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citycouncil@livonia.gov

OFFICE OF THE COUNCIL

**ELECTRONIC AGENDA PACKET FOR
THE COMMITTEE OF THE WHOLE MEEETING OF
WEDNESDAY, JANUARY 25, 2023
7:00 P.M.**

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(734) 466-2250**

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

PUBLIC MEETING - COMMITTEE OF THE WHOLE
January 25, 2023
7:00 PM *

Location:

Livonia City Hall, Council Chambers, 2nd floor
33000 Civic Center Drive
Livonia, MI 48154

Members:

Jim Jolly, Chair
All Councilmembers

AGENDA ITEM(S)

1. [CR 289-22 The subject matter of Petition 2022-05-01-01, submitted by Nofar Hotel Group, 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 \(High Rise Commercial\).](#)

AUDIENCE COMMUNICATION

THE FOLLOWING HAVE BEEN NOTIFIED AND ARE REQUESTED TO ATTEND:

Maureen Miller Brosnan, Mayor
Paul Bernier, City Attorney
Mark Taormina, Planning and Economic Development Director
Linda Gosselin, City Assessor

**THIS IS AN OPEN MEETING AND
ALL INTERESTED PARTIES ARE WELCOME TO ATTEND.**

***This meeting will begin once the previous meeting is adjourned.**

Minutes of this meeting will be available for public inspection in the City Clerk's Office not more than eight business days following the date of the meeting.

SUSAN M. NASH, CITY CLERK

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LETTER TO THE LIVONIA CITY COUNCIL

1.

**Council Office
October 13, 2022**

MEETING DATE

COW012523/R021323

PREPARED BY

Sara Kasprowicz, Council Office Manager,

AGENDA ITEM

CR 289-22 The subject matter of Petition 2022-05-01-01, submitted by Nofar Hotel Group, 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).

BACKGROUND

As requested by Councilmember Brandon McCullough, at the Regular Meeting of September 26, 2022, to discuss the subject matter of Petition 2022-05-01-01 submitted by Nofar Hotel Group 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).

RECOMMENDATION

Petition 2022-05-01-01 submitted by Nofar Hotel Group 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) (CR 289-22)

FISCAL CONSIDERATION

ATTACHMENTS

None

APPROVED BY

Count of Incident Number			
	2021	2022	Grand Total
CFS	932	658	1590
America's Best - 28512 SCHOOLCRAFT	153	147	300
Best Western - 16999 LAUREL PARK	56	31	87
Comfort Inn - 29235 BUCKINGHAM	48	29	77
Courtyard by Marriott - 17200 LAUREL PARK	13	14	27
Days Inn - 30375 PLYMOUTH	102	114	216
Detroit Marriott - 17100 LAUREL PARK	11	13	24
Embassy Suites - 19525 VICTOR	46	21	67
Fairfield Inn & Suites - 17350 FOX	10	3	13
Hampton Inn - 28151 SCHOOLCRAFT	33	34	67
Holiday Inn Express - 27451 SCHOOLCRAFT	91	52	143
Holiday Inn NW - 17123 LAUREL PARK	29	20	49
HomeTowne Studios - 11808 MIDDLEBELT	97	47	144
Hyatt Place - 19300 HAGGERTY	8	10	18
Residence Inn - 17250 FOX	12	8	20
Royal Motor Inn - 27751 PLYMOUTH	34	19	53
Sunrise Studios - 36655 PLYMOUTH	166	85	251
Townplace Suites - 17450 FOX	23	11	34
CR	216	176	392
America's Best - 28512 SCHOOLCRAFT	34	26	60
Best Western - 16999 LAUREL PARK	20	9	29
Comfort Inn - 29235 BUCKINGHAM	23	18	41
Courtyard by Marriott - 17200 LAUREL PARK	3	1	4
Days Inn - 30375 PLYMOUTH	18	29	47
Detroit Marriott - 17100 LAUREL PARK	5	9	14
Embassy Suites - 19525 VICTOR	10	11	21
Fairfield Inn & Suites - 17350 FOX		3	3
Hampton Inn - 28151 SCHOOLCRAFT	7	12	19
Holiday Inn Express - 27451 SCHOOLCRAFT	11	6	17
Holiday Inn NW - 17123 LAUREL PARK	6	4	10
HomeTowne Studios - 11808 MIDDLEBELT	22	9	31
Hyatt Place - 19300 HAGGERTY	5	2	7
Residence Inn - 17250 FOX	2	9	11
Royal Motor Inn - 27751 PLYMOUTH	10	3	13
Sunrise Studios - 36655 PLYMOUTH	33	23	56
Townplace Suites - 17450 FOX	7	2	9
Grand Total	1148	834	1982

