREET IS 950' +/- TO LIVONIA ROAD.
- WITH REGARD TO TABLE A, ITEM 6, NO ZONING REPORT LETTER HAS BEEN PROVIDED TO THE SURVEYOR BY THE CLIENT. THEREFORE SETBACK INFORMATION IS NOT SHOWN ON THIS DRAWING.
- THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.
- THERE IS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK, UNLESS OTHERWISE NOTED.

TABLE OF ENCROACHMENTS

ENCROACHMENT	DATE
BUILDING ENCROACHMENT INTO THE DRAINAGE EASEMENT	

LEGEND - EXISTING

SECTION LINE	SECTION 21	SECTION 21
E/ PAVEMENT	E/ PAVEMENT	E/ PAVEMENT
E/ GRAVEL	E/ GRAVEL	E/ GRAVEL
E/ WALK	E/ WALK	E/ WALK
E/ BRICK	E/ BRICK	E/ BRICK
MISC. LINE	MISC. LINE	MISC. LINE
FENCE	FENCE	FENCE
GUARD RAIL	GUARD RAIL	GUARD RAIL
RAILING	RAILING	RAILING
OVERHEAD WIRE	OVERHEAD WIRE	OVERHEAD WIRE
1/ BANK	1/ BANK	1/ BANK
CL DITCH/STREAM	CL DITCH/STREAM	CL DITCH/STREAM
SHRUB LINE	SHRUB LINE	SHRUB LINE
TREE LINE	TREE LINE	TREE LINE
WATER EDGE	WATER EDGE	WATER EDGE
WETLAND LINE	WETLAND LINE	WETLAND LINE
STORM LINE	STORM LINE	STORM LINE
SAN - W	SAN - W	SAN - W
GAS	GAS	GAS
USE	USE	USE
CTV	CTV	CTV
PAINT STRIPE	PAINT STRIPE	PAINT STRIPE
PLD LINE	PLD LINE	PLD LINE
STEAM LINE	STEAM LINE	STEAM LINE
ELECTRIC OVERHEAD	ELECTRIC OVERHEAD	ELECTRIC OVERHEAD
TELEPHONE OVERHEAD	TELEPHONE OVERHEAD	TELEPHONE OVERHEAD



PROPERTY DESCRIPTION

(PER TITLE COMMITMENT NO. NCS-1038988-MCH, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED SEPTEMBER 23, 2020)

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

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 15 NORTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 21 DISTANT NORTH 0 DEGREES 49 MINUTES 15 SECONDS WEST, 1308.62 FEET ALONG THE NORTH AND SOUTH 1/4 LINE OF SECTION 21 AND SOUTH 89 DEGREES 04 MINUTES 15 SECONDS EAST, 86.00 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21; PROCEEDING THENCE NORTH 0 DEGREES 04 MINUTES 54 SECONDS WEST, 350.00 FEET; THENCE SOUTH 89 DEGREES 04 MINUTES 15 SECONDS EAST, 1233.02 FEET; THENCE SOUTH 0 DEGREES 04 MINUTES 54 SECONDS EAST ALONG THE CENTER LINE OF STARK ROAD (66.00 FEET IN WIDTH), 350.00 FEET; THENCE NORTH 89 DEGREES 04 MINUTES 15 SECONDS WEST, 1233.02 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 43.00 FEET.

SCHEDULE B - II. EXCEPTIONS:

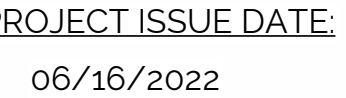
(PER TITLE COMMITMENT NO. NCS-1038988-MCH, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED SEPTEMBER 23, 2020)

- SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION FOR MASTER SCHOOL AND PARK PLAN" RECORDED AS LIBER 10117, PAGE 600 OF OFFICIAL RECORDS.
- NO PLOTTABLE EASEMENT.
- SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MASTER SCHOOL AND PARK PLAN" RECORDED AS LIBER 16192, PAGE 256 OF OFFICIAL RECORDS.
- "MCA PARCEL" IS A PART OF THE DESCRIBED PARCELS (G) IN SECTION NO. 21 UNDER PARKS.
- SUBJECT TO THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT" RECORDED AS LIBER 16655, PAGE 521 OF OFFICIAL RECORDS.
- "10' WD. STORM DRAINAGE EASEMENT SHOWN ON SURVEY."

CERTIFICATION

TO:
- FIRST AMERICAN TITLE INSURANCE COMPANY
- STARK ROAD HOLDINGS, LLC, A MICHIGAN LIMITED LIABILITY COMPANY
- YOUNG MEN'S CHRISTIAN ASSOCIATION OF METROPOLITAN DETROIT, A MICH. NON-PROFIT CORPORATION
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 10, 11(a), 11(b), 13, 14, 17, 18, 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 26, 2021.

DATE OF PLAN OR MAP: MAY 27, 2021

1

CITY OF LIVONIA ZONING ORDINANCE

PER SECTION 3.03 - PERMITTED USES BY DISTRICT:

CURRENT ZONING DISTRICT N-2 NEIGHBORHOOD

N-2 PERMITTED USES:

- PARKS AND OUTDOOR RECREATIONAL USES
- EDUCATIONAL USES

N-2 WAIVER USES:

- PRIVATELY OWNED AND OPERATED RECREATIONAL USES

USES NOT ALLOWED IN N-2:

- ESTABLISHMENTS HAVING LIQUOR LICENSES SUCH AS CLASS C, TAVERN, AND CLUB

PER SECTION 5.01 - SPECIAL WAIVER USE STANDARDS FOR PLANNED GENERAL DEVELOPMENT:

(C) USES NOT PERMITTED IN THE ZONING ORDINANCE DISTRICT WITHIN THE PLANNED DEVELOPMENT IS LOCATED MAY BE PERMITTED WHEN SUCH USES ARE PRIMARILY DESIGNED AND INTENDED TO SERVICE RESIDENTS OF ANY PLANNED RESIDENTIAL

THEREFORE, WE ARE APPLYING FOR A PLANNED GENERAL DEVELOPMENT IN ORDER TO OBTAIN A LIQUOR LICENSE FOR CERTAIN PORTIONS OF THE INTERIOR OF THE LIVONIA ATHLETIC DISTRICT.

PER SECTION 6.22 - ESTABLISHMENTS HAVING LIQUOR LICENSES SUCH AS CLASS C, TAVERN, AND CLUB:

(A) ESTABLISHMENTS HAVING LIQUOR LICENSES SUCH AS CLASS C, TAVERN, CLUB, AND SMALL DISTILLER SHALL NOT BE LOCATED WITHIN 1,000' - 0" OF ANY OTHER SUCH LICENSED ESTABLISHMENT AS MEASURED FROM THE ACTUAL PREMISES BEING USED OR PROPOSED FOR USE OF THE RESPECTIVE PROPERTIES

(B) SUCH PROPOSED LICENSED ESTABLISHMENT SHALL BE LOCATED AT LEAST 400' - 0" DISTANT FROM ANY CHURCH OR SCHOOL BUILDING, EITHER PUBLIC OR PAROCHIAL, AS MEASURED FROM THE NEAREST POINT ON THE BUILDING PROPOSED TO BE LICENSED TO THE EXISTING CHURCH OR SCHOOL BUILDING

THE FROST MIDDLE SCHOOL IS APPROXIMATELY 457' - 0" FROM THE LIVONIA ATHLETIC DISTRICT (COMPLIES).

CODE REVIEW / PLANNED GENERAL DEVELOPMENT 11

CITY OF LIVONIA ZONING ORDINANCE

PER SECTION 9.05 - MINIMUM NUMBER OF PARKING SPACES REQUIRED

- PRIVATELY OWNED AND OPERATED RECREATIONAL USES - OFF-STREET PARKING FACILITIES SHALL BE PROVIDED ON THE PREMISES TO ACCOMMODATE 1/3 OF THE TOTAL MEMBER FAMILIES AND/OR INDIVIDUAL MEMBERS OF THE ORGANIZATION
- INDOOR RECREATIONAL USES - ONE PARKING SPACE FOR EACH 200SF OF FLOOR AREAS

