

OFFICE OF THE COUNCIL

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JIM JOLLY, President
LAURA M. TOY, Vice President
SCOTT BAHR
ROB GJONAJ DONOVIC
BRANDON McCULLOUGH
KATHLEEN E. McINTYRE
SCOTT MORGAN



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

OFFICE OF THE COUNCIL

**ELECTRONIC AGENDA PACKET FOR
THE REGULAR MEETING OF
MONDAY, JANUARY 30, 2023**

7:00 P.M.

**The electronic meeting packet 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.

1961st Regular Meeting Agenda of the Council of the City of Livonia
Monday, January 30, 2023

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

CALL TO ORDER

INVOCATION/PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION OF MINUTES - Regular Meeting Minutes of January 18, 2023

AUDIENCE COMMUNICATION

REPORTS FROM THE MAYOR AND OTHER CITY OFFICIALS

- a. [Communication from the Office of the Mayor, dated January 18, 2023, re: forwarding the Annual Report for the Fiscal Year 2021-2022, reflecting the finances and administrative activities in the City.](#)

CONSENT AGENDA

1. [REQUEST FOR AUTHORIZATION TO INCREASE RATES: Livonia Public Library, re: for the meeting room rates at the Bennett Civic Center Library.](#)
2. [REQUEST FOR COUNCIL TO SET A DATE FOR THE PURPOSE OF ADOPTING A RESOLUTION PLACING SPECIAL ASSESSMENTS UPON REFERENCED PROPERTIES WHOSE OWNERS HAVE NOT PAID CHARGES CONNECTED WITH THE 2022 SIDEWALK PROGRAM, Contract 22-G, SINGLE LOT ASSESSMENTS: Engineering Division, re: same. \(CR 118-22\).](#)
3. [REQUEST TO APPROVE PROPOSED 2023 SIDEWALK REPAIR PROGRAM: Engineering Division, re: to include approximately 422 scattered locations throughout the City, as well as 128 locations in Sections 1 through 6 that were identified by Spalding DeDecker as having 2" or greater vertical separations. \(CR 784-82\).](#)

UNFINISHED BUSINESS – MEETINGS OF THE COMMITTEES

4. [COMMITTEE OF THE WHOLE MEETING OF JANUARY 11, 2023](#)
 - a. [WAIVER PETITION: Planning Commission, re: Petition 2022-10-02-20 submitted by The Mannik & Smith Group, Inc. requesting to redevelop the site, including demolishing the existing commercial building and constructing a new automated auto wash facility \(Clean Express\), at 20330 & 20340 Farmington Road, located on the east side of Farmington Road between Norfolk Avenue and Eight Mile Road in the Northwest ¼ of Section 3.](#)

5. COMMITTEE OF THE WHOLE MEETING OF JANUARY 25, 2023

- a. 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).

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 ¼ of Section 27, from C-3 (Highway Services) to C-4 (High Rise Commercial).

UNFINISHED BUSINESS

NEW BUSINESS

6. REQUEST TO AMEND THE ENGINEERING CONTRACT THROUGH QUALIFICATION BASED SELECTION (QBS) PROCESS WITH HUBBELL, ROTH & CLARK, INC. (HRC) FOR ENGINEERING SERVICES FOR THE MEDC GRANT - GREENMEAD REGIONAL DETENTION POND, PHASE 1 WHISPERING WILLOWS INLINE CHANNEL STORAGE IMPROVEMENTS: Engineering Division, re: same (CR 95-22 and 156-22).
7. REQUEST TO REFER THE SUBJECT MATTER OF TRANSPORTATION TO THE SENIOR CITIZENS, FAMILIES AND ENVIRONMENT COMMITTEE: Councilmember Kathleen McIntyre, re: to discuss transportation issues for seniors, families, and other community residents.

AUDIENCE COMMUNICATION

SUSAN M. NASH, CITY CLERK

NOTICE(S)

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

a.



LETTER TO THE LIVONIA CITY COUNCIL

Mayor's Office
January 18, 2023

MEETING DATE

R013023

PREPARED BY

Janice Centers, Executive Assistant to the Mayor - Program Supervisor,

AGENDA ITEM

a. Communication from the Office of the Mayor, dated January 18, 2023, re: forwarding the Annual Report for the Fiscal Year 2021-2022, reflecting the finances and administrative activities in the City.

BACKGROUND

The Administration presents the Annual Report for the 2022 Fiscal Year, entitled "Our Impact."