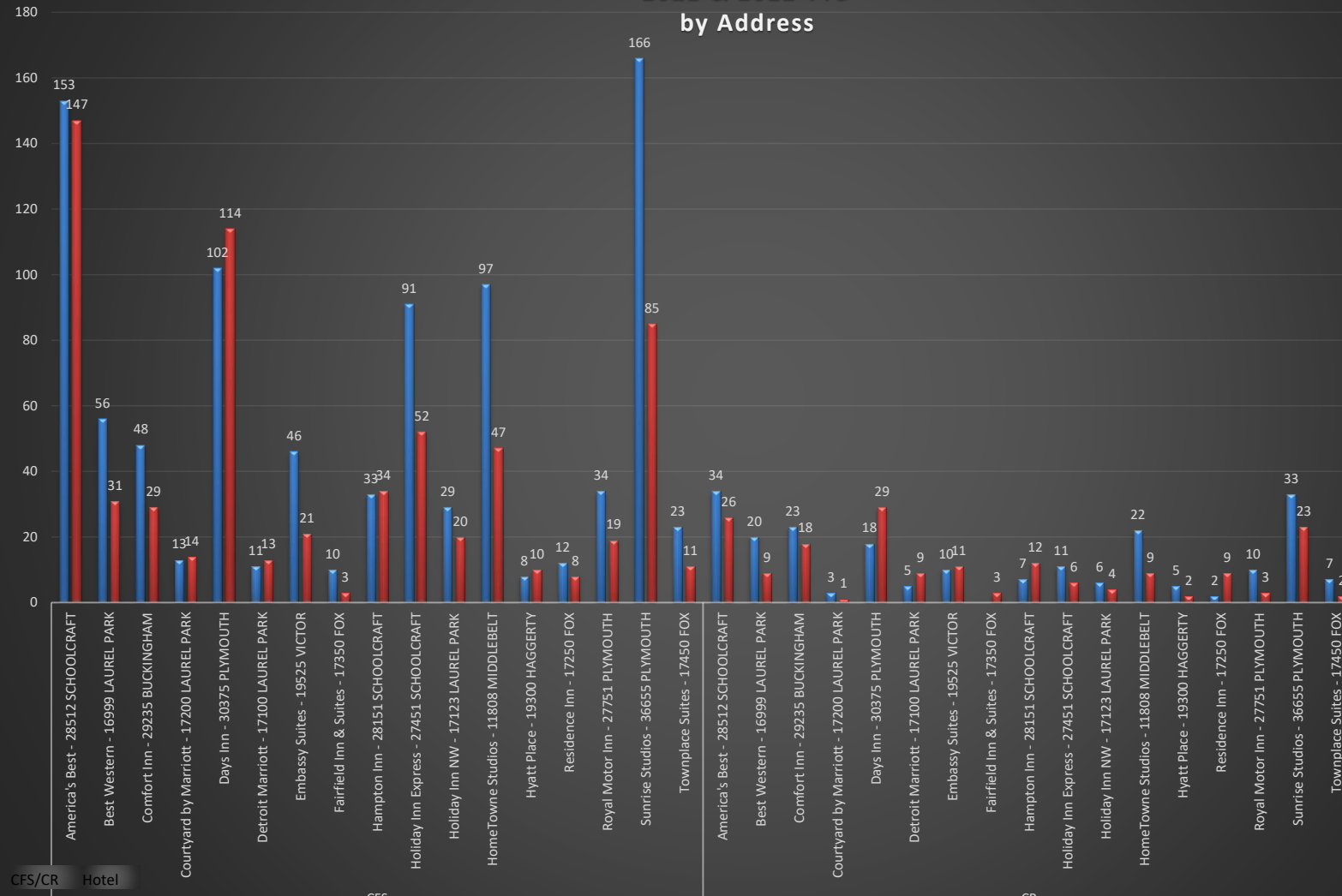
Count of Incident Number

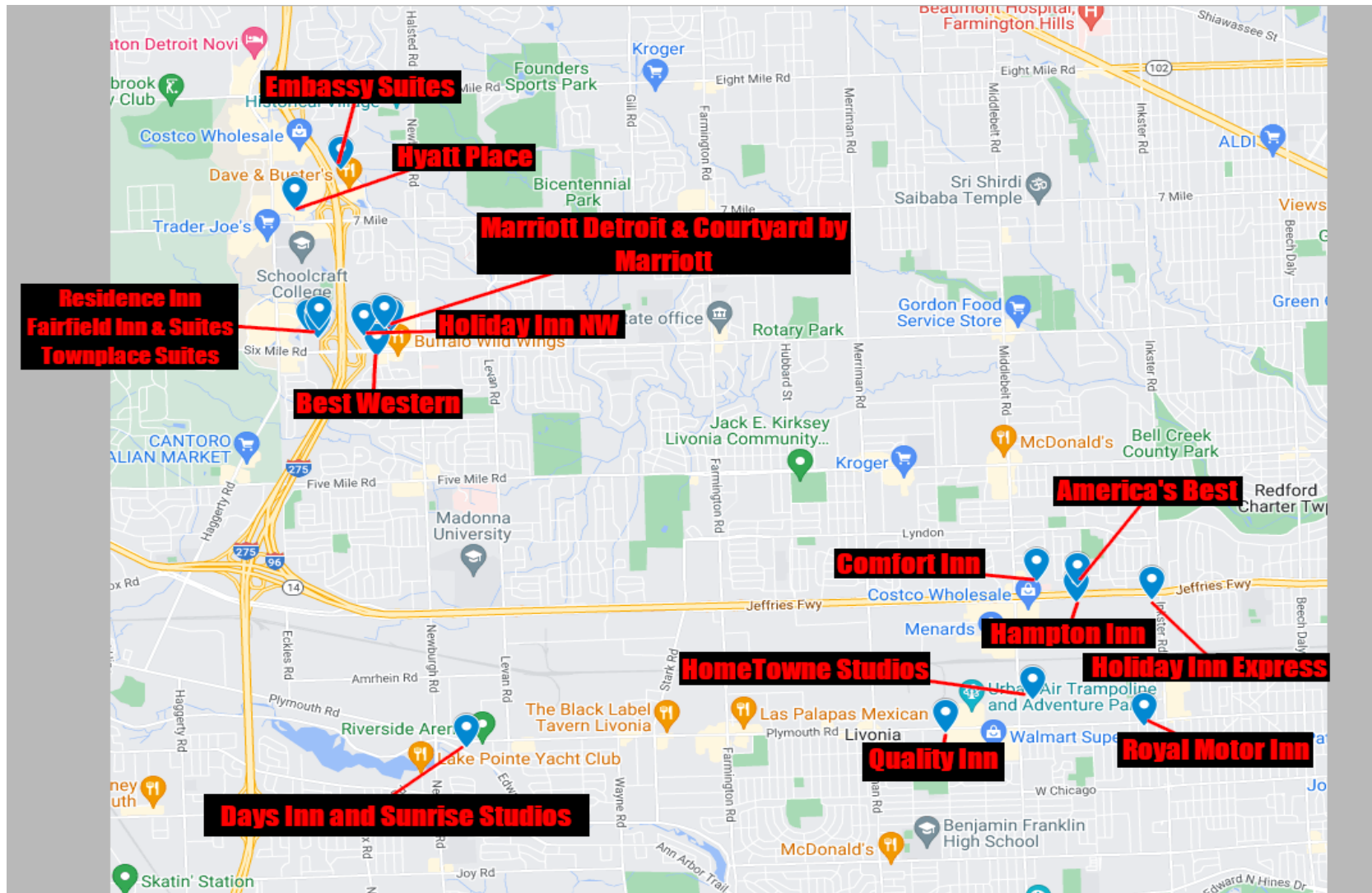
CFS (Calls For Service) & CR (Crime Reports) 2021 & 2022 YTD by Address

Report Year

2021

2022





Arrests - 2021 & YTD 2022

Count of People ID		Column Labels		
Row Labels	F	M	Grand Total	
2021	23	77	100	
America's Best - 28512 SCHOOLCRAFT	5	15	20	
Best Western - 16999 LAUREL PARK	3	12	15	
Comfort Inn - 29235 BUCKINGHAM	2	7	9	
Days Inn - 30375 PLYMOUTH	1	5	6	
Detroit Marriott - 17100 LAUREL PARK		2	2	
Embassy Suites - 19525 VICTOR		2	2	
Hampton Inn - 28151 SCHOOLCRAFT		1	1	
Holiday Inn Express - 27451 SCHOOLCRAFT		6	6	
Holiday Inn NW - 17123 LAUREL PARK	1	1	2	
HomeTowne Studios - 11808 MIDDLEBELT	2	9	11	
Hyatt Place - 19300 HAGGERTY		1	1	
Residence Inn - 17250 FOX		2	2	
Royal Motor Inn - 27751 PLYMOUTH	3	3	6	
Sunrise Studios - 36655 PLYMOUTH	6	11	17	
2022	20	74	94	
America's Best - 28512 SCHOOLCRAFT	4	14	18	
Best Western - 16999 LAUREL PARK		2	2	
Comfort Inn - 29235 BUCKINGHAM	2	2	4	
Courtyard by Marriott - 17200 LAUREL PARK	1		1	
Days Inn - 30375 PLYMOUTH	5	16	21	
Detroit Marriott - 17100 LAUREL PARK		4	4	
Embassy Suites - 19525 VICTOR		2	2	
Hampton Inn - 28151 SCHOOLCRAFT		4	4	
Holiday Inn Express - 27451 SCHOOLCRAFT	2	3	5	
Holiday Inn NW - 17123 LAUREL PARK	1	2	3	
HomeTowne Studios - 11808 MIDDLEBELT	1	4	5	
Residence Inn - 17250 FOX		5	5	
Royal Motor Inn - 27751 PLYMOUTH		1	1	
Sunrise Studios - 36655 PLYMOUTH	4	14	18	
Townplace Suites - 17450 FOX		1	1	
Grand Total	43	151	194	