TOTAL SF FOR LAD

FIRST FLOOR 76,997 SF

LOWER LEVEL 16,620 SF

TOTAL: 93,597 SF

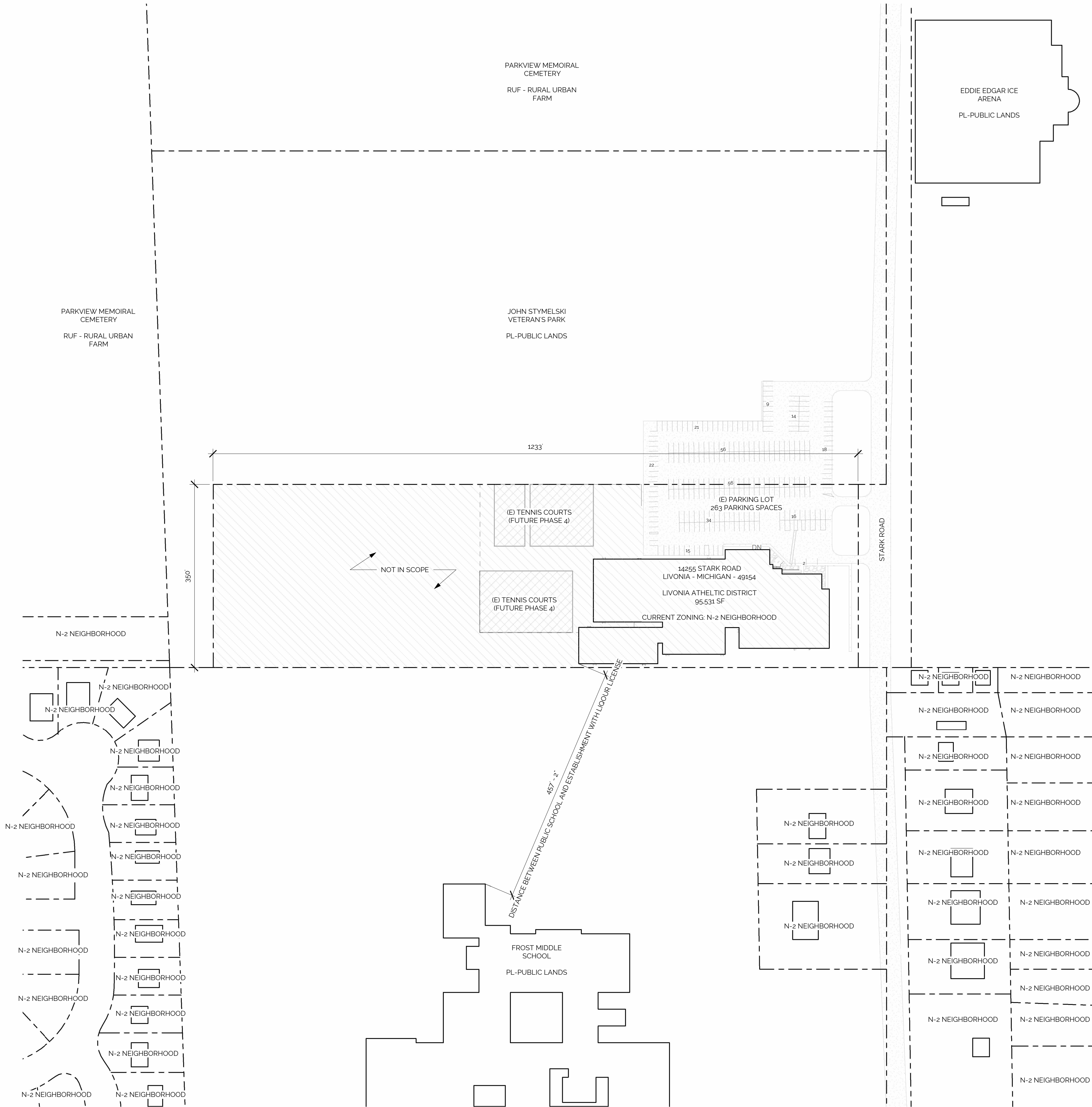
(93,597/200) = 467.98 PARKING SPACES FOR THE LIQUOR LICENSE AREAS

ACTUAL NUMBER OF PARKING SPACES: 263 SPACES (EXISTING NONCOMPLIANT)

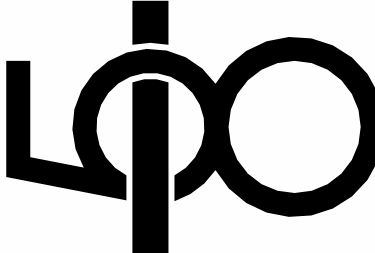
***NOTE:** WHILE THE EXISTING PARKING LOT IS NOT SUFFICIENT FOR THE UPDATED ZONING ORDINANCE'S PARKING REQUIREMENTS, LAD DOES NOT ANTICIPATE USING THE ENTIRE EXISTING PARKING LOT FOR THE FOLLOWING REASONS:

- THE DIFFERENT ACTIVITIES OFFERED AT LAD ARE SEASONAL. THE FUTURE OUTDOOR SPACE WILL NOT BE UTILIZED IN THE WINTER MONTHS, AND THE INTERIOR SPACES WILL NOT BE AS BUSY IN THE SUMMER MONTHS.
- MANY USERS CARPOOL TO AND FROM ACTIVITIES, SUCH AS PRACTICE.
- THE FACILITY HOSTS MANY EVENTS FOR CHILDREN WHO ARE CARPOOL, GET DROPPED OFF, ETC.
- THERE ARE OVERLAPPING OCCUPANCIES. THE PURPOSE OF THE CAFE AND LOUNGE SPACES ARE SO THAT CHILDREN'S PARENTS/GUARDIANS CAN HAVE A SPACE TO ENJOY DURING GAMES/PRACTICE. NO ONE WILL COME TO THE BUILDING FOR THE SOLE PURPOSE OF PURCHASING FOOD/DRINKS.

CODE REVIEW / PARKING 10



AREA PLAN 1



FIVE - EIGHTHS

LIVONIA ATHLETIC DISTRICT

SITE PLAN / AREA PLAN



PROJECT ISSUE DATE: 06/16/2022

C/
1.00

2321 VOLCOTT STREET
FERNDALE - MI - 48220
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INFO@FIVE-EIGHTHS.COM

14255 STARK RD - LIVONIA - MICHIGAN - 49154

PLANNED GENERAL DEVELOPMENT WAIVER APPLICATION

SHEET 4 OF 15



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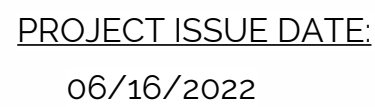
LIVONIA ATHLETIC DISTRICT

14255 STARK RD - LIVONIA - MICHIGAN - 48154

FLOOR PLAN / LOWER LEVEL

PLANNED GENERAL DEVELOPMENT WAIVER APPLICATION

SHEET 6 OF 15



A/
1.00

• FIRST FLOOR
COMPLETION

PROJECT PHASING PLAN / LOWER LEVEL TENANT 1/2" = 1'-0"



PLAN / LOWER LEVEL
1" = 10'-0"

		PREVIOUS PHASES: <u>PHASE 1</u> - LIVONIA ATHLETIC DISTRICT PURPOSE: ORIGINAL BUILD-OUT AND EXTERIOR SIGN PERMIT STATUS: COMPLETE CURRENT PHASE: <u>PHASE 2</u> - PLANNED GENERAL DEVELOPMENT SPECIAL WAIVER USE PURPOSE: TO OBTAIN WAIVER FOR LIQUOR LICENSE FOR SPECIFIC INTERIOR AREAS STATUS: CURRENT FUTURE PHASES: <u>PHASE 3</u> - INDIVIDUAL BUILDING PERMITS FOR PERMITS FOR DOGLEG AND CAFE LAD PURPOSE: INTERIOR TENANT BUILDOUT STATUS: FUTURE <u>PHASE 4</u> - PLANNED GENERAL DEVELOPMENT SPECIAL WAIVER USE PURPOSE: TO OBTAIN WAIVER FOR LIQUOR LICENSE FOR EXTERIOR AREAS STATUS: FUTURE <u>PHASE 5</u> - INDIVIDUAL BUILDING PERMITS FOR BACKYARD AND BIG PICKLE PURPOSE: INTERIOR TENANT BUILDOUT STATUS: FUTURE
		PROJECT PHASING PLAN 3

"BIG PICKLE" PICKLE BALL COURTS B-113 8811 SF Soccer Field B-116 29647 SF Soccer Practice B-112 7155 SF OBSERVATION LOUNGE 111 1408 SF BATTING CAGES 110 2346 SF POOL B-117 3150 SF TENANT SUITE B 103 3571 SF TENANT SUITE A 102 3558 SF "DOGLEG" GOLF SIMULATORS ALCOHOL PROHIBITED 1 A/ 4.02 1 A/ 4.01 1 A/ 4.03 1 A/ 4.04 1 A/ 2.01 2 A/ 2.01 3 A/ 2.01		FLOOR PLAN / FIRST FLOOR 1
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FIVE - EIGHTHS

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LIVONIA ATHLETIC DISTRICT

14255 STARK RD - LIVONIA - MICHIGAN - 48154

FLOOR PLAN / FIRST FLOOR

PLANNED GENERAL DEVELOPMENT WAIVER APPLICATION

SHEET 7 of 15

PROJECT ISSUE DATE:

06/16/2022

A/

1.01



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LIVONIA ATHLETIC DISTRICT

14255 STARK RD - LIVONIA - MICHIGAN - 48154

ENLARGED PLANS / CAFE

L.A.D.
PLANNED GENERAL DEVELOPMENT WAIVER APPLICATION

SHEET 9 OF 15



PROJECT ISSUE DATE
06/16/2022

A/
4.01

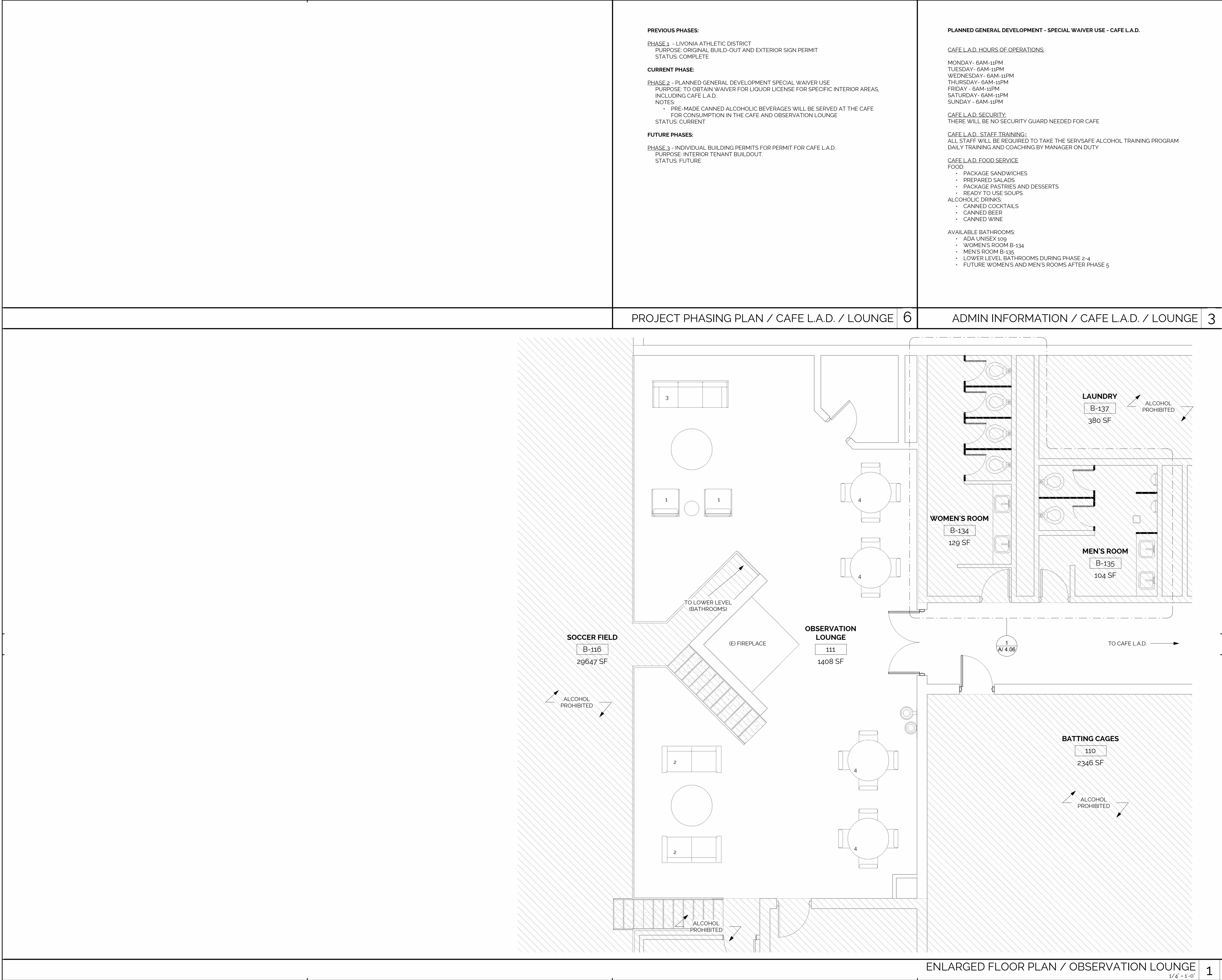
	PREVIOUS PHASES: <u>PHASE 1</u> - LIVONIA ATHLETIC DISTRICT PURPOSE: ORIGINAL BUILD-OUT AND EXTERIOR SIGN PERMIT STATUS: COMPLETE CURRENT PHASE: <u>PHASE 2</u> - PLANNED GENERAL DEVELOPMENT SPECIAL WAIVER USE PURPOSE: TO OBTAIN WAIVER FOR LIQUOR LICENSE FOR SPECIFIC INTERIOR AREAS, INCLUDING CAFE L.A.D. NOTES: • PRE-MADE CANNED ALCOHOLIC BEVERAGES WILL BE SERVED AT THE CAFE FOR CONSUMPTION IN THE CAFE AND OBSERVATION LOUNGE STATUS: CURRENT FUTURE PHASES: <u>PHASE 3</u> - INDIVIDUAL BUILDING PERMITS FOR PERMIT FOR CAFE L.A.D. PURPOSE: INTERIOR TENANT BUILDOUT. STATUS: FUTURE NOTE: CONSTRUCTION DOCUMENTS FOR CAFE L.A.D. BUILDOUT TO BE SUBMITTED IN FUTURE PHASE 3.	PLANNED GENERAL DEVELOPMENT - SPECIAL WAIVER USE - CAFE L.A.D. <u>CAFE L.A.D. HOURS OF OPERATIONS:</u> MONDAY - 6AM-11PM TUESDAY - 6AM-11PM WEDNESDAY - 6AM-11PM THURSDAY - 6AM-11PM FRIDAY - 6AM-11PM SATURDAY - 6AM-11PM SUNDAY - 6AM-11PM <u>CAFE L.A.D. SECURITY:</u> THERE WILL BE NO SECURITY GUARD NEEDED FOR CAFE <u>CAFE L.A.D. STAFF TRAINING:</u> ALL STAFF WILL BE REQUIRED TO TAKE THE SERVSAFE ALCOHOL TRAINING PROGRAM DAILY TRAINING AND COACHING BY MANAGER ON DUTY <u>CAFE L.A.D. FOOD SERVICE:</u> FOOD: • PACKAGE SANDWICHES • PREPARED SALADS • PACKAGE PASTRIES AND DESSERTS • READY TO USE SOUPS ALCOHOLIC DRINKS: • CANNED COCKTAILS • CANNED BEER • CANNED WINE AVAILABLE BATHROOMS: • ADA UNISEX 109 • WOMEN'S ROOM B-134 • MEN'S ROOM B-135 • LOWER LEVEL BATHROOMS DURING PHASE 2-4 • FUTURE WOMEN'S AND MEN'S ROOMS AFTER PHASE 5
	PROJECT PHASING PLAN / CAFE L.A.D.	ADMINISTRATIVE INFORMATION / CAFE L.A.D.

The enlarged floor plan shows the following areas:

- BATTLING CAGES** (110): 2346 SF, located at the bottom left.
- LAUNDRY** (B-137): 380 SF, located at the top left.
- CAFÉ L.A.D.** (112): 517 SF, central area containing tables and chairs.
- ADA UNISEX** (109): 53 SF, located at the bottom center.
- ARCADÉ** (118): 643 SF, located at the top right, featuring claw machines, pinball, and shooter games.
- CORRIDOR** (109): 288 SF, located at the middle right.
- TENANT SUITE B** (103): 3571 SF, located at the bottom right.
- KITCHEN AREA**: Includes a prep kitchen (114) with 196 SF, microwave, racecar arcade game, and claw machine game. It also features undercounter coolers, POS, and a change machine.
- Other Labels**: "ALCOHOL PROHIBITED" signs are placed in several areas. Dimensions like "13' - 0\"", "12' - 2 3/4'", "15' - 7 3/4'", "11' - 0\"", "13' - 1'", "6' - 0'", "5' - 9'", "3' - 5'", "2' - 1'", and "2' - 1'" are shown throughout the plan.

1/4" = 1'-0"

ENLARGED PLAN / CAFE L.A.D. **1**



50

FIVE - EIGHTHS

2321 WOLCOTT STREET
FERNDALE - MI - 48220
313 - 936 - 0835
INFO@FIVE-EIGHTHS.COM

LIVONIA ATHLETIC DISTRICT

14255 STARK RD - LIVONIA - MICHIGAN - 48154

ENLARGED FLOOR PLANS /
OBSERVATION

PLANNED GENERAL DEVELOPMENT WAIVER APPLICATION

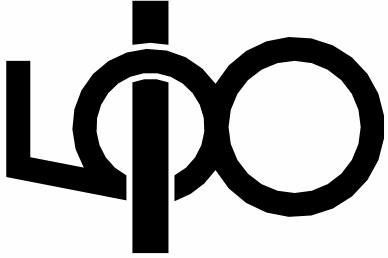
SHEET 10 of 15

STATE OF MICHIGAN
GRANT A. JEFFRIES
ARCHITECT
No. 150108249
LICENSED ARCHITECT

PROJECT ISSUE DATE:
06/16/2022

A/
4.02

	PREVIOUS PHASES: <u>PHASE 1</u> - LIVONIA ATHLETIC DISTRICT PURPOSE: ORIGINAL BUILD-OUT AND EXTERIOR SIGN PERMIT STATUS: COMPLETE CURRENT PHASE: <u>PHASE 2</u> - PLANNED GENERAL DEVELOPMENT SPECIAL WAIVER USE PURPOSE: TO OBTAIN WAIVER FOR LIQUOR LICENSE FOR SPECIFIC INTERIOR AREAS, INCLUDING CAFE L.A.D. NOTES: • PRE-MADE CANNED ALCOHOLIC BEVERAGES WILL BE SERVED AT "DOGLEG" GOLF SIMULATORS FOR CONSUMPTION IN "DOGLEG" GOLF SIMULATORS STATUS: CURRENT FUTURE PHASES: <u>PHASE 3</u> - INDIVIDUAL BUILDING PERMITS FOR PERMIT FOR DOGLEG PURPOSE: INTERIOR TENANT BUILDOUT. STATUS: FUTURE NOTE: CONSTRUCTION DOCUEMTNS FOR "DOGLEG" GOLF SIMULATORS TO BE SUBMITTED AT LATER PHASE.	PLANNED GENERAL DEVELOPMENT - SPECIAL WAIVER USE - DOGLEG <u>DOGLEG HOURS OF OPERATIONS:</u> MONDAY - 6AM-11PM TUESDAY - 6AM-11PM WEDNESDAY- 6AM-11PM THURSDAY- 6AM-11PM FRIDAY - 6AM-11PM SATURDAY- 6AM-11PM SUNDAY - 6AM-11PM <u>DOGLEG SECURITY:</u> THERE WILL BE NO SECURITY GUARD NEEDED FOR DOGLEG <u>DOGLEG STAFF TRAINING:</u> ALL STAFF WILL BE REQUIRED TO TAKE THE SERVSAFE ALCOHOL TRAINING PROGRAM DAILY TRAINING AND COACHING BY MANAGER ON DUTY <u>DOGLEG FOOD SERVICE</u> ALCOHOLIC DRINKS: • CANNED COCKTAILS • CANNED BEER • CANNED WINE <u>AVAILABLE BATHROOMS:</u> • ADA UNISEX 109 • WOMEN'S ROOM B-134 • MEN'S ROOM B-135 • LOWER LEVEL BATHROOMS DURING PHASE 2-4 • FUTURE WOMEN'S AND MEN'S ROOMS AFTER PHASE 5
	PROJECT PHASING PLAN / "DOGLEG" 6	ADMINISTRATIVE INFORMATION / "DOGLEG" 3