Once again, we are showcasing our Annual Report in a more accessible, data-rich format. We hope it will provide an informative, easy-to-read look at the important ways our City employees, elected officials and volunteers have made an impact in moving the community forward.

The report highlights several important strides, most notably, meeting the goal of bringing our Police Department up to full staffing in the 2022 fiscal year! It also points out the significant infrastructure investments in the Livonia Public Library system, roads and streets investments across the community, and the significant advisory and hands-on service provided by our many boards and commissions.

We hope you will share this Annual Report with the same pride with which we present it.

Here is the link: <https://www.calameo.com/read/0065592459932aeaaf165>

RECOMMENDATION

Receive and file.

FISCAL CONSIDERATION

n/a

ATTACHMENTS

1. Annual Report 2021-2022 1-18-23

APPROVED BY



Michael Slater, Finance Director

Date: January 19, 2023



Maureen Miller Brosnan, Mayor

Date: January 19, 2023

CITY OF LIVONIA

ANNUAL REPORT **2022**



OUR IMPACT

A MESSAGE FROM THE MAYOR

Thank you for taking some time to review *Our Impact: City of Livonia 2022 Annual Report*. Each page in this year's report highlights ways City employees impacted the lives of our residents, the strength of our neighborhoods and the success of our business community.

Over 600 City employees have worked diligently to build on the quality and scale of City services offered to our community. This report is a celebration of their collective achievements.

While there are striking statistics across nearly every page of this report, I want to bring particular attention to several notable achievements.

- In 2022, we completed the process of addressing our public safety personnel shortage. Both the Livonia Police Department and Livonia Fire & Rescue are fully-staffed, with the Police Department filling more than 19 positions in 2022. Our fundamental role as a municipal government is to keep our residents safe, and our commitment to staffing these departments shows we are making an impact and meeting that responsibility. While other public safety departments face serious staffing challenges, the Livonia Police and Fire Departments have established themselves as the premier public safety agencies in our area.

- We are making impactful, record-setting investments in the Livonia Public Library system. These infrastructure projects have and will put \$3.3 million into the Bennett Civic Center and Sandburg libraries, including new HVAC systems, roof repairs and replacements, and interior improvements. We are committed to our library system's future, and our patrons have already started seeing the benefits.

- We delivered on our goal of advocating for our fair share of funding for roads projects, with 17 lane miles of construction on Middle Belt, Merriman, Farmington and Schoolcraft in 2022 through the support of our Wayne County partners. Our Department of Public Works also completed another successful season of neighborhood road projects, supported by the community's overwhelming renewal of our Livonia streets millage this past year.

These are just a few of the highlights. I am sure you will feel a similar sense of pride as I do when you review *Our Impact: 2022 City of Livonia Annual Report*.

Maurice Miller (Brooman)



City residents renewed the streets millage in August. The millage remains at the existing rate that voters approved in 2012.

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The Mayor alongside other City officials are responsible for nearly 200 appointments across the City's 28 boards and commissions. The longest-tenured commission member has been serving for over 43 years! Others, like the 14 members appointed in the last year, are just getting started in their service to the City of Livonia.

Visit GetInvolvedLivonia.com to apply to be a member on a City board or commission, join the Livonia Service Corps or get connected with other volunteering opportunities in the City of Livonia.



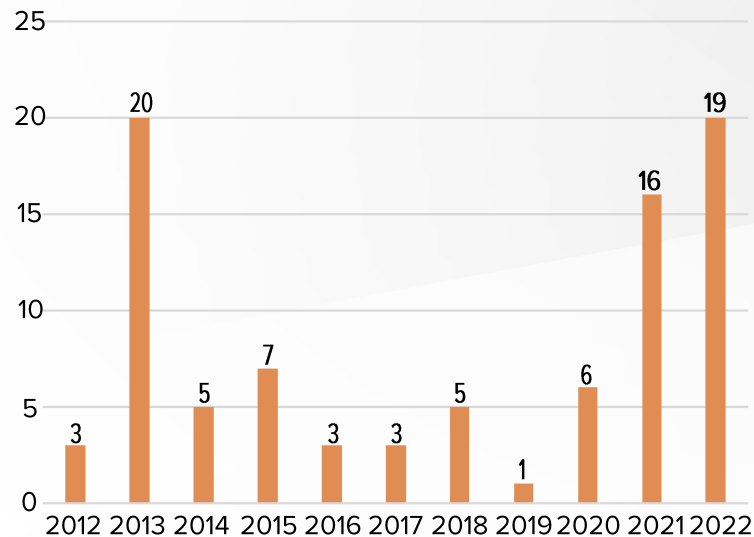
BY THE NUMBERS

Boards and Commissions	28
Boards and Commissions members	165
Total Service Hours	1,947
Average total service hours per person	11.8
New appointments	14
Reappointments	31
Cumulative years of service	1,467
Average years of service per person	9