Count of People ID

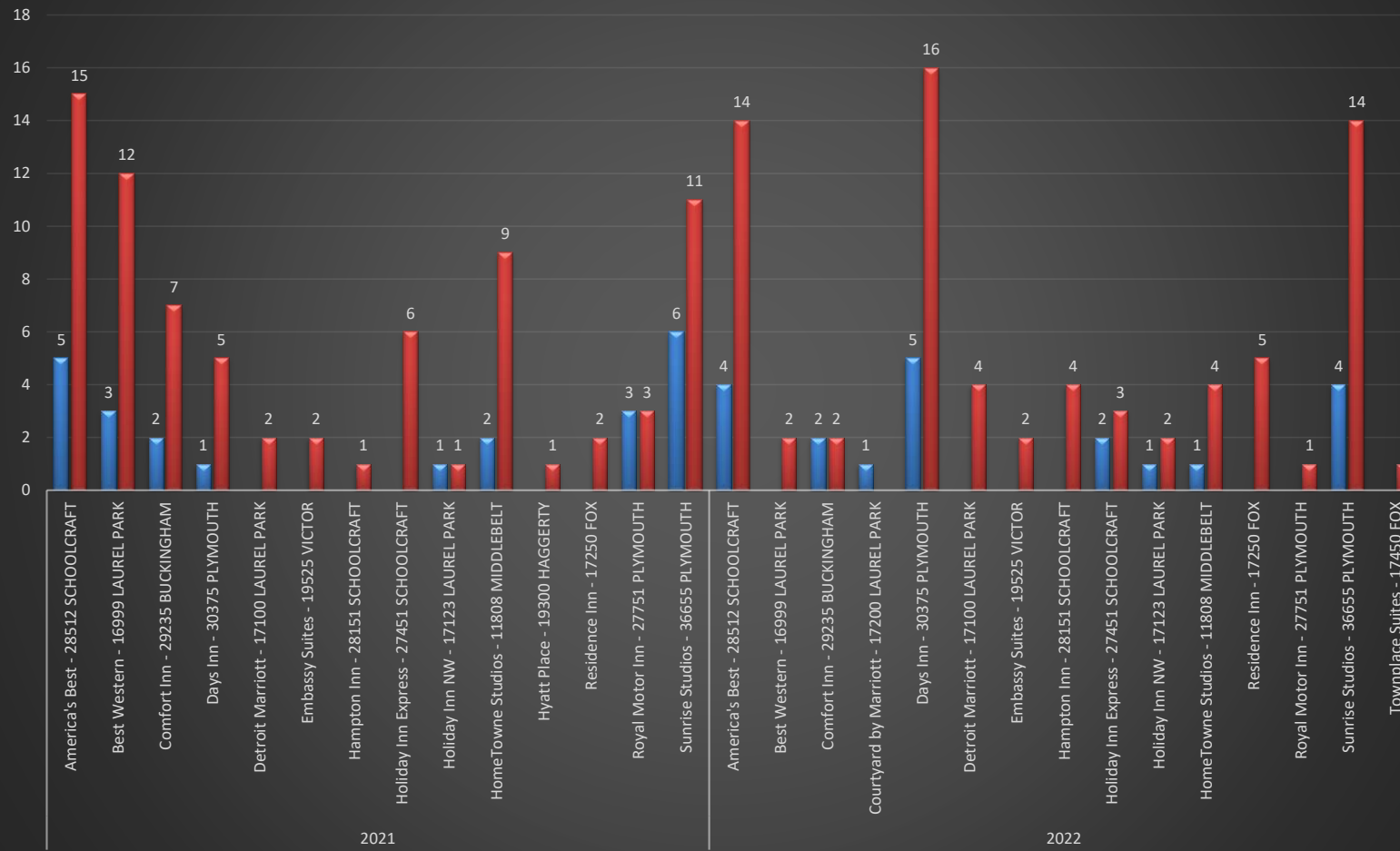
ARRESTS FOR 2021 & YTD

F=FELONY

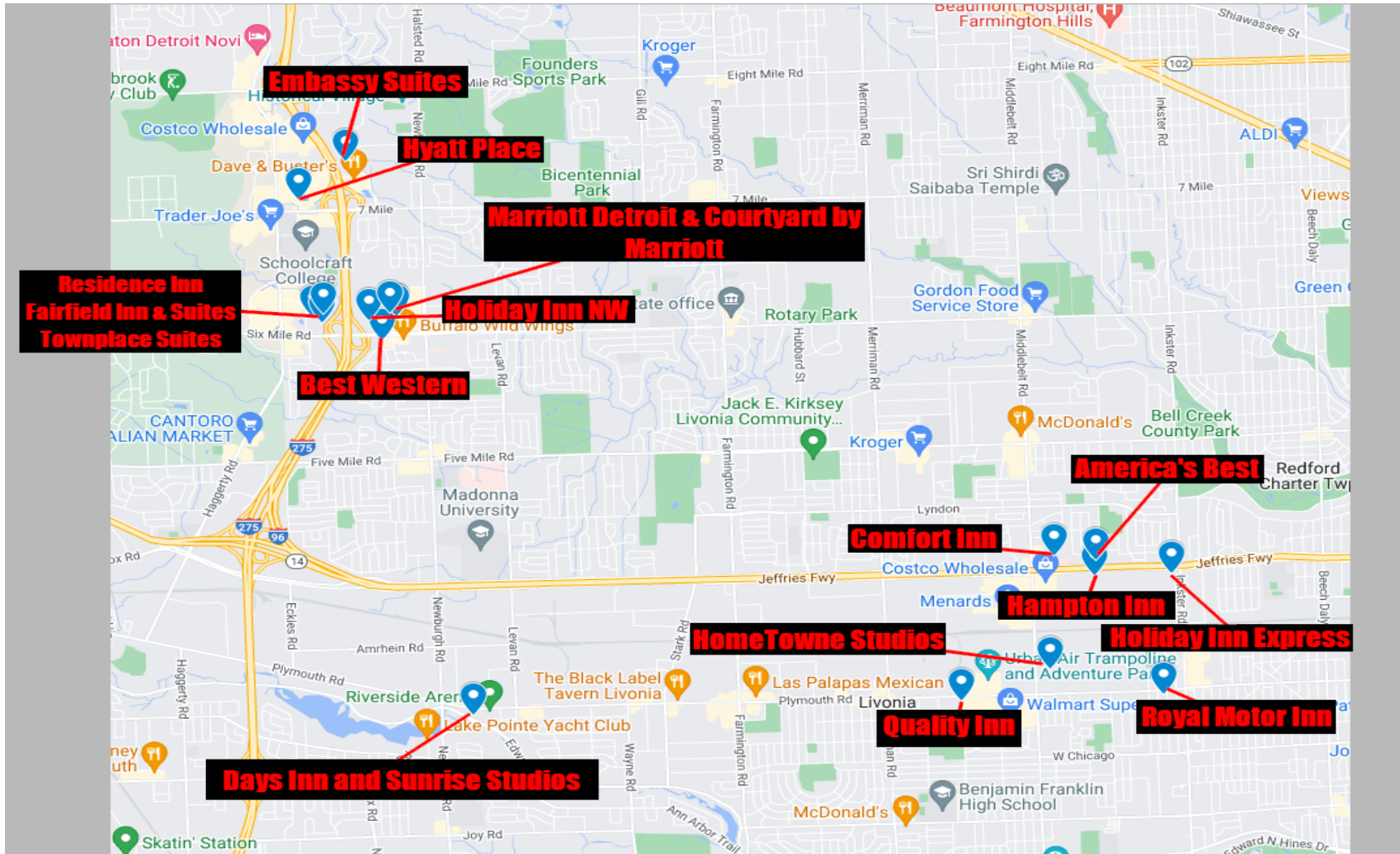
M=MISDEMEANOR

MISD/FEL

F M



Year Hotel



Regular Meeting Minutes of September 26, 2022

On a motion by Vice President Toy, seconded by Councilmember McCullough, and unanimously adopted, it was:

#289-22 On a motion made by Vice President Toy, seconded by Councilmember Brandon McCullough, at the Council Regular Meeting held September 26, 2022, the Council does hereby refer Petition 2022-05-01-01 submitted by Nofar Hotel Group 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), to the Committee of the Whole for its report and recommendation.

Michael Haverland, 29928 Orangelawn, spoke regarding his concerns for the proposed rezoning of property as submitted by Nofar Hotel Group. (Petition 2022-05-01-01)

Jeanne Sullivan, 29944 Orangelawn, spoke regarding her concerns for the proposed rezoning of property as submitted by Nofar Hotel Group. (Petition 2022-05-01-01)

<i>UNFINISHED BUSINESS AGENDA ITEM 7 (Regular Meeting of September 26, 2022)</i>

Motion:	Toy
Second:	McCullough
Ayes:	Toy, Bahr, Donovic, Morgan, McCullough, Jolly
Nays:	None
Absent:	McIntyre



LETTER TO THE LIVONIA CITY COUNCIL

7.

Law
September 1, 2022

MEETING DATE

R092622 - FIRST READ

PREPARED BY

Brenda Smyser, Program Supervisor

AGENDA ITEM

PROPOSED AMENDMENT TO THE LIVONIA VISION 21 ZONING ORDINANCE, AS AMENDED, Department of Law, re: Petition 2022-05-01-01 submitted by Nofar Hotel Group, 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 ij of Section 27, from C-3 (Highway Services) to C-4 (High Rise Commercial).
Public Hearing held on September 12, 2022

BACKGROUND

At your public hearing held on September 12, 2022, you responded to Petition 2022-05-01-01, submitted by Nofar Hotel Group., for a change of zoning of property located on the south side of Schoolcraft Road between Merriman Road and Hubbard Avenue (31501 Schoolcraft Road), in the Northeast ij of Section 27, from C-3 (Highway Services) to C-4 (High Rise Commercial).

Accordingly, herewith submitted for your consideration is the proposed ordinance amendment prepared by the Department of Law, together with the map prepared by the Planning Department.

RECOMMENDATION

September 19, 2022: The ordinance has been prepared for a First Reading.

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 ij 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

None

ATTACHMENTS

1. 2022-05-01-01_2nd
2. Proposed Ordinance - Pet. 2022-05-01-01 - Nofar Hotel Group
3. PH091222 - DIRECTION - REZONE
4. PH091222 Petition 2022-05-01-01 (Nofar) Minutes
5. LTC PH091222 Petition 2022-05-01-01
6. 2022-05-01-01_E-COUNCIL Pkt

APPROVED BY



Paul Bernier, City Attorney

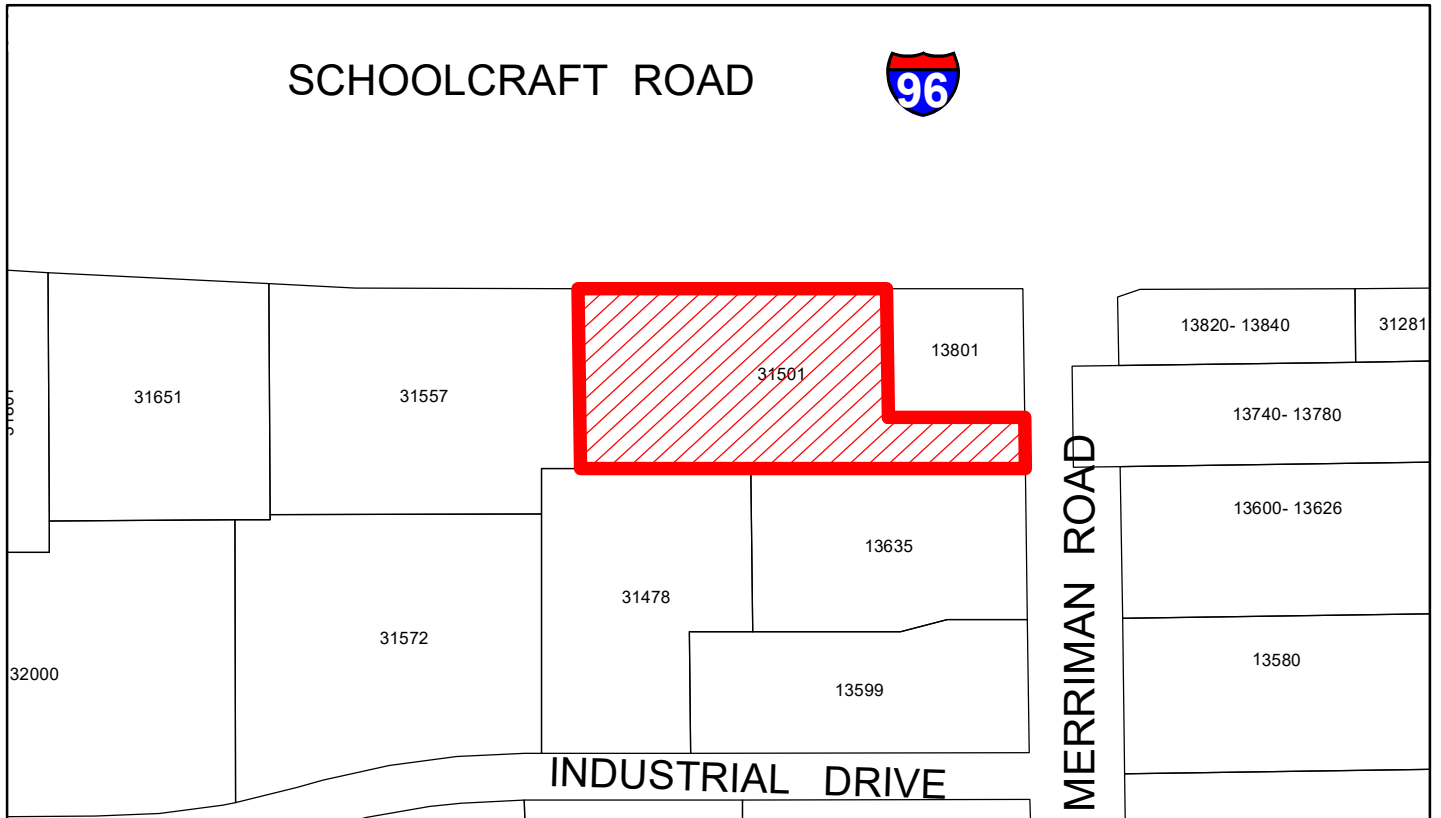
Date: September 19, 2022



Maureen Miller Brosnan, Mayor

Date: September 19, 2022

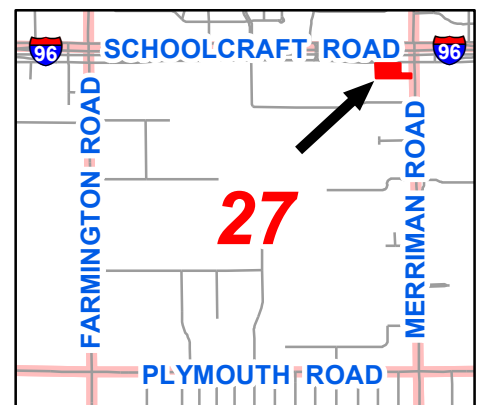
BOUNDARY OF DISTRICT AS AMENDED FROM C-3, HIGHWAY SERVICES TO C-4, HIGH RISE COMMERCIAL