FIVE - EIGHTHS

2321 VOLCOTT STREET
FERNDALE - MI - 48220
313 - 936 - 0835
INFO@FIVE-EIGHTHS.COM

LIVONIA ATHLETIC DISTRICT

14255 STARK RD - LIVONIA - MICHIGAN - 48154

ENLARGED PLANS / "DOGLEG"

PLANNED GENERAL DEVELOPMENT WAIVER APPLICATION

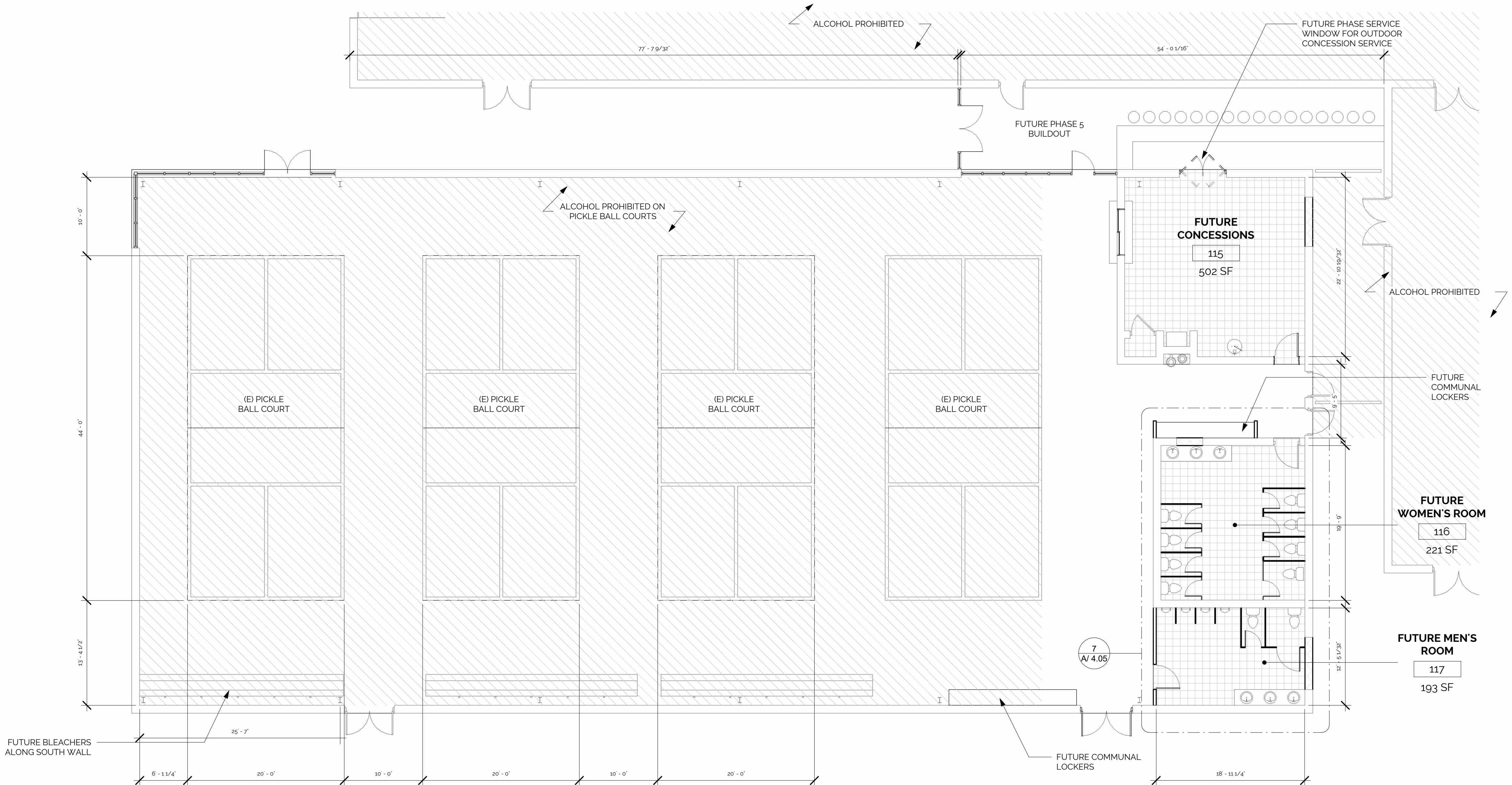
SHEET 11 OF 15



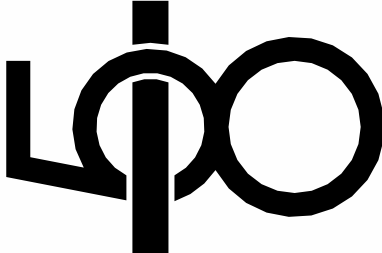
PROJECT ISSUE DATE:
06/16/2022

A/
4.03

	CURRENT PHASE: PHASE 2 - PLANNED GENERAL DEVELOPMENT SPECIAL WAIVER USE PURPOSE: TO OBTAIN WAIVER FOR LIQUOR LICENSE FOR SPECIFIC INTERIOR AREAS, INCLUDING 'BIG PICKLE' PICKLEBALL COURTS NOTES: • PRE-MADE CANNED ALCOHOLIC BEVERAGES WILL BE SERVED AT 'BIG PICKLE' PICKLEBALL COURTS FOR CONSUMPTION IN 'BIG PICKLE' STATUS: CURRENT FUTURE PHASES: PHASE 4 - PLANNED GENERAL DEVELOPMENT SPECIAL WAIVER USE PURPOSE: TO OBTAIN WAIVER FOR LIQUOR LICENSE FOR EXTERIOR AREAS STATUS: FUTURE PHASE 5 - INDIVIDUAL BUILDING PERMITS FOR BACKYARD AND 'BIG PICKLE' PICKLEBALL COURTS PURPOSE: INTERIOR TENANT BUILDOUT, EXTERIOR BUILDOUT STATUS: FUTURE NOTE: CONSTRUCTION DOCUMENTS FOR "BIG PICKLE" PICKLEBALL COURTS TO BE SUBMITTED AT LATER PHASE.	PLANNED GENERAL DEVELOPMENT - SPECIAL WAIVER USE - BIG PICKLE BIG PICKLE HOURS OF OPERATIONS: MONDAY - 6AM-11PM TUESDAY - 6AM-11PM WEDNESDAY - 6AM-11PM THURSDAY - 6AM-11PM FRIDAY - 6AM-11PM SATURDAY - 6AM-11PM SUNDAY - 6AM-11PM BIG PICKLE SECURITY: THERE WILL BE NO SECURITY GUARD NEEDED FOR CONCESSIONS BIG PICKLE STAFF TRAINING: ALL STAFF WILL BE REQUIRED TO TAKE THE SERVSAFE ALCOHOL TRAINING PROGRAM DAILY TRAINING AND COACHING BY MANAGER ON DUTY BIG PICKLE FOOD SERVICE ALCOHOLIC DRINKS: • CANNED COCKTAILS • CANNED BEER • CANNED WINE AVAILABLE BATHROOMS: • FUTURE WOMEN'S ROOM 116 • FUTURE MEN'S ROOM 117
	PROJECT PHASING PLAN / "BIG PICKLE"	ADMINISTRATIVE INFORMATION / "BIG PICKLE"



ENLRAGED FLOOR PLAN / "BIG PICKLE"	1
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FIVE - EIGHTHS

2321 VOLCOTT STREET
FERNDALE - MI - 48220
313 - 936 - 0835
INFO@FIVE-EIGHTHS.COM

LIVONIA ATHLETIC DISTRICT

14255 STARK RD - LIVONIA - MICHIGAN - 48154

ENLARGED PLANS / "BIG PICKLE"

PLANNED GENERAL DEVELOPMENT WAIVER APPLICATION

SHEET 12 OF 15



PROJECT ISSUE DATE:
06/16/2022

A/
4.04

CORRESPONDENCE

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

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



MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

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

June 22, 2022

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2022-06-02-14 – 14255 Stark Road

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed waiver use at this time. The parcel is assigned the address of **#14255 Stark Road**.