TOGETHER WE SERVE

Arts Commission
 Board of Ethics
 Board of Review
 Board of Trustees -
 Employees Retirement System
 Brownfield Redevelopment Authority
 Building Code Board of Appeals
 Citizens Road Advisory Committee
 Civil Service Commission
 Commission on Aging
 Dangerous Building Hearing Officer
 Economic Development Corporation
 Election Commission
 Greenleaf Commission
 Historic Preservation Commission
 Historical Commission
 Housing Commission
 Human Relations Commission
 Library Commission
 Local Officers Compensation
 Commission
 Municipal Building Authority
 Parks & Recreation Commission
 Planning Commission
 Plymouth Road Development Authority
 Traffic Commission
 Tree City Committee
 Water & Sewer Board
 Youth Commission
 Zoning Board of Appeals

NEW POLICE OFFICERS



In 2022, the Livonia Police Department grew on its hiring success in 2021. For the first time in years, the Department is fully staffed, while other law enforcement agencies in our region struggle with hiring. Together with a fully-staffed Livonia Fire & Rescue, our City's public safety teams stand ready to support Livonia residents in need and maintain a safe and healthy community for us all.

OUR IMPACT

**WE MET OUR
#1 GOAL
OF HAVING A FULLY
STAFFED POLICE
DEPARTMENT!**



NOW Hiring!

Lateral Transfer Program

Accelerate Your Career and Compensation with the Livonia Police Department's Lateral Transfer Program!

The Livonia Police Department is accepting Police Officers with two or more years of experience to participate in a lateral transfer program. Police Officers will earn the salary equivalent to their full-time status up to five years of service.

Career Benefits

- Career opportunities including: Detective Bureau, Crime Scene Unit, Traffic Bureau, Narcotics & Surveillance, SWAT, K9, Mobile Field Force, Task Force assignments.
- Off campus continuing education / training opportunities
- Fully paid education (up to a Master's degree)
- Opportunity for promotion (27 Sergeants, 7 Lieutenants)
- 12 Hours Shifts
- Defined Benefit Retirement System
- State of the art equipment and range training facilities
- Overtime opportunities

SALARY

2 Years of Service = \$65,582.40
3 Years of Service = \$70,782.40
4 Years of Service = \$75,899.20

Salary progresses up to \$79,643.20 for a Senior Police Officer. We offer a competitive benefits package that includes: pension, medical insurance, prescription and dental/vision coverage. Upon completion of 5 years of service with the City of Livonia, officers will receive a

\$6,000 Bonus.

HOW TO APPLY!

To apply please visit:
<https://www.livoniapd.com/careers/> Click the prompt which reads "apply now." Complete the application in full and the Livonia Civil Service Department will notify each applicant of a testing date.

If you have any questions feel free to email us at recruitment@livoniapd.com.

**Be the Best,
Join the Best!**

**LIVONIA
POLICE**

**ACCREDITED
AGENCY**

In the last two years, we hired 24 new police service aides, building a strong pipeline to address future police officer staffing needs.

The **Assessment Department** is responsible for the valuation of all residential, commercial, industrial and personal property in the City of Livonia. The department provides assessed and taxable property values, lot information and property tax exemptions. The Assessment Department reviews all property types each year to create uniform and equitable property valuations by verifying accurate measurements and properly recording property characteristics.