PETITION NO. 2022-05-01-01
A PART OF THE N.E. 1/4 OF SECTION 27

AMENDMENT NO. TO
THE LIVONIA VISION 21 ZONING MAP
CITY OF LIVONIA, MICHIGAN
ORDINANCE NO.

Adopted by the City Council on



MAYOR
CLERK

AN ORDINANCE AMENDING SECTION 27 OF THE ZONING MAP OF THE CITY OF LIVONIA AND AMENDING ARTICLE III OF LIVONIA VISION 21 ZONING ORDINANCE, AS AMENDED, KNOWN AND CITED AS “THE CITY OF LIVONIA ZONING ORDINANCE” BY ADDING SECTION 3.____ THERETO.

THE CITY OF LIVONIA ORDAINS:

Section 1. Pursuant to the report of the City Planning Commission, dated July 25, 2022, setting forth its resolution 07-39-2022 recommending approval of Petition 2022-05-01-01, having been considered by the Council, and the Council having conducted a public hearing on September 12, 2022, on said petition, and having concurred in the recommendation of the City Planning Commission, the Council hereby adopts said Petition 2022-05-01-01 to amend the Zoning Ordinance and Zoning Map of the City of Livonia and all proceedings heretofore conducted on said petition are hereby approved.

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

Section 3.____. Petition 2022-05-01-01 submitted by Nofar Hotel Group is hereby approved, and the zoning classification of the premises hereinafter described is hereby changed from C-3 to C-4:

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

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 MERRMAN 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 88 DEGREES 07 MINUTES 30 SECONDS EAST 164.64 FEET PARALLEL WITH THE SAID EAST SECTION LINE AND CENTERLINE; THENCE SOUTH 89 DEGRES 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.

and the Northeast 1/4 of Section 27 of the Zoning Map is hereby amended to conform to the changes made in this section.

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

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

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

**PUBLIC HEARING
DIRECTION**

MONDAY, SEPTEMBER 12, 2022

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 13501 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).

DIRECTION: 1) APPROVING

APPEAL OF THE DENIAL OF THE PLANNING COMMISSION regarding Petition 2022-06-02-14 submitted by Stark Road Holdings, LLC, 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.

DIRECTION: 1) COMMITTEE OF THE WHOLE

**THESE ITEMS ARE TO BE PLACED ON THE AGENDA FOR THE
REGULAR MEETING OF SEPTEMBER 26, 2022**

**CITY OF LIVONIA
PUBLIC HEARING**

Minutes of Meeting Held on Monday, September 12, 2022

A Public Hearing of the Council of the City of Livonia was held at the Livonia City Hall Auditorium on **September 12, 2022**.

MEMBERS PRESENT: Jim Jolly, President
 Laura Toy, Vice President
 Scott Bahr
 Rob Donovic
 Kathleen McIntyre
 Scott Morgan

MEMBERS ABSENT: Brandon McCullough

OTHERS PRESENT: Paul Bernier, Assistant City Attorney
 Mark Taormina, Planning and Economic Development Director
 Sara Kasprovicz, Recording Secretary

The Public Hearing was called to order at 7:00 p.m. with President Jim Jolly presiding. This item is regarding Petition 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). This item will move to the Regular Meeting of **September 26, 2022**.

The Public Hearing is now open. There were 3 persons in the audience.

Jolly: Mr. Taormina, can you give us a brief introduction?

Taormina: Well, thank you. So, this is a rezoning petition involving former Mountain Jack's restaurant. This actually was built in the 1980s by Chuck Muir, it closed in the early 2000s, and was later converted to a cosmetology school that was called L'esprit. When that closed, the building has remained vacant for several years. The purpose of this rezoning petition would be to facilitate the future development of a four story Staybridge Suites Hotel. The zoning of this property is C-3, and while hotels are treated as a permitted use in the C-3 District, the major difference between the C -3 and C-4, which is what is being requested, is the building height. In the C-3 District, buildings are limited to 35 feet or two stories, and in the C-4 Zone, buildings are allowed to be up to four stories in height. This is, as you can see from the zoning map, in the aerial, is a flag-shaped property, has just under 400 feet of frontage on Schoolcraft Road about 66 feet of frontage on Merriman Road. That Merriman Road frontage, really, its purpose is to provide secondary access to the site. The proposal would completely demolish the existing building on the site,

which is about 7000 square feet, replace it with a new four-story hotel. As I said, this building would have a floorplan area of about 17,500 square feet. So altogether, the four stories combined would be about 70,000 square feet. It would accommodate 94 total keys and several other rooms. I won't go into the details on the hotel layout. Parking would comply with the zoning ordinance; access would effectively remain the same. Building materials, all those details, are something that we would get into as part of the site plan review process. Planning Commission is recommending approval of the rezoning. Thank you.

Jolly: Thank you, sir. For the petitioner. Is this your matter, sir? Yes, please come to the podium Introduce yourself. Good evening, sir, your name please?

Nofar: Good evening, Robert Nofar.

Jolly: Mr. Nofar, is there anything you'd like to add, at this time?

Nofar: No. Okay, if you don't mind standing there, anybody from the Council, do you have any questions or comments? Mr. Bahr.

Bahr: These types of requests, you know, typically require a lot of diligence to look into, but we did that a few years ago. This is essentially, as I understand it, a renewing of what we already approved a few years ago, just in light of the uniqueness of the last few years. They've essentially lost two to three years and they just like to rescind that, knowing that we studied exhaustively, then knowing that I ultimately decided to approve that and I'm willing now to offer an approval on this just recognizing what this is.

Jolly: Ok, anybody else? Ms. Toy.

Toy: Thank you, Mr. President. I thought I recognized this petition. Planning Commission, was it a unanimous vote, do we know offhand? If I may, also, Mark, if I made to Mark, Mr. President? Was any of, I remember the last time we talked about this, it had some zoning concerns, in regard to adult entertainment or something that went along with the property. Is that still occurring?

Taormina: So, to answer your first question, yes, it was a unanimous approval on the part of the Planning Commission. The issue of adult uses is one that is addressed under zoning as a C-3 District under the waiver approval process, certain adult businesses are allowed but again, subject to special land use or waiver use approval.

Toy: Do we, should I go to Petitioner for this, would you like, Mr. Taormina? Or should I ask you if any of that type of, however you want to label it, has been discussed with the petitioner at all or on Planning?

Taormina: Well, this would eliminate that possibility with a rezoning from C-3 to C-4. So, that would no longer be a concern.

Toy: So, C-4 wouldn't include that whatsoever?

Taormina: That's correct.

Toy: Great, sir. If I may, Mr. Nofar, may I ask you what your experience has been with this kind of establishment and where can we find one of these hotels, in that area?

Nofar: There is one at the Novi Providence Hospital. There is one right there. There is also one in Ann Arbor. There's also one, I believe, on the eastside. This would be one of the most, latest for typical design, it's a beautiful design. I think I introduced that design pre-COVID. And we're looking forward to hopefully moving forward.

Toy: Okay, and I guess my concern is, as I look down Schoolcraft Road, I see, you know, a lot of motels, hotels coming into the area. And I wonder how, as you said, this is unique, it's an attractive looking building. What's going to make you a little bit different, perhaps other than your name, if you will, or the color your brick? Perhaps what special kinds of venues do you have perhaps for your guests or is there anything unique about what you're trying to do? Because now we're getting into a residential area that is across the street, you're not right on top of it, but you can see it.

Nofar: Sure, I understand. So, the Staybridge is a unique brand, meaning it's an extended stay brand, its upper scale, extended stay brand, that it comes direct competition with like, Residence Inn, the same type, the same scale that offers guests, they need long term stays more like efficiency rooms, studio suites. It's not geared for the limited service, Holiday Inn Express, Hampton Inn, Fairfield, and those. It's more geared to corporate clientele as well, and there's not too many around in the area where there is a demand for it. So, that was it.

Toy: Thank you, I appreciate it.

Nofar: You're welcome.

Jolly: Mr. Donovic.

Donovic: Thank you, Mr. President. Thanks for being here this evening. I appreciate your time and thanks for trying to invest in our city. If I understand correctly, you also operate the Inkster and Schoolcraft location.

Nofar: We also own the Holiday Inn Express right there.