The existing building is currently serviced by water main, storm and sanitary sewer. The drawings do not indicate any alterations to the existing services, so we do not anticipate any issues with the proposed waiver use.

It should be noted that should the owner need to modify any of the existing utilities, or do any work within the Stark Road right-of-way, drawings will need to be submitted to this Department to determine if permits will be required.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Lear", is written over a horizontal line.

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

cc: 2022 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF



MAUREEN MILLER BROSNAN
MAYOR

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

DATE: July 8, 2022
TO: Scott O. Miller, Planner IV
FROM: Livonia Fire Prevention Division
SUBJECT: Petition 2022-06-02-14 14255 Stark

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

We have no objections to this proposal with the following stipulations:

On submitted plans, please include nearest fire hydrant location(s).

This site may require an automatic sprinkler system based on A-2, A-3 use.

Hydrants shall be located between 50 feet and 100 feet from the Fire Department connection. NFPA 14, 2019 6.4.5.4

A further detailed plan review will take place when this division receives an official plan set.

Sincerely,

Brian Kukla

Brian Kukla-Fire Marshal
Sr. Fire Inspector

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSNAN
MAYOR

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

July 11th, 2022

Mr. Scott Miller
City of Livonia Planning Dept
33000 Civic Center Drive
Livonia, MI 48154

Re: Petition 2022-06-02-14 - 14255 Stark Road

Mr. Miller,
I have reviewed the plans in connection with the petition. I have no objections to the proposals.

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

Sincerely,

FOR THE CHIEF OF POLICE,

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

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
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: July 11, 2022

To: Scott O. Miller

From: Jerome Hanna

RE: Petition 2022-06-02-14 – 14255 Stark 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 BROSNAN
MAYOR

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

July 1, 2022

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

Petition 2022-06-02-14 - 14255 Stark 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:	\$ 4,309.84
Unpaid delinquent false alarm charges:	\$ 660.70
 Total Due City of Livonia	 \$ 4,970.54

Please contact me if you have any further questions.

Very truly yours,


Connie Kumpula
Chief Accountant

CK: jw

Transaction Statement

Service Address

14255 STARK
LIVONIA, MI 48154

Mailing Address

STARK ROAD HOLDINGS LLC
14255 STARK
LIVONIA, MI 48154

Account Number

000304100-001

Amount Due

\$4,309.84

Account Number

000304100-001

From - Through

01/01/2022 - 07/01/2022

Services

Water & Sewer - Metered

Service Address

14255 STARK
LIVONIA, MI 48154

Beginning Balance

\$2,041.86

Date	Type	Amount	Description
01/13/2022	Penalty	\$61.26	
01/14/2022	Bill	\$3,386.61	Due Date 02/10/2022
01/26/2022	Payment	(\$5,428.47)	Check
02/14/2022	Penalty	\$1.84	
02/15/2022	Bill	\$8,276.61	Due Date 03/10/2022
03/14/2022	Penalty	\$250.19	
03/15/2022	Bill	\$1,153.51	Due Date 04/11/2022
03/16/2022	Payment	(\$8,339.71)	Check
04/13/2022	Penalty	\$42.11	
04/14/2022	Bill	\$1,243.16	Due Date 05/10/2022
05/12/2022	Penalty	\$80.67	
05/13/2022	Bill	\$737.86	Due Date 06/10/2022
06/15/2022	Penalty	\$105.23	
06/16/2022	Bill	\$697.11	Due Date 07/11/2022

Total Due

\$4,309.84

Transaction Statement

Account Number

000304100-001

Account #2068

Read/Write Mode

Commercial

Unknown

Incident:	STARK ROAD HOLDINGS	14255 STARK	LIVONIA	MI	48154
Billing:	STARK ROAD HOLDINGS	14255 STARK	LIVONIA	MI	48154

☐ Exempt ☐ Reg
☐ Exempt

Effective
 Date(s):
 1/23/2006 -

Account History

☒ Current YearMonth: 

Date Range:

☐ All DatesFrom: 1/1/2022 To: 6/13/2022 

Show Transaction Types

☒ Notes☒ Finances☒ Incidents☒ Correspondences☐ Activity Logs☐ Tasks☐ Bill Dates

Date Time	Reference	Description	Notes	Disposition	Amount
6/8/2022 3:21:21 PM	83852	Invoice Generated	Invoice # 83852 for 05/01/2022 printed and sent to BA STARK ROAD HOLDINGS LLC 14255 STARK		\$660.70
6/1/2022 12:00:00 AM		Past Due Balance	Balance for Period 5/1/2022 thru 5/31/2022 billed 6/1/2022		\$660.70
5/31/2022 11:59:00 PM		Late Payment Interest Penalty	Late Charge of \$3.57 on balance of \$357.13		\$3.57
5/30/2022 3:50:29 PM	LI- 220018642	Sixth in the calendar year	BUILDING SECURE, MAIN LOBBY DOOR #2... JOHN HARTZELL 248 854 8005, BUSINESS SECURE, Officer Narative: LINEVILLEJ - 15:50:29 - MAIN LOBBY DOOR #2... JOHN HARTZELL 248 854 8005 LIJENGB - 16:08:05 - BUSINESS SECURE LIALGHAZALYA - 16:09:36 - BUILDING SECURE	CFA	\$300.00
5/12/2022 11:41:48 AM	83786	Invoice Generated	Invoice # 83786 for 04/01/2022 printed and sent to BA STARK ROAD HOLDINGS LLC 14255 STARK		\$357.13
5/1/2022 12:00:00 AM		Past Due Balance	Balance for Period 4/1/2022 thru 4/30/2022 billed 5/1/2022		\$357.13
4/30/2022 11:59:00 PM		Late Payment Interest Penalty	Late Charge of \$3.54 on balance of \$353.59		\$3.54
4/11/2022 2:47:36 PM	83724	Invoice Generated	Invoice # 83724 for 03/01/2022 printed and sent to BA STARK ROAD HOLDINGS LLC 14255 STARK		\$353.59
4/1/2022 12:00:00 AM		Past Due Balance	Balance for Period 3/1/2022 thru 3/31/2022 billed 4/1/2022		\$353.59
3/31/2022 11:59:00 PM		Late Payment Interest Penalty	Late Charge of \$0.53 on balance of \$53.06		\$0.53
3/28/2022 12:49:46 AM	LI- 220010365	Fifth call in the calendar year	BUILDING SECURE, ALARM APPEARS FALSE., GYM 1 MOTION KH:JOE DEVERTEUIL 2482782906, Officer Narative: LIGRADINSCAKJ - 00:49:46 - GYM 1 MOTION KH:JOE DEVERTEUIL 2482782906 LIEDWARDSJ - 01:37:03 - BUILDING SECURE, ALARM APPEARS FALSE.	CFA	\$200.00

3/11/2022 4:02:16 PM	83647	Invoice Generated	Invoice # 83647 for 02/01/2022 printed and sent to BA STARK ROAD HOLDINGS LLC 14255 STARK		\$53.06
3/2/2022 12:21:20 AM	LI- 220006992	Fourth call in the calendar year	TITLE INFORMATION: 3RD PARTY EMPLOYEE ON SCENE WORKING ON THE HEALTHQUEST SECTION. TRIPPED THE MOTION ALARM AND UNABLE TO RESET IT., STEPHAN KEITH EBERHARD CHECKING BUILDING, OUT SPEAKING WITH EMPLOYEE, NORTH-EAST DOOR KEY HOLDER...CHRIS SARTZILL 2486400193, Officer Narrative: LIGRADINSCAKJ - 00:21:20 - NORTH-EAST DOOR KEY HOLDER...CHRIS SARTZILL 2486400193 LINEWTONT - 00:27:53 - TITLE INFORMATION: 00:29:19 -CHECKING BUILDING LINEWTONT - 00:30:49 - OUT SPEAKING WITH EMPLOYEE LIHILLT - 00:42:21 - STEPHAN KEITH EBERHARD 00:43:08 - 3RD PARTY EMPLOYEE ON SCENE WORKING ON THE HEALTHQUEST SECTION. TRIPPED THE MOTION ALARM AND UNABLE TO RESET IT.	CFA	\$100.00
3/1/2022 12:00:00 AM		Past Due Balance	Balance for Period 2/1/2022 thru 2/28/2022 billed 3/1/2022		\$53.06
2/28/2022 11:59:00 PM		Late Payment Interest Penalty	Late Charge of \$0.53 on balance of \$52.53		\$0.53
2/23/2022 10:51:32 AM		Payment	Paid - via FAB [8289]	Check Payment	(\$100.51)
2/14/2022 12:12:10 PM	83560	Invoice Generated	Invoice # 83560 for 01/01/2022 printed and sent to BA STARK ROAD HOLDINGS LLC 14255 STARK		\$153.04
2/1/2022 12:00:00 AM		Past Due Balance	Balance for Period 1/1/2022 thru 1/31/2022 billed 2/1/2022		\$153.04
1/31/2022 11:59:00 PM		Late Payment Interest Penalty	Late Charge of \$1.02 on balance of \$102.02		\$1.02