201 EXEMPTIONS WERE GRANTED TO LIVONIA VETERANS

LIVONIA HAS THE LOWEST CITY TAX RATE IN WAYNE COUNTY: 13.1780 MILLS

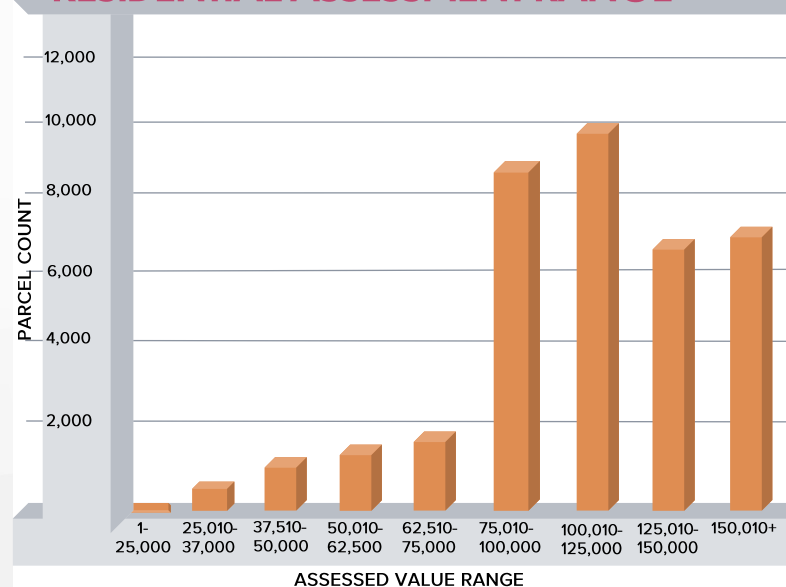
AD VALOREM VALUE TOTALS

REAL ESTATE/ PROPERTY	STATE EQUALIZED VALUE 2021	% CHANGE FROM 2020	TAXABLE VALUE 2021	% CHANGE FROM 2020
RESIDENTIAL	4,398,482,880	5.36% ↑	3,330,779,539	5.32% ↑
COMMERCIAL	981,138,430	4.64% ↑	825,892,117	5.55% ↑
INDUSTRIAL	297,651,800	6.19% ↑	268,958,917	6.10% ↑
PERSONAL	300,600,100	-.11%	300,600,100	-.11%
TOTALS	5,977,873,210	4.99% ↑	4,753,250,673	5.14% ↑

LIVONIA'S LARGEST TAXPAYERS

COMPANIES	TOTAL TAXABLE VALUE	TAXES AT 2020 MILLAGE RATES
CONSUMERS ENERGY	45,141,709	\$ 2,638,132
ASHLEY CAPITAL	44,426,691	\$ 2,609,379
DTE ELECTRIC	43,219,184	\$ 2,541,313
SCHOSTAK BROTHERS	32,874,301	\$ 1,948,350
FORD MOTOR CO.	27,461,347	\$ 1,535,760
AMAZON	39,714,800	\$ 1,389,297
ARC - VICTOR PARKWAY OFFICE	14,769,581	\$ 870,921
DEMBS-ROTH INDUSTRIAL DEV	13,789,452	\$ 822,977
MILLENIUM LIVONIA LLC	13,854,453	\$ 816,958
T-MOBILE/SPRINT	16,062,200	\$ 781,487
TOTAL	291,313,718	\$ 15,954,574

RESIDENTIAL ASSESSMENT RANGE



CITY OF LIVONIA BUSINESS LICENSES (26 TYPES OF LICENSES ISSUED)

TYPE	NUMBER OF LICENSES ISSUED
Mechanical amusement devices	13
Pool/billiard room	5
Bowling alley	2
Dancehall or dance school	2
Employment agency	7
Gas service station	14
Handbill distributor	5
Hotel	14
Dry cleaning, pressing, or laundry	4
Pawn shop	2
Lawn or landscaping business/tree service	12
Jewelry store/precious gem or metal	6
Produce merchant	3
New restaurants	9
Sauna	1
Scavenger	3
Secondhand merchant	9
Firing range	1
Skating or roller rink	1
Snow removal business	8
Private swimming pool club	2
Movie theater	2
Itinerant restaurant (food vendors at events)	19
Merchants at events (no storefront)	11
Used car dealership	4
Total Licenses Issued	159
Revenue Collected	\$62,324.90

The **City Clerk** is an elected official who serves the community for a four-year term. Powers and duties of the Clerk are outlined in the City Charter and Michigan statutes. The Clerk is assisted by the Deputy Clerk and a staff of six, who are trained specialists in delivering a variety of services to the citizens of Livonia. Some duties include: administer oaths, record deaths and births, serve as clerk to City Council, handle all City mail and keep permanent record of meetings, agendas, records, etc.