Donovic: I've looked at that, and over the years, it seems a very nice establishment, you guys keep it clean. I've heard no complaints from my end. So, in terms of experience as a brand, you guys have done a great job there. And I think there is a need for hotels in affluent communities. Just today I was talking to

somebody about it, they are big hockey fan, and they do a lot of travel hockey. And there's huge demand for communities like ours that are centrally located between the airport and downtown environments that are big into sports right now and people want to stay in hotels. So I think a nice modern hotel is something that's desirable. I think this meets that demand. My only concern was, looking at this and I this is just something I want to put out there, I only see one trash enclosure. I'm not sure, is that typical to only have one dumpster enclosure for a unit this large?

Jolly: That's not something...

Donovic: That's just something I wanted to talk about real quick. Thank you to my colleague. That's more detail-oriented, but in terms of the rezoning, I have no issue with it. There are other four-story hotels nearby. So, I think it's consistent with those as well. So, thank you, sir.

Jolly: Ms. McIntyre.

McIntyre: I am pleased with this. We did not discuss this, the last time you were before us, the rezoning, this is new, correct, Mark?

Taormina: That is correct.

McIntyre: And I understand that it increases the height, the allowable height, to four stories. And my colleague, Ms. Toy pointed out, there is residential within a quarter mile, half mile proximity, but this is not adjacent to any residential property. And I would, I would much prefer to have this as a C-4 and not a C-3. And the other thing that I'll point out is and with respect to the rezoning, the plans for what's going in in here, Nofars are well known, successful, well-respected managers and owners of a number of hotel properties not just in Michigan, but across the United States. And these are high end, named franchise brands. They have lobbies that people come and go through, so, you don't have, it's not a hotel set up, right, where you pull your car up, and you have access to the room. And the other thing is, the Nofars have a long history of working with our fire and police departments sharing videotape and being on top of security issues. They also have state of the art security systems in our hotels with monitoring of the parking lot and areas public areas within the hotels. So, did Mr. Bahr already offer?

Jolly: He did, an approving. Anything Mr. Morgan?

Morgan: No, I'm good.

Jolly: So at this time, we have an approving for the regular agenda, Sara, do you know when that's going to appear on the Regular?

McIntyre: 26th.

Jolly: Okay, so that will appear on the 26th, no, I don't think so. Is that going to be on the 26th?

Kasprowicz: This one is, yes, both of them.

Jolly: I thought I already approved the agenda for the 26th, and this was on there already?

Kasprowicz: Yes.

Jolly: So, this will appear on the agenda for September 26. Although there is an approving at this time, you still need to attend because anything potentially could happen at that time. I wouldn't suspect it would, but anything is possible. Okay. Thank you very much sir, have a nice night. At this time I should say this is a public hearing, there's nobody from the public who I think would like to address this? I don't think so, gentlemen. So public hearing is now officially closed with no public comments other than the petitioner.

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



LETTER TO THE LIVONIA CITY COUNCIL

1.

Planning
July 25, 2022

MEETING DATE

Public Hearing of
September 12, 2022

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



Mark Taormina, Planning and Economic Development Director

Date: July 29, 2022



Maureen Miller Brosnan, Mayor

Date: July 29, 2022

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:

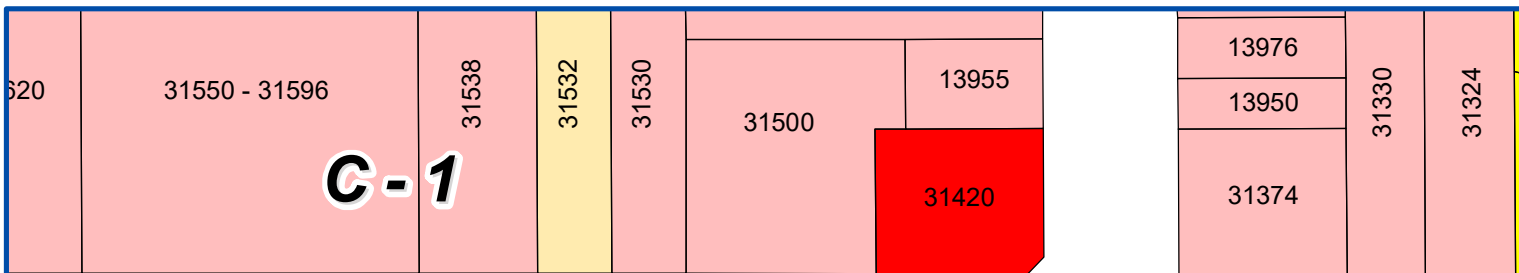
Date:

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

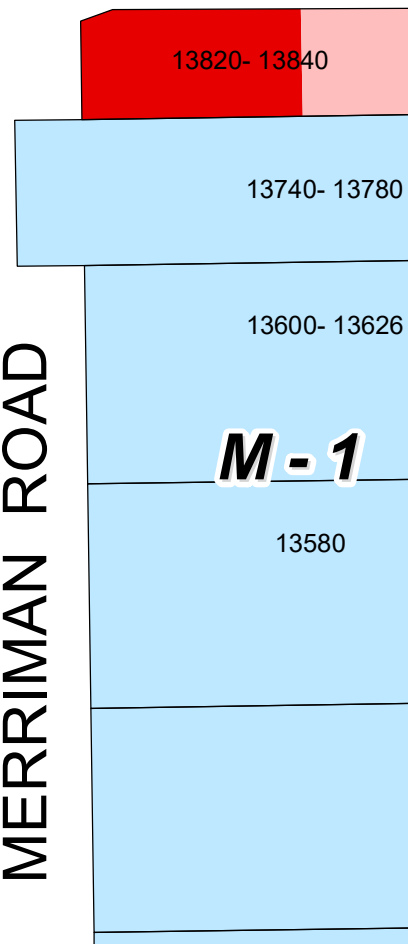
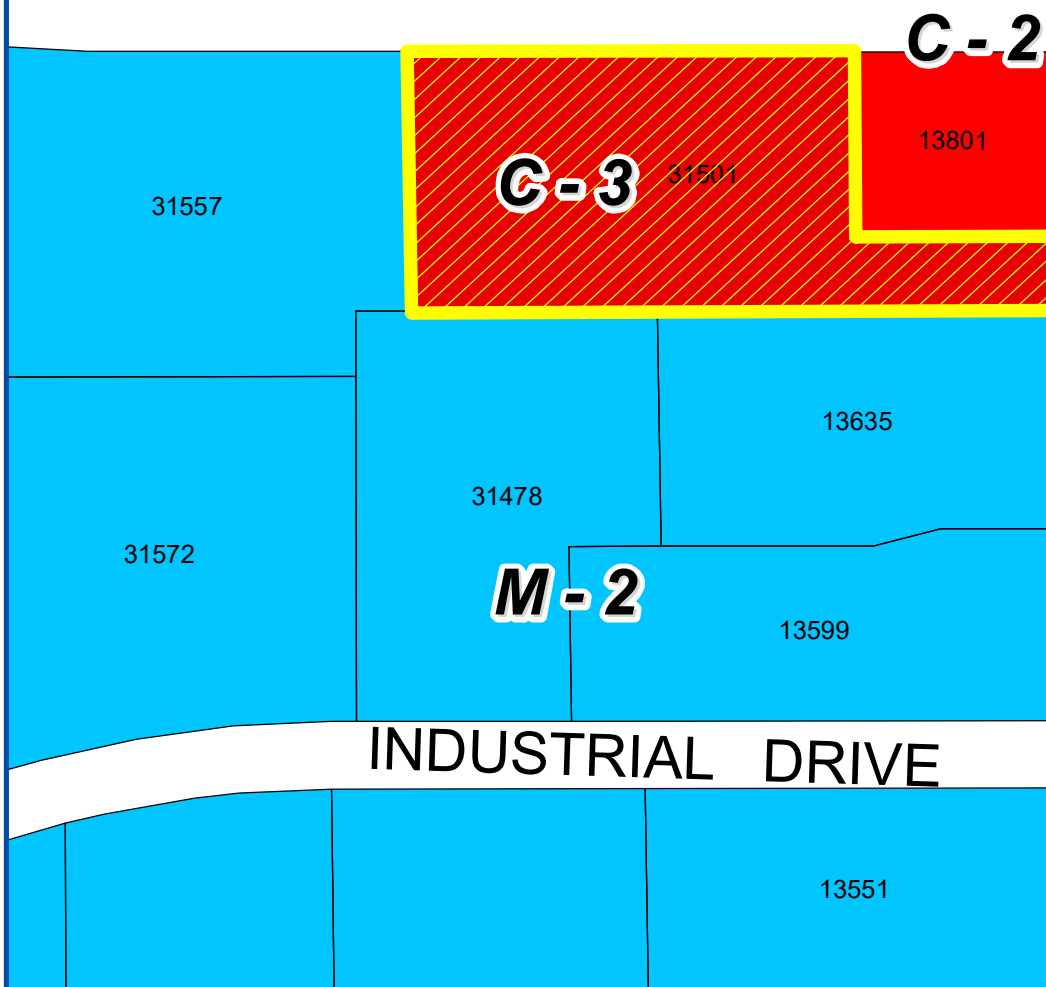
RECEIVED
OFFICE OF THE CITY CLERK