1/23/2022 12:27:46 AM	LI- 220002437	Third call in the calendar year	EAST SERVICE DOOR KEY HOLDER-JOHN HARTEL 248-854-8005..ALARM COMPLANY STATED THEY GOT IN TOUCH W JOHN, WHO STATED NO ONE SHOULD BE A THE BUSINESS, UNABLE TO SECURE THE DOOR, HOWEVER THE BUILDING IS NOT OCCUPIED. OFFICERS SET OFF NUMEROUS ALARMS WHILE CHECKING BUILDING, MOTION ALARMS DID NOT APPEAR TO BE GOING OFF PRIOR TO ENTRY, UNSECURED NORTH DOOR, Officer Narative: LINOUHANH - 00:27:46 - EAST SERVICE DOOR KEY HOLDER-JOHN HARTEL 248-854-8005..ALARM COMPLANY STATED THEY GOT IN TOUCH W JOHN, WHO STATED NO ONE SHOULD BE A THE BUSINESS LIHARMONM - 00:46:28 - UNSECURED NORTH DOOR LIARPINOJ - 00:58:28 - UNABLE TO SECURE THE DOOR, HOWEVER THE BUILDING IS NOT OCCUPIED. OFFICERS SET OFF NUMEROUS ALARMS WHILE CHECKING BUILDING, MOTION ALARMS DID NOT APPEAR TO BE GOING OFF PRIOR TO ENTRY	CFA	\$50.00
1/22/2022 4:04:57 AM	LI- 220002354	Second call in the calendar year	GYM 1 NORTHEAST CORNER MOTION KEYHOLDER JOHN HARTZELL 248-854-8005, MARK JOHN WEBER 37: OUT WITH A MALE ON THE SOUTH SIDE, Officer Narative: LIBECKMANK - 04:04:57 - GYM 1 NORTHEAST CORNER MOTION KEYHOLDER JOHN HARTZELL 248-854-8005 LIPROCTORJ - 04:12:36 - 37: OUT WITH A MALE ON THE SOUTH SIDE LIPROCTORJ - 04:17:31 - MARK JOHN WEBER STATUS: NO REAL ID: NO SECURE	CFA	\$0.00
1/21/2022 1:55:21 AM	LI- 220002219	First call in the calendar year	MOTION IN THE NORTH EAST CORNER... NO KEYHOLDER INFORMATION, SECURE, ALL DOORS LOCKED AN NO SIGNS OF ENTRY/DAMAGE TO THE BUILDING., Officer Narative: LIMASONG - 01:55:21 - MOTION IN THE NORTH EAST CORNER... NO KEYHOLDER INFORMATION LIRILEYN - 02:10:13 - SECURE, ALL DOORS LOCKED AN NO SIGNS OF ENTRY/DAMAGE TO THE BUILDING.	CFA	\$0.00
1/11/2022 11:00:03 AM		Payment	Paid - via FAB [8289]	Check Payment	(\$50.50)
1/7/2022 3:13:42 PM	83441	Invoice Generated	Invoice # 83441 for 12/01/2021 printed and sent to BA STARK ROAD HOLDINGS LLC 14255 STARK		\$152.52
1/1/2022 12:00:00 AM		Past Due Balance	Balance for Period 12/1/2021 thru 12/31/2021 billed 1/1/2022		\$152.52

OFFICE OF THE TREASURER

LYNDA L. SCHEEL
CITY TREASURER



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

June 20, 2022

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

Re: Petition 2022-06-02-14

14255 Stark Road
Stark Road Holdings LLC

Dear Mr. Miller,

In accordance with your request, the Treasurer's Office has reviewed the name and addresses connected with the above noted petition. At this time there are delinquent taxes due, therefore I do have objections to the proposal.

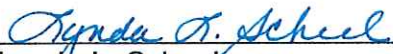
2021 Real Property Winter Taxes:

Winter Bill issued on December 1, 2021

Good through June 30, 2022: **\$53,332.62** - Payable to Wayne County Treasurer

(We do not show any payments have been made towards this bill, either with the City of Livonia prior to March 1, nor with Wayne County since March 1).

Sincerely,


Lynda L. Scheel
Treasurer, City of Livonia

ERIC R. SABREEWAYNE COUNTY TREASURER
400 Monroe - 5th Floor
Detroit MI 48226-2942Make checks payable to:
Wayne County TreasurerTaxpayer Information:
(313) 224-5990Office Hours:
8:00 a.m. - 4:30 p.m.
Monday through FridayWeb: treasurer.waynecounty.com
Email: taxinfo@waynecounty.com

Mailing Stark Road Holdings LLC
Address: 1515 W LAFAYETTE BLVD STE 201
 DETROIT MI 48216

Tax Statement

Number: 2022 - 144047**Date:** 06/20/2022

46-46084990003000



17560804

Livonia Real Property Description:**Property Classification:(201) Commerical****Parcel ID:** 46084990003000**SEV Amt:** \$1,750,000 - 2021**HSTD VAL:** \$0**Address:** 14255 Stark**PRE:** 0%**NON HSTD VAL:**
\$1,750,000

Livonia, MI 48154

**Legal
Description:**

21U2B1 V2A THAT PART OF THE SE 1/4 OF SEC 21 T1S R9E DES AS BEG AT A POINT DISTANT N 0D 49M 15SEC W ALONG THE N AND S 1/4 LINE 1308.82 FT AND S 89D 04M 15SEC E 86 FT FROM THE S 1/4 COR OF SEC 21 AND PROCEEDING TH N 0D 08M 54SEC W 350 FT. TH S 89D 04M 15SEC E 1233.02 FT. TH S 0D 08M 54SEC E 350 FT. TH N 89D 04M 15SEC W 1233.02 FT TO THE POB EXC THE E 43 FT THEREOF 9.56 ACRES

Tax Year	Base Tax	Total Amt Due	Status Description
2021	\$49,382.06	\$53,332.62	DELINQUENT REAL PROPERTY TAX

Total: \$49,382.06 \$53,332.62 If this property is available for payment, the amounts presented here are good on or before 06/30/2022.
By providing these figures this office does not represent that this property can be redeemed or reclaimed.

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Page 1 of 1

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSNAN
MAYOR

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

July 8, 2022

Scott Miller, Planner IV
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

RE: Petition 2022-06-02-14 – 14255 Stark Road (Livonia Athletic District)

Dear Mr. Miller,

We received the plans submitted by Stark Road Holdings L.L.C. requesting Special Waiver Use approval for a Planned Development under Sections 3.04 and 5.02 of the Livonia Vision 21 Zoning Ordinance, as amended, to utilize a Class C liquor license (sale of beer, wine and spirits for consumption on the premises) in connection with the operation of a multi-purpose recreational facility (Livonia Athletic District) at 14255 Stark road, located on the west side of Stark Road between Schoolcraft Road and Lyndon Avenue in the Southeast quarter of Section 21.

The proposed site is in close proximity to Frost middle School at 14041 Stark (444 feet) but does meet the separation requirement distance of at least four-hundred (400) feet distance from any school or church.

After reviewing the plans with the Chief of Police, we have no objections to the waiver being granted, contingent that the petitioner complies with:

- All State Laws
- City Ordinances
- Stipulations and conditions set by the Livonia Police Department, Liquor Investigation Unit, as approved by the Chief of Police
- Stipulations and conditions set by the Traffic Bureau of the Livonia Police Department

We are available to provide any additional information you may desire on this subject.

Sincerely,

FOR THE CHIEF OF POLICE,


Jeffrey Ronayne
Special Services Bureau

**OTHER ITEMS
RELATED TO THE
PETITION**

UNAPPROVED MINUTES

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MINUTES OF THE 1,189th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, July 19, 2022, the City Planning Commission of the City of Livonia held its 1,189th Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

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

Members present: David Bongero Sam Caramagno Glen Long
 Betsy McCue Carol Smiley Ian Wilshaw

Members absent: Peter Ventura

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

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

ITEM #3 PETITION 2022-06-02-14 Livonia Athletic District

Mr. Caramagno, Secretary, announced the next item on the agenda, Petition 2022-06-02-14 submitted by Stark Road Holdings L.L.C. requesting Special Waiver Use approval for a Planned Development under Sections 3.04 and 5.02 of the Livonia Vision 21 Zoning Ordinance, as amended, to utilize a Class C liquor license (sale of beer, wine and spirits for consumption on the premises) in connection with the operation of a multi-purpose recreational facility (Livonia Athletic District) at 14255 Stark

Road, located on the west side of Stark Road between Schoolcraft Road and Lyndon Avenue in the Southeast ¼ of Section 21.