2022 CITY CLERK STATISTICS



717 ↑
**BIRTH
RECORDS**



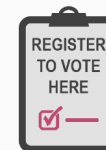
1,929 ↑
**DEATH
RECORDS**



504 ↓
**DOG PARK
PASSES
ISSUED**



2,301 ↑
**PET
LICENSES
ISSUED**



6,043 ↑
**VOTER
REGISTRATIONS**



44,217 ↑
**ABSENTEE
BALLOTS ISSUED
IN TWO ELECTIONS**

The **City Council** is a seven-member, part-time body elected at-large by the residents of Livonia.

Four Council members are elected every two years. The three receiving the highest number of votes are elected to four-year terms. The fourth highest vote-getter is elected to a two-year term.

The President and Vice President of the Council are determined by voters. The person receiving the most votes is the President and the one with the second-most votes is Vice President.

The City Council has four major responsibilities:

- Approve work on all roads, sewers and drains, sidewalks and streetlights in the City.
- Enact City ordinances.
- Oversee the budget and approve expenditures.
- Approve zoning of all land.



Livonia City Council

Jim Jolly, President
 Laura M. Toy, Vice President
 Scott Bahr
 Rob Gjonaj Donovic
 Brandon McCullough
 Kathleen E. McIntyre
 Scott Morgan

BY THE NUMBERS	
Regular Council meetings	24
Agenda items	364
Study meetings	24
Agenda items	293
Special meetings	1
Public hearings	9
Agenda items	22
Committee meetings	11
Agenda items	19



TAX LEVY BREAKDOWN

	TOTAL
CITY OF LIVONIA	\$59,509,080
LIVONIA PUBLIC SCHOOLS	\$48,303,197
RESA SPEC ED	\$14,979,634
RESA OPERATING	\$428,023
CLARENCEVILLE SCHOOLS	\$2,504,685
OISD SPEC ED	\$698,345
OISD OPERATING	\$44,100
STATE EDUCATION TAX	\$28,133,155
SCHOOLCRAFT COLLEGE	\$10,699,706
WAYNE COUNTY	\$30,878,175
WAYNE COUNTY JAIL	\$4,203,431
WAYNE COUNTY PARKS	\$1,101,687
HURON CLINTON AUTHORITY	\$938,180
ZOO AUTHORITY	\$447,646
ART INSTITUTE	\$895,837
PRDA	\$715,982
WC RESA ENHANCEMENT	\$8,901,531
SPECIAL ASSESSMENTS	\$2,679,764
TOTAL	\$216,062,158

The **Treasurer's Department** is responsible for the collection, disbursement and custody of all revenues belonging to and held in trust by the City. Funds collected by City agencies are transmitted to the Treasurer, where they are audited, recorded, deposited and reported daily to the Finance Department. The Treasurer, Deputy Treasurer and four staff members issue the twice annual tax bills, mail out reminder notices on unpaid tax bills, issue invoices for ordinance violations and special assessments; as well as the collection for all of these items, among other duties.

BY THE NUMBERS

Tax bills issued for the 2022 tax season	82,809
Residents who pay their own property tax bills	56%
Residents whose tax bills paid by mortgage companies	44%
Property owners who pay taxes electronically	2,092
Tax bill reminders mailed	3,800
Livonia business locations filed for bankruptcy	0
Tax and water transactions accepted at counter (daily average)	136

OUR IMPACT

In 2022, the City collected
\$742,704
in delinquent personal property
taxes on behalf of all taxing entities.

That is more than double what we
collected in 2021!

WE ARE AN EMPLOYER OF CHOICE!

Civil Service handled over 1,800 job applications in 2022, which is up 20% from 2021!

The Civil Service/Human Resources Department ensures that all individuals receive a fair and equal opportunity for public service employment through established recruiting and hiring programs. The team strives to promote a diverse workforce and foster a healthy, safe and productive work environment for all employees.

The department manages benefits, policies, and programs and provides expert consultation, resources, services and solutions for employees. Our goal is to provide exceptional service to our employees and retirees.

To apply for City of Livonia jobs, visit governmentjobs.com/careers/Livonia.