2022 MAY 26 AM 10:08

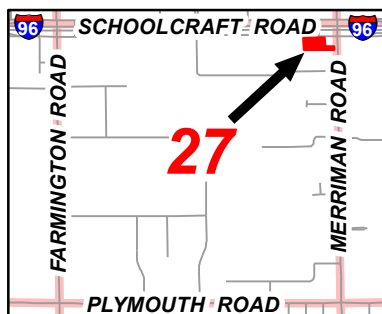
RECEIVED
MAY 31 2022
CITY OF LIVONIA
PLANNING COMMISSION



SCHOOLCRAFT ROAD



MERRIMAN ROAD



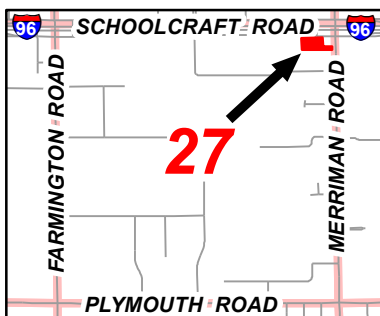
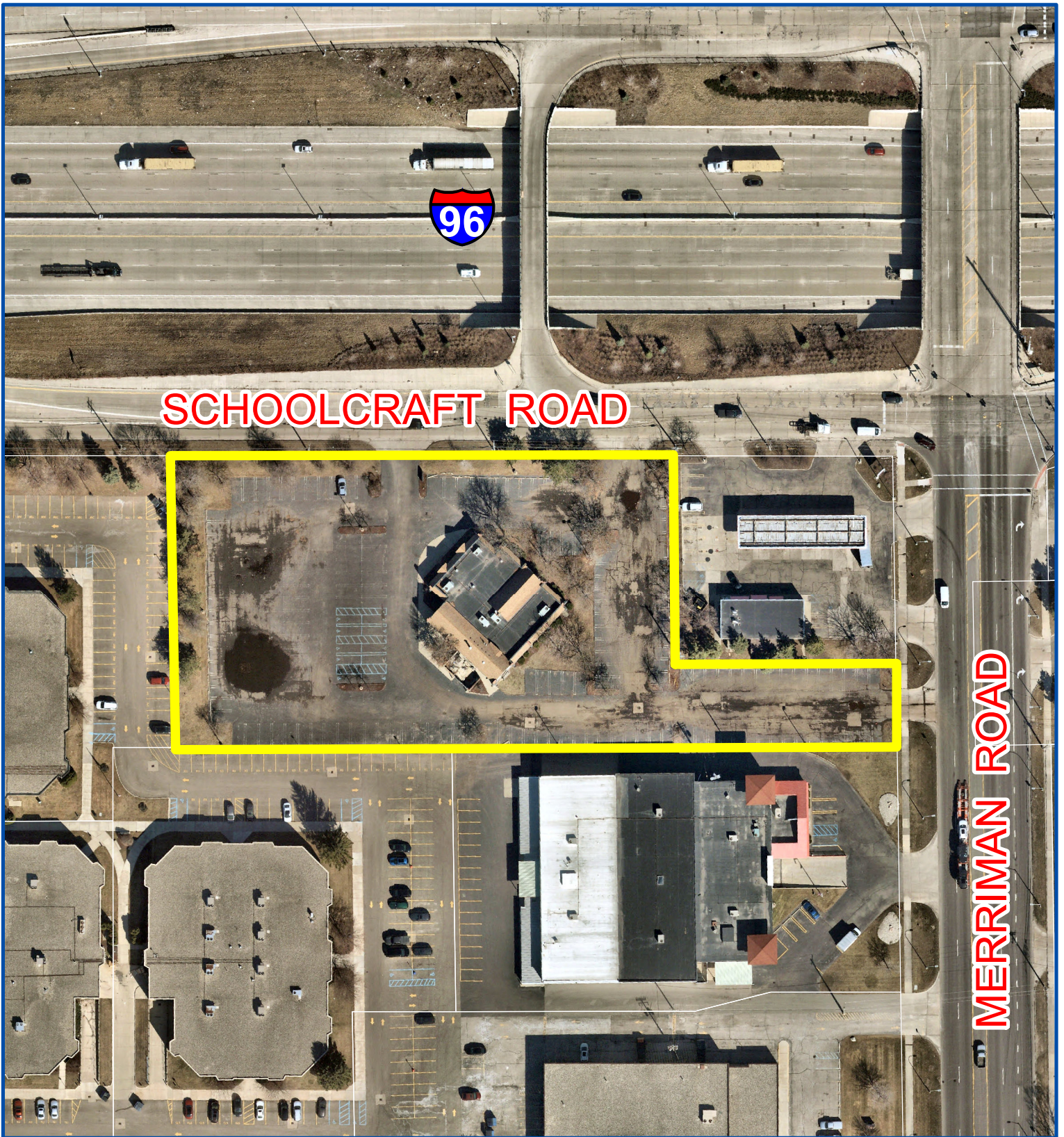
Address & Zoning Map

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:

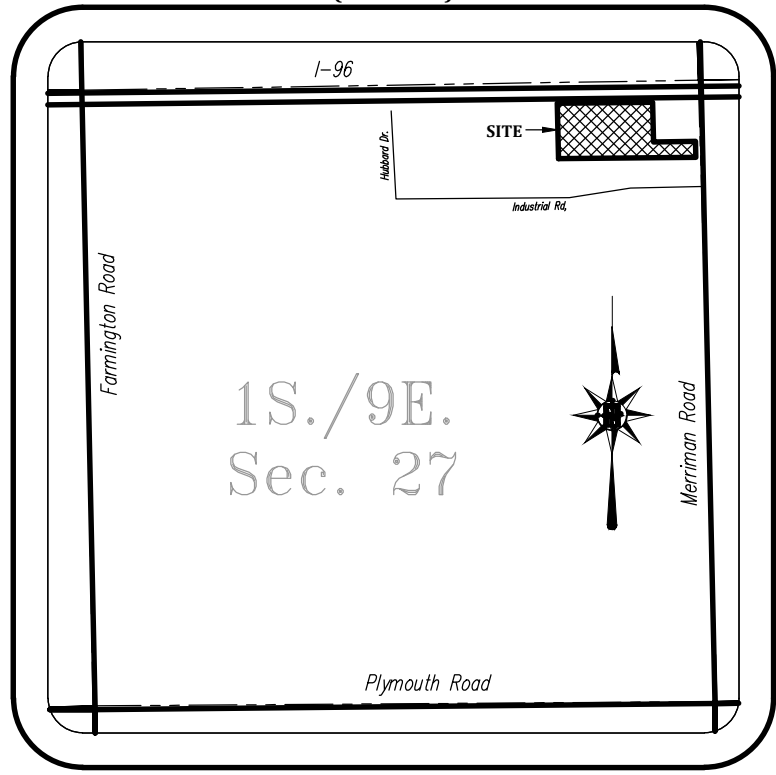
Approving Resolution: That the request to rezone the property at 31501 Schoolcraft Road from C-3 to C-4 is hereby approved, subject to City Council approval, for the following reasons:

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.