Mr. Taormina: Thank you. This is a request for special waiver-use approval to operate a Class-C liquor license. The location is the site of the former YMCA on Stark Road, now operating as the Livonia Athletic District (LAD), a privately-owned, multipurpose health fitness and athletic facility. The property is zoned N-2 (Neighborhood District). Utilization of a Class-C liquor license is possible under Section 5.02, which provides special waiver-use standards for planned developments that allow modifications of the ordinance for uses not permitted in the N-2 district. Uses other than those permitted may be allowed when they relate to an overall concept of a planned development and meet the requirements of Section 5.024, including the proposed use shall be of such location, size and character as to be in harmony with the appropriate and orderly development of the zoning district in which situated, and shall not be detrimental to the orderly development of adjacent zoning districts. The subject property is 9.6 acres in size with 350 feet of frontage on the west side of Stark Road. The various interconnected buildings that make up the LAD are located on the easterly half of the property. The westerly half is mostly wooded and undeveloped. Surrounding land uses include Frost Middle School to the south, John Stymelski Veterans Park to the north and Ford Field to the east, all of which are zoned PL, Public Lands. Single-family homes are located to the east and west, along with Parkview Memorial Cemetery. These areas are zoned N2 and RUF, respectively. LAD would restrict the sale and consumption of alcoholic beverages to specific interior areas of the building. Consumption would be allowed in what is referred to as Cafe LAD, which is a lounge located in the building's main lobby. Consumption would also be allowed in the coin operated arcade room, which is in what was formerly the YMCA's administrative offices located adjacent to the main lobby, as well as the observation lounge overlooking the former tennis courts, now an indoor soccer field. Other locations include the sitting areas adjacent to the golf simulators and indoor putting green, which are the former racquetball courts, the eastern observation area of the pickleball courts, and the connecting hallways between these various areas. The point of sales locations would be in the Cafe LAD and a lounge located adjacent to the indoor putting green. Alcohol would not be allowed on any of the playing surfaces, including the pool and batting cages. Special provisions include a requirement that a proposed Class-C licensed establishment

shall not be located within 1,000 feet of another such licensed establishment. There are no such license establishments within 1,000 feet of the proposed planned development. Another special requirement is that a proposed Class-C license shall be located at least 400 feet from any church or school measured between the buildings. No such establishments are within 400 feet of this planned development. Livonia Athletic District is 447 feet from Frost Middle School and 956 feet from Christ our Savior Lutheran Church and the early childhood center. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Taormina: The first item is from the Engineering Division, dated June 22, 2022, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed waiver use at this time. The parcel is assigned the address of #14255 Stark Road. The existing building is currently serviced by water main, storm and sanitary sewer. The drawings do not indicate any alterations to the existing services, so we do not anticipate any issues with the proposed waiver use. It should be noted that should the owner need to modify any of the existing utilities, or do any work within the Stark Road right-of-way, drawings will need to be submitted to this Department to determine if permits will be required."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated July 8, 2022, which reads as follows: *"This office has reviewed the site plan submitted in connection with a request to construct a commercial building on property located at the above referenced address. We have no objections to this proposal with the following stipulations: On submitted plans, please include nearest fire hydrant location(s). This site may require an automatic sprinkler system based on A-2, A-3 use. Hydrants shall be located between 50 feet and 100 feet from the Fire Department connection. NFPA 14, 2019 6.4.5.4 A further detailed plan review will take place when this division receives an official plan set."* The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated July 11, 2022, which reads as follows: *"I have reviewed the plans in connection with the petition. I have no objections to the proposal."* The letter is signed by Scott Sczepanski, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated July 11, 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 July 1, 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: \$4,309.84 Unpaid delinquent false alarm charges:\$660.70 Total Due City of Livonia \$4,970.54” The letter is signed by Connie Kumpula, Chief Accountant. The next letter is from the Treasurer’s Department, dated June 20, 2022, which reads as follows: “In accordance with your request, the Treasurer’s Office has reviewed the name and addresses connected with the above noted petition. At this time there are delinquent taxes due, therefore I do have objections to the proposal. 2021 Real Property Winter Taxes: Winter Bill issued on December 1,2021 Good through June 30, 2022: \$53,332.62 - Payable to Wayne County Treasurer (We do not show any payments have been made towards this bill, either with the City of Livonia prior to March 1, nor with Wayne County since March 1).” The letter is signed by Lynda Scheel, Treasurer. The last letter is from the Division of Police, dated July 8, 2022, and it reads: “We received the plans submitted by Stark Road Holdings L.L.C. requesting Special Waiver Use approval for a Planned Development under Sections 3.04 and 5.02 of the Livonia Vision 21 Zoning Ordinance, as amended, to utilize a Class C liquor license (sale of beer, wine and spirits for consumption on the premises) in connection with the operation of a multi-purpose recreational facility (Livonia Athletic District) at 14255 Stark ro ad, located on the west side of Stark Road between Schoolcraft Road and Lyndon Avenue in the Southeast quarter of Section 21. The proposed site is in close proximity to Frost middle School at 14041Stark (444 feet) but does meet the separation requirement distance of at least four hundred (400) feet distance from any school or church. After reviewing the plans with the Chief of Police , we have no objections to the waiver being granted, contingent that the petitioner complies with: All State Laws City Ordinances, Stipulations and conditions set by the Livonia Police Department, Liquor Investigation Unit, as approved by the Chief of Police Stipulations and conditions set by the Traffic Bureau of the Livonia Police Department We are available to provide any additional information you may desire on this subject.” That is the extent of the correspondence.

Mr. Wilshaw: Thank you. Mr. Taormina. Any questions for our planning staff?

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Mr. Bongero: Mark, there was correspondence from the fire chief? I don't have it in my packet.

Mr. Taormina: It's part of our packet. Going back to that letter, I know that they reference construction, even though there isn't any new construction associated with this petition other than some possible minor interior building modifications.

Mr. Bongero: Did I understand they're talking about fire suppression needed inside the building?

Mr. Taormina: Yes, but I don't believe the operation of a liquor license would trigger the need to add a fire suppression system. I will have to get clarification from the Senior Fire Inspector.

Mr. Bongero: It'd be a lot of work to have to try to wrap it up. I guess I had one other question...has the petitioner made any type of arrangements for these back fees, water and sewer and taxes?

Mr. Taormina: I'm going to let the petitioner respond to that question. I'm not aware of any, but that doesn't mean that there haven't been some discussions.

Mr. Bongero: Okay. Thank you.

Mr. Wilshaw: We'll ask the petitioner that when he gets an opportunity to come forward, it'll be just a minute. Is there any other questions for our planning staff? Okay, no other questions for our planning staff. So now, our petitioner is up, we'll give him a minute to get over to our podium. And again, we'll ask that you start with your name and address and good evening.

Good evening, Jonathan. Hartzell, 31196, Churchill Drive, Beverly Hills, MI.

Mr. Wilshaw: Okay. And you did hear a question regarding the payment of some back property taxes and other fees. Did you want to address that first and then you can get into any other presentation you'd like to make?

Mr. Hartzell: Sure. Wonderful. Yeah, um, we'll set up a payment plan with the city. Try to get all knocked out before October 1. I'm not sure who to talk to. I'll just talk to the Treasurer on that, I guess. Just set up ah, schedule payment plan, I guess.

Mr. Wilshaw: All right. Any other information you'd like to provide? Before we get into questions?

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Mr. Hartzell: No, I think we'll just go to questions. We had a good session last week, and I assume you guys still have some questions from there. So, I'd like to hear from you guys.

Mr. Wilshaw: That sounds great. Any questions for our petitioner? Ms. Smiley?

Ms. Smiley: Can you tell me where those stations would be located that they're able to get drinks or beer or wine or whatever?

Mr. Hartzell: Sure. As you walk in the entryway where your mouse is going, North, I guess, above the batting cages, there's an entryway, there. You see a vestibule and right to the left of the...or to the right of that you can see a little L shaped mill package to the left of your mouse. Right there is your kiosk for your little cafe space. And in front of that, that big open space in front, a little dining seating space where you can sit in and partake, that's kind of the hub of the building. So, if you walk in and turn to the right, you're gonna get to office space and Healthquest physical therapy and another suite not finished. If you'd walk straight and gone through the door in front of it, you get to the pool space, and if you walk left and go down, and you get to the soccer sports space. So, that kind of main common core where you're running the mouse and down the core, that's the real drinking facility in space. So, you can go and watch sport happen. You can sit and dine after a workout right there. And there is an arcade right there to entertain it. Then, as we're asking for the rights to have in the dogleg simulator, that's a future tenant space. So, we're just, you know, that's their build plan is to put golf simulators and a little lounge in there, but that'll be a secondary permit for them. We just want to make sure we have the right to have use in that space. And then to the left, I guess, all the way down there, you can see by the bathrooms, there's a little...pickleball courts are on the left of that dotted line, and the space for the dotted line and the doorway, it's kind of a lounge space where there's just a seated area, and there's an opportunity to sit and have a cocktail. And there's a little room there by itself. That's set up as a little lounge with couch and chairs to congregate between matches.

Ms. Smiley: So, there's really three places so you have personnel in all those places checking ID's and...

Mr. Hartzell: Yup.

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- Ms. Smiley: Okay, well, that's interesting. I'm familiar with...I mean, I know that we have a place that has golf simulators, and they have parties and stuff, but it's like one section. It's a one unit in a shopping mall. I'm familiar with that. I'm not familiar with this setup. But as one Commissioner until these...that \$58,000 is paid, I don't think I'm interested in approving any kind of liquor sale.
- Mr. Wilshaw: Okay, thank you, Ms. Smiley. Any other questions for Petitioner? Ms. McCue?
- Ms. McCue: Just to double click on the staffing of those items. So, you're going to have three individuals at all times, or will those places not be open at all times?
- Mr. Hartzell: Yeah, so some might not be open. Just depends on the time of day.
- Ms. McCue: Because the logistics, obviously, as we know, I'm singing to the choir, right? But having alcohol, it's going to have to be manned. Just that always kind of makes me a little panicked when you have a lot of kids running around there. I'm sure you have it under control, but just having three separate individuals that are going to strictly be in charge of alcohol sales, I don't...from a logistics standpoint, that seems like a lot.
- Mr. Hartzell: So, I own a place called Detroit shipping company. It's a 12,000 square foot, two-story, food hall. It's got six food vendors. We have four different points of sale of beer, wine, liquor. In the backyard, which has a sand volleyball pit, it's very family friendly, I kind of built it around...I have four children, and we go to Detroit city, there was nowhere ever to go with your kids. It's really hard. I kind of built this, and if you ever go there, you'll see kids are kind of running around all the place. Families, big family gathering space, and there is four points of sale like are there and we are controlled by MLCC, and there's heavy fines and regulations and how that your staff is trained. And, you know, it's not worth the value of goofing off of that because you lose, you know, especially when it's \$75,000 for a license plus annual expenses.
- Ms. McCue: What's the attendance at a place like that versus what you have right now going on?