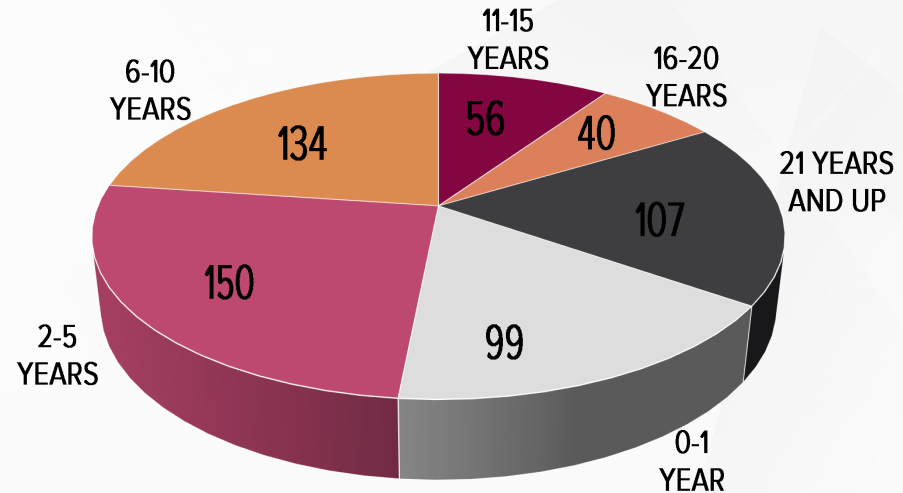
OUR IMPACT

City of Livonia has improved and streamlined our retirement plan. Improvements from our switch to Medicare Advantage for Retirees:

- Significant cost savings to both the VEBA plan and the retirees (retirees should see this in 2023 and moving forward).
- Once transition is complete, we should see less administrative involvement since it is a fully insured plan.

We have almost 800 retirees!

CITY OF LIVONIA EMPLOYEES YEARS OF SERVICE



CITY EMPLOYEES	
Union	Number of Employees
LCOA	34
LPOA	117
LFFU	85
Local 192	172
Local 1917	17
Unrepresented workers	173

OUR IMPACT



5.3%
INCREASE IN
"FOLLOWERS" ON
LIVONIA COMMUNITY
FACEBOOK PAGE



10.4%
INCREASE IN
CODERED
ALERT
SUBSCRIPTIONS



2,513
RESPONSES TO
FIRST-EVER
COMMUNITY
SURVEY



570,881
UNIQUE VISITORS
TO LIVONIA.GOV



61%
OF VISITORS TO
LIVONIA.GOV
ACCESS THE CITY'S
WEBSITE ON THEIR
MOBILE DEVICE



51,000+
VIEWS ON CITY OF
LIVONIA YOUTUBE
CHANNEL

The Department of Community Resources & Communications delivers access to information about City services and resources on multiple platforms. The nine-member team designs and publishes engaging multimedia content through the City's website, social media channels and email lists. The team also includes the Livonia Television staff, which produces programs for Livonia's government access channel and other media.



**132,000 COPIES OF
CONNECTIONS MAGAZINE
MAILED TO LIVONIA RESIDENCES**

LIVONIA TELEVISION EXPANDS

In 2022, the Livonia Television staff:

- ✓ Completed approximately 300 staff productions
- ✓ Continued digital photography services for City departments and social media
- ✓ Produced monthly audio Storytime productions for the Livonia Public Library
- ✓ Introduced podcast recordings of City Council meetings

10 MOST VISITED LIVONIA.GOV PAGES

1. Livonia.gov home page
2. Kirksey Recreation Center
3. Online Property Inquiries
4. 16th District Court
5. Livonia Parks and Recreation
6. Water and Sewer Billing
7. Weekly Trash Collection information
8. City Department Index
9. Greenmead Historical Park
10. Livonia CodeRed

Livonia **Emergency Preparedness Department** is staffed by the Director of Emergency Preparedness, an appointed position. The goal is to make Livonia a community where sound emergency management protocols are implemented to protect lives, property and the environment.

Working with all the departments in the City, the Director coordinates local, State and Federal resources to mitigate, prevent, respond to or recover from an emergency or disaster, while also providing emergency preparedness resources for the community.

Primary responsibilities include planning, training, equipment procurement, exercise and the management and administration of Livonia personnel, volunteers and resources charged with responding to major incidents. The department is also responsible for the ensuring compliance with state and federal requirements. For more information, visit Livonia.gov.

OUR IMPACT

Livonia Emergency Management hosted or participated in seven exercises, including full scale, tabletop, workshops and drills to strengthen the response capabilities of first responders and private businesses as required by FEMA. One of these exercises involved a bi-annual readiness drill for the Fermi power plant that was reviewed by the Nuclear Regulatory Commission.

Livonia Emergency Preparedness managed approximately \$43,000 in grants through Wayne County and the Southeast Michigan Urban Area Security Initiative. Supplying equipment and training for Western Wayne County first responders and specialty teams enhancing the capabilities of these teams.