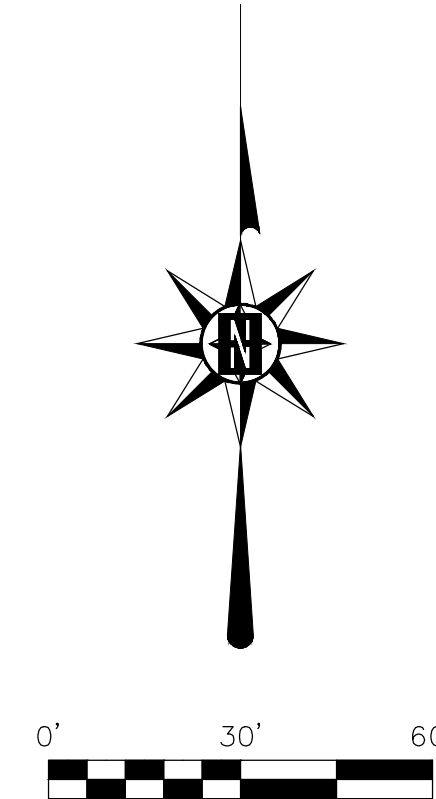
ELEVATION = 637.61 NAVD88

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

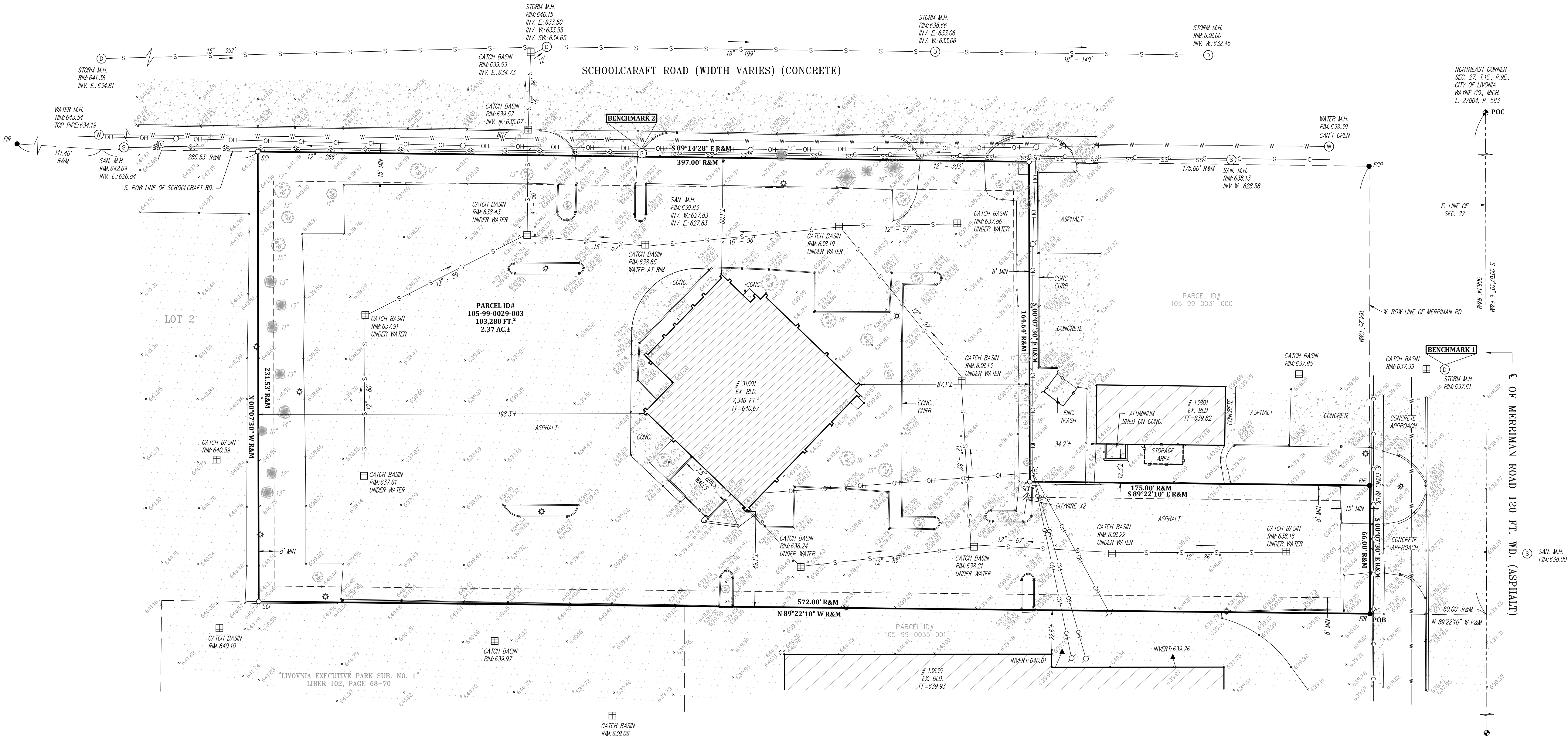
NOTE:

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



LEGEND

- FOUND MONUMENTATION
- SET MONUMENTATION
- SECTION CORNER
- RECORD MEAS.
- FIELD MEAS.
- PRORATED 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. PEDESTAL
- 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.: T.1S./R.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

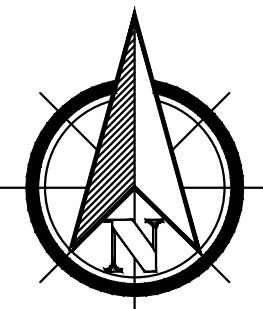
PAGE: # 1 OF 1

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.

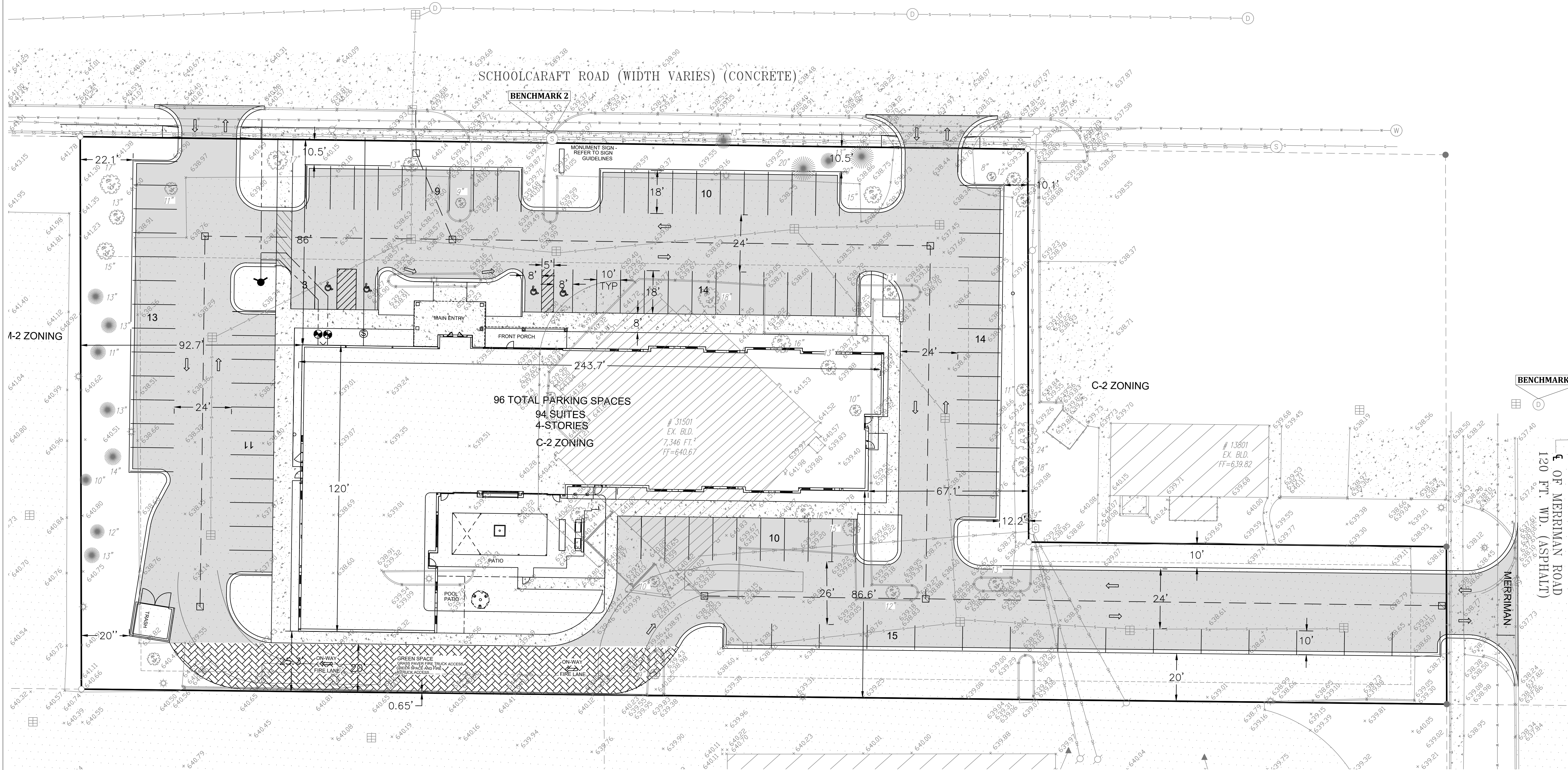
Michael J. Nowry Professional Surveyor # 52472

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.



SCALE 1"=20'



Consulting Civil Engineers
"Engineering A Better Michigan"

Powell Engineering & Associates, LLC
4700 Cornerstone Drive, White Lake, Michigan 48383
P: 248.714.9895 info@powellengineeringllc.com

NOTE: AS AN AID TO THE CONTRACTOR, VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION ON THE PLANS AND PROFILES IS TAKEN FROM FIELD TYPING AND AVAILABLE RECORDS. BUT THE OWNER AND ENGINEER DOES NOT GUARANTEE THE LOCATION, DEPTH, OR TYPE OF ANY UTILITIES OR STRUCTURES. IF THE CONTRACTOR DOES ENCOUNTER A PREVIOUSLY UNIDENTIFIED UTILITY AND/OR STRUCTURE, OR DETERMINES THAT ONE OF THE UTILITIES/STRUCTURES LOCATED THEREIN IS NOT CORRECTLY LOCATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR DIRECTION ON HOW TO PROCEED. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES, NOTWITHSTANDING THE START OF ANY CONSTRUCTION.