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- Mr. Hartzell: At Detroit Shipping Company, we have a 500-person capacity. We do a lot there. Weekends it really gets busy. Hate to say it, but about 200,000 people go through annually in the space.
- Ms. McCue: Okay, thank you. Thank you.
- Mr. Wilshaw: Thank you, Ms. McCue. Any other questions for our petitioner? Mr. Bongero?
- Mr. Bongero: I just...I guess I do have a concern about the back fees. How's business going over there? I mean, it looks pretty busy every time I drive by there. But...
- Mr. Hartzell: Yeah, it's...we bought June 4, last summer, and went under remodel and opened the back courts of the sports spaces, soccer space, early in October, but really didn't get our marketing and into the real segment of the sports community until March, April. That's when our pool opened up. So, really our first year of true business because a calendar year of the sports world starts in October, So, we're really just kind of, you know, carrying on that first year of just opening so it's kind of slow on that level, you know, below expectation, but our leases that we've pulled from club sports and other third parties for next year is really ramped up. So it's like 40% higher than first year.
- Mr. Bongero: Yeah, I just...I guess I'd be concerned, you know. that the fees are, you know, they're doing or they're delinquent, you're gonna have to make a payment plan, but I know that liquor license is not cheap. So, you're gonna have to outlay that money to get this license, but it seems like, you know, you're struggling to make the other payments. I guess I'd be concerned about that 'til we saw those fees paid up. That's my feeling, though. Whether or not I agree, you know, for this or not, but I'm in agreement with Commissioner Smiley about that. So, thanks.
- Mr. Wilshaw: Thank you, Mr. Bongero. Any other questions for petitioner? Mr. Caramagno?
- Mr. Caramagno: Sir, when you said when you walk in the original lobby, you said there's a kiosk. What's the kiosk?
- Mr. Hartzell: A cafe, you know, front end. So, you can buy, you know, food, drink, different little things there. So, it's just a cafe front.

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Mr. Caramagno: There's no kiosk availability of mixed drinks and a can or a beer out of this? If you show an ID, is there? Is there any possibility of that? Or is that just...

Mr. Hartzell: No, it'd be someone standing there at a POS system selling goods.

Mr. Caramagno: So, it'd be a staffed person in the lobby, or at the other couple of stations?

Mr. Hartzell: That is correct.

Mr. Caramagno: Is there a manager that's on site all the time here?

Mr. Hartzell: There is now yeah.

Mr. Caramagno: There is now versus there wasn't before?

Mr. Hartzell: Our partnership was in there. We just hired a general manager to run the building.

Mr. Caramagno: Okay, so there will be someone there during all business hours?

Mr. Hartzell: That's right.

Mr. Caramagno: Okay. What is the...tell me about the urgency to put this liquor in there now versus being stabilized to some extent because I obviously share the same concerns with the taxes and water and the alarms not being paid, and so what is the urgency now? Is the urgency to...what is that?

Mr. Hartzell: Yeah, a big part of it, as I mentioned, like the dogleg in some of the lease spaces, they're reliant on that usage to come in and sign their leases. So, it's part of the contingency on my end is I have to get approval to have like a license in the building.

Mr. Caramagno: So really, this license is an attractant to future current tenants, future tenants, and without this, are you saying this thing's in trouble?

Mr. Hartzell: No, not at all. We just didn't pay a few bills, just because how they're capitalized, our partnership group, and we're actually buying a partner out in the middle, so it's just kind of a little legal moment. So, it's movement of cash. It's just kind of goofy. So, we have the funds to move. It's just how it's all unfolding, and so it'll be done in the next three to six weeks. With that, just going

through that, and then I'm able to release all the funds. That's why said, it's like, I don't have anything set up. But you know...

Mr. Caramagno: You say just not paying a few bills. Well, these are pretty substantial bills for the City of Livonia. You're a property owner, and you're coming to us asking for something else, and you're not just paying a couple bills, and you want to move on without taking care of the prior arrangements and engagement you have. So, that's troubling to me. I'd like to see you slow down on the urgency with this thing. Straighten this this issue up, and then come back and see us. That's my opinion.

Mr. Wilshaw: Thank you for your thoughts, Mr. Caramagno. Any other questions or comments to our petitioner? There is no one else in our audience to speak for or against this. So, Mr. Hartzell, I will give you a chance to have the last word.

Mr. Hartzell: I just appreciate the time everyone puts into these meetings, right? You get together on your time in the evening. You know, I'd love to be able to say that we paid those beforehand. I just couldn't move it with my partners on whatever reasons we have going forth. The business is good, strong, we've got a lot of great, you know, movement with third party lease tenants coming through. A lot of clubs coming through. You probably...if you go during the day, you've seen the sports camps going on. So, it's really bringing back a lot of, of that traffic that was there before. It takes a little bit of time, you know, but it's coming. You know, I own four or five different businesses and your ones generally are tough ones to get through, but our partnership is very strong, very well fiscally supported. It's just, again, we have a little bit of a hiccup with one of our partners we had to move on from so don't be afraid of the business. It'll be the long-standing business and community. We will solve the problem of what was left in front of us with the tax bill and we'll come back and solve it.

Mr. Wilshaw: Thank you, Mr. Hartzell.

Ms. Smiley: May I ask one more question?

Mr. Wilshaw: Of course.

Ms. Smiley: Are you trying to get more adults than kids? I when I first saw this, I thought this was going to be something for children, but you're trying to lean towards more like the golf simulator and

that kind of stuff. This is more of an adult athletic club kind of thing.

Mr. Hartzell: Oh, no, no family oriented, right? Golf is, if you look at, the 90,000 square foot facility, right, and that's 3000 square feet, right? In the sports facilities from, you know, eight in the morning till about seven at night are all youth, and then from seven at night 'til 11pm is adult. So, if you just, you know, start taking the different times and zones, we're just trying to be a place that you can come and congregate and entertain, and have a good time and be it that you're an adult at night, your adult in the simulator, or if your family comes in and do all your things, you can partake in that, right.

Ms. Smiley: Okay, like I said, my real problem I don't ever remember, and I've been on the Commission for quite a long time that we had a \$58,000 bill and then we approved something else. So that's gonna make me a hard no. Okay, thank you, Mr. Chair.

Mr. Wilshaw: Thank you, Ms. Smiley. Any other comments? Just one question Mr. Hartzell. The pickleball, I'm not super familiar with it, but I know it does tend to appeal toward an older audience. Is that more of an adult oriented sport even during the day? Are there youth playing pickleball as well?

Mr. Hartzell: No, there's no youth in there. That's all adults. And that's really 40 and up. They come seven in the morning, and some groups leave at 10 at night.

Mr. Wilshaw: Okay so you do get some daytime activity from the pickleball with adults.

Mr. Hartzell: Yeah, and then like Healthquest, that's all adults, older. On the north side, like I said, I put an office in there from hospitality company that runs all the other businesses I mentioned. So, that's a good group of young adults, and then like the simulator space, but that simulator space, as you know, it'd be later in the evening. It's a good mix.

Mr. Wilshaw: All right, very good. Thank you. Appreciate that. If there's no other questions or comments on this item, I will close the public hearing at this time and a motion would be in order.

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

#07-41-2022 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on July 19, 2022, on Petition 2022-06-02-14 submitted by Stark Road Holdings L.L.C. requesting Special Waiver Use approval for a Planned Development under Sections 3.04 and 5.02 of the Livonia Vision 21 Zoning Ordinance, as amended, to utilize a Class C liquor license (sale of beer, wine and spirits for consumption on the premises) in connection with the operation of a multi-purpose recreational facility (Livonia Athletic District) at 14255 Stark Road, located on the west side of Stark Road between Schoolcraft Road and Lyndon Avenue in the Southeast ¼ of Section 21, the Planning Commission does hereby recommend to the City Council that Petition 2022-06-02-14 be denied for the following reasons:

1. That the petitioner has failed to affirmatively show that the proposed utilization of a Class C liquor license at this location would comply with all the general waiver use standards and requirements as set forth in Sections 3.04 and 5.02 of the Livonia Vision 21 Zoning Ordinance, as amended.
2. That the petitioner has not sufficiently demonstrated that the proposed utilization of a Class C liquor license at this location would be compatible to and in harmony with surrounding residential neighborhoods in the area.
3. That it has not been demonstrated that the utilization of a Class C liquor license at this location is needed for this facility to flourish.
4. That the petitioner has failed to adequately demonstrate that the facility has the capacity to accommodate the proposed Class C liquor license, and
5. That the utilization of a Class C liquor license at this location is contrary to the goals and objectives of the Zoning Ordinance which, among other things, are intended to ensure suitability and appropriateness of uses.

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

Mr. Wilshaw: Is there any discussion?

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