This year, the City of Livonia trained all City employees on the Run Hide Fight approach to staying safe during active aggressor situations.

This training culminated in an active aggressor drill on Oct. 6, with all City employees putting their training to the test at City Hall. With the help of the Livonia Police Department and Livonia Fire & Rescue, City employees participated in a simulation of an active shooter event.

This drill was one of the first to take place in Metro Detroit.

BY THE NUMBERS

Active CERT members	26
Public Alert System tests	36
Mutual Aid Agreements	15
Emergency Operations Plan updates	12
Emergency Preparedness trainings	15
COVID-19 Clinics	72
School Emergency Operations Plan reviews	4



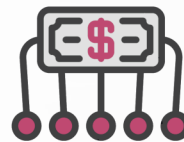
The Finance Department is responsible for developing and implementing financial procedures to process transactions and prepare reports in compliance with governmental accounting standards.

Functions within the department include Accounting, Budgeting, Purchasing, Information Systems, Risk Management, and Water and Sewer Billing/Collection, with a total staff of 23 people. The Department serves the Mayor, City Council and City departments to ensure a financially strong and effective city government.

OUR IMPACT



\$67.1 MILLION
BALANCED GENERAL
FUND BUDGET



\$1.1 MILLION
CUMULATIVE ENERGY SAVINGS
FROM ELECTRIC CHOICE
PARTICIPATION



\$1 MILLION
PLAYED A KEY ROLE IN
MEETING STATE
REQUIREMENTS, ENABLING
THE CITY TO QUALIFY FOR
REVENUE SHARING



26.7%
INCREASED THE GENERAL FUND
BALANCE FROM
26.4% TO 26.7%
OF ANNUAL EXPENDITURES

BY THE NUMBERS

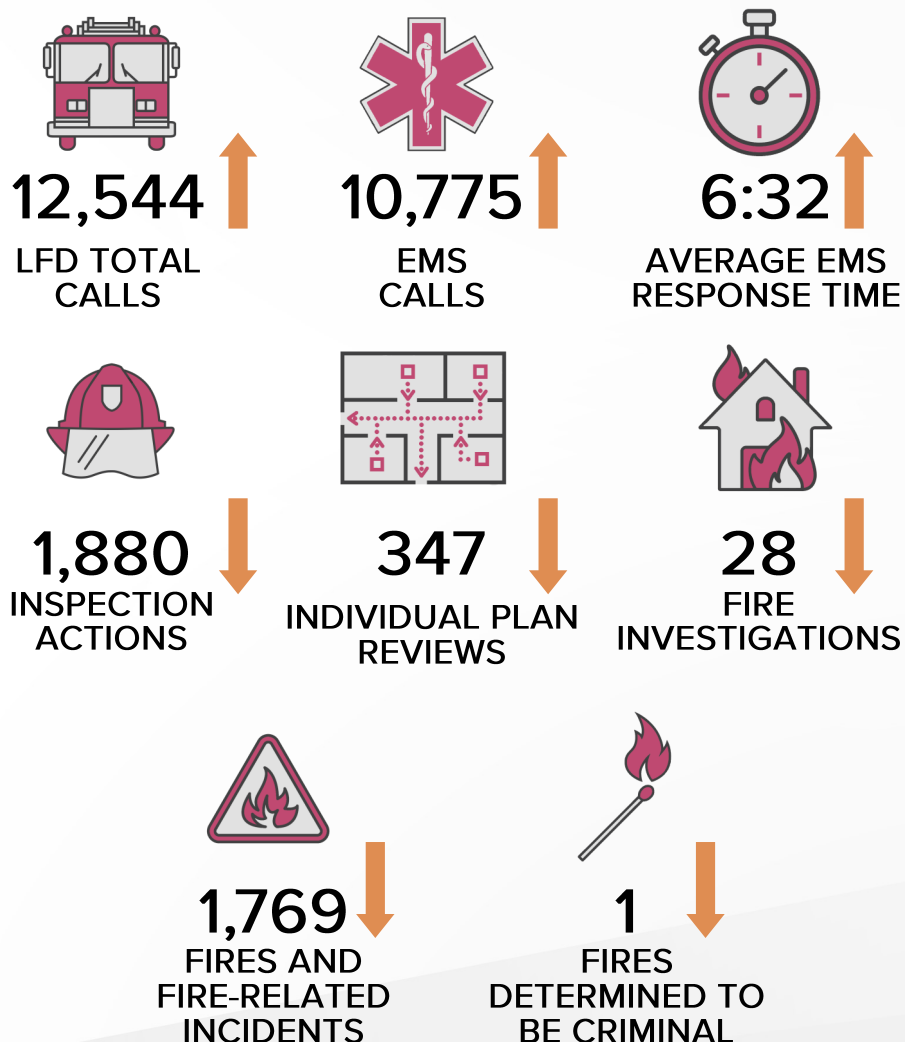
CATEGORY	2021	2022
Accounts payable checks	13,288	12,807
Payroll items	39,107	40,614
Water bills issued	165,533	168,579
Water bill autopay customers	5,983	5,948
Water e-bill customers	1,782	2,199