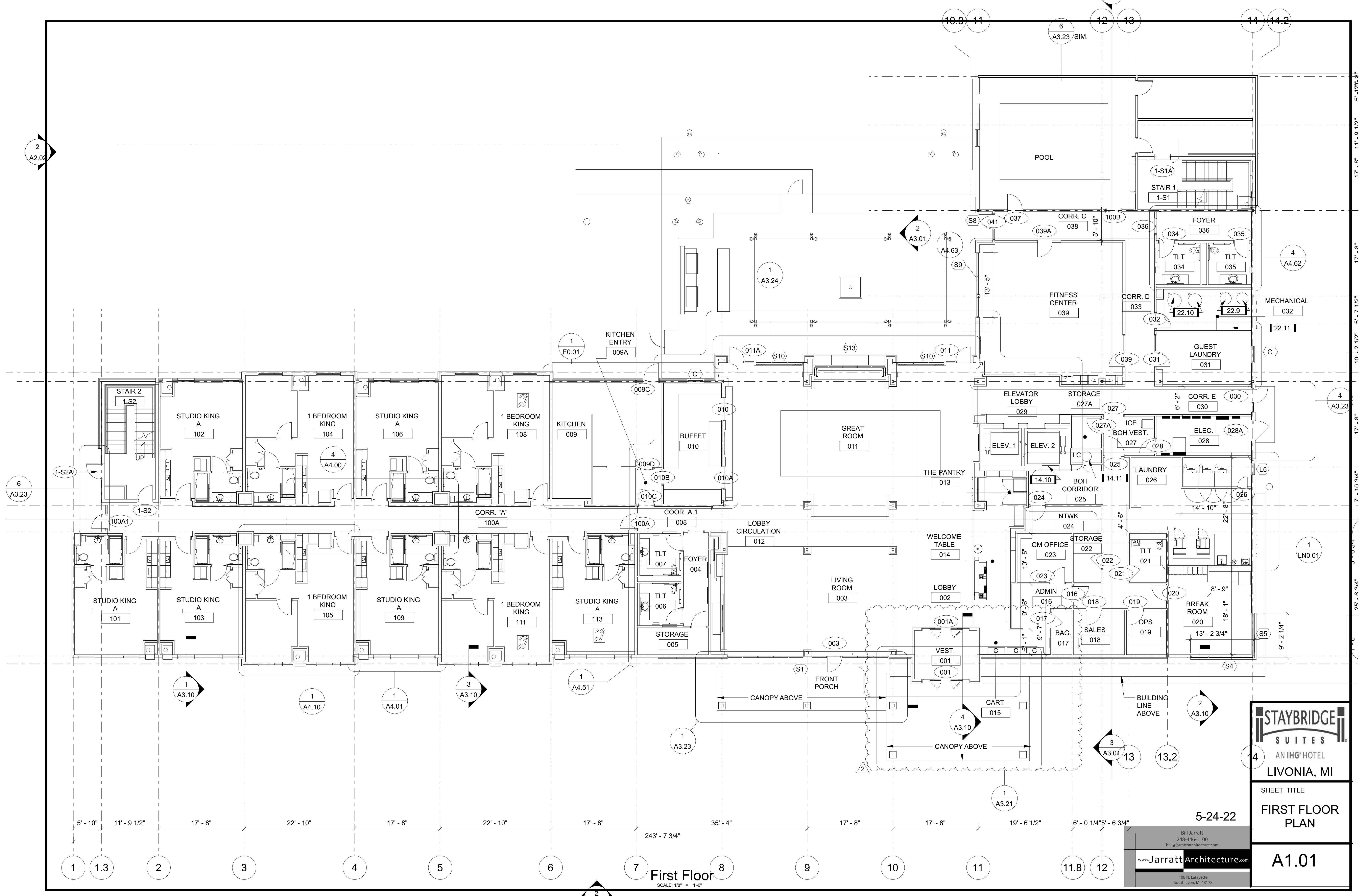
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171

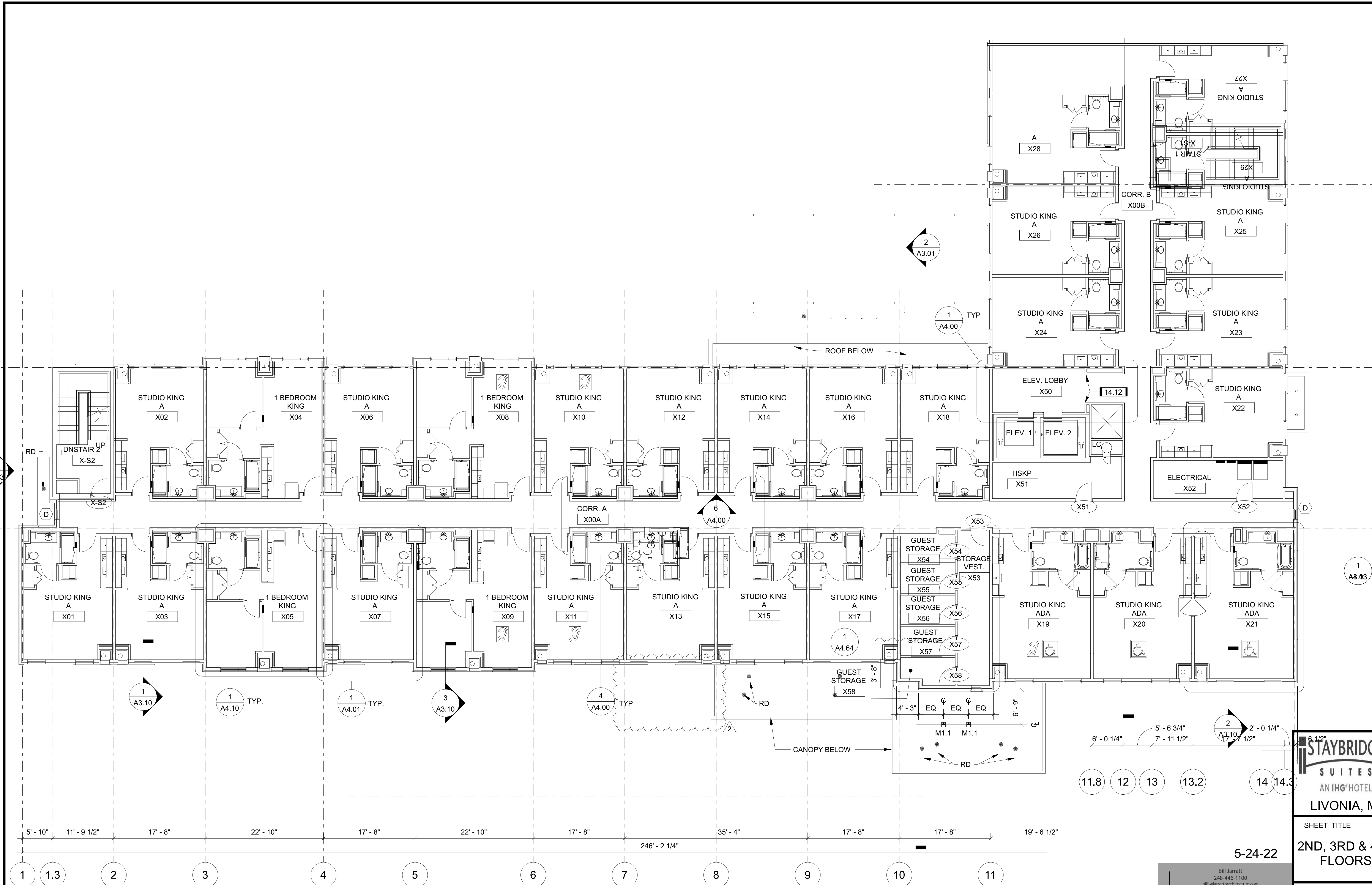
**STAYBRIDGE OF LIVONIA
DIMENSIONAL PLAN**

STAYBRIDGE OF LIVONIA
31501 SCHOOLCRAFT, LIVONIA, MI

ISSUE DATES	
REZONING PLAN	7-25-22

DRAWN	BBB
DESIGNED	BBB
APPROVED	MCP
P.E. JOB No.	22-411
SCALE	AS SHOWN







LEGEND - EXTERIOR MATERIALS

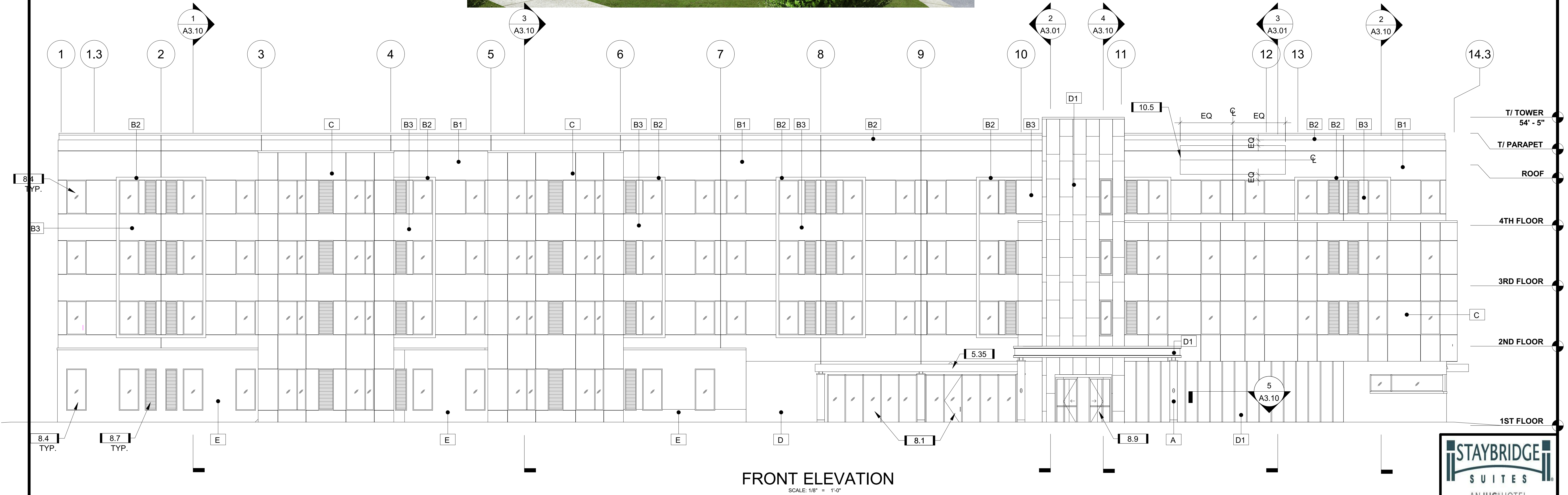
- A PREMIUM PANELIZED MATERIAL (SIMILAR TO PORCELAIN TILE)
- B1 COLOR 1 - MONOLITHIC APPEARING MATERIAL (SIMILAR TO EIFS OR STUCCO)
- B2 COLOR 2 - MONOLITHIC APPEARING MATERIAL (SIMILAR TO EIFS OR STUCCO)
- B3 COLOR 3 - MONOLITHIC APPEARING MATERIAL (SIMILAR TO EIFS OR STUCCO)
- C PANELIZED MATERIAL 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,

A handwritten signature in cursive script that reads "Lynda L. Scheel".

Lynda L. Scheel
Treasurer, City of Livonia

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 #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.

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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.

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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?

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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.