AA RATING

Finance worked with the Council and Mayor's Office to maintain an excellent bond rating by Standard and Poor's, which allows the City to borrow at low interest rates.

Livonia Fire & Rescue is dedicated to protecting and enhancing quality of life through public education, prevention and control in the areas of fire, rescue, medical emergencies, hazardous materials incidents and disasters. The department is made up of 89 full-time, professional firefighters and paramedics protecting homes, businesses and lives in our community 24/7. The department provides fire protection, prevention, inspection, emergency medical services, public education and all-hazard mitigation.

2022 FIRE STATISTICS



OUR IMPACT

- Took delivery of 2022 Pierce Fire Engine in service at Station 5
- Took delivery of two 2022 Ford F-450 Ambulances for Stations 4 and 6
- Hired seven new Firefighter/Paramedics
- Hired first ever Paramedic Cadet in September, who finished Fire Academy in November, and was promoted to Firefighter/Paramedic in December
- Appointed new Fire Chief, Deputy Chief, Fire Marshal and Training Officer
- Took delivery of three 2022 F-150 staff vehicles

LIFE-SAVING TEENS HONORED



Pictured from left: City Councilman Rob Gjonaj Donovic, Wayne County Commissioner Terry Marecki, Mayor Maureen Miller Brosnan, Chase Adams, Colin Anderson, Ethan Morche, Livonia Fire & Rescue Chief Robert Jennison and Training Officer John McKee

OUR IMPACT

- Housing helped deliver **\$152,174** in loans and grants for home improvements
- First-time homebuyers who qualified based on income received **\$47,547** in down payment assistance
- Domestic violence assistance and/or mental health counseling services was provided for **110** residents

LIVONIA COMMUNITY TRANSIT BY THE NUMBERS

Passengers	20,500
Driver service hours	16,000
Driver miles	168,000
New passengers	164



The mission of the **Livonia Housing Commission** is to provide adequate housing and community development assistance and to expand and preserve decent, safe, and affordable housing for low- and moderate-income families. Led by a team of 18 full-time and 18 part-time staff, the Commission is committed to providing quality services to our clients in an effective, efficient and respectful manner. The department also manages Livonia Transit services and Emergency Assistance programs.

The most essential function of the Livonia Housing Commission (LHC) is to identify, obtain, and administer federal, state and local resources to assist low- and moderate-income families with affordable housing and public services.



New Roofs: This year, the Livonia Housing Commission replaced roofs on all 18 buildings in Silver Village and Building One at McNamara Towers.

The **Information Systems Department** is responsible for the computer hardware and software used by the City. The IS Department assists other City Departments in evaluating, selecting and implementing computer systems. It also sets the standards for City computer systems.

The Information Systems Director is appointed by the Mayor and reports to the Finance Director. The staff of the Information Systems Department consists of five employees who have five primary areas of responsibility: Computer and Network, Application Software, Telephones, Website and Internet, and Geographic Information Systems.

BY THE NUMBERS

Computers managed	430
Computers replaced	93
Servers managed	34
Wireless access points	65
Help Desk tickets closed	2,399
City maps created/maintained	798
Map applications	17
Livonia.gov page views	1,041,486

OUR IMPACT

Increasing Connectivity

- Significant expansion of fiber connectivity to off-campus City locations
- Partnered with 123net to provide fiber connectivity to all Fire Stations, the Gun Range, Housing sites, Sandburg Library, Ford Field, Greenmead, Rotary, and Bicentennial Park
- Connections also allow for future projects such as public wi-fi and security systems in our parks

Enhancing Security

- Added duo multifactor authentication for all administrators and servers in our environment
- Added SentinelOne's next-generation security software to all City computers
- SentinelOne proactively hunts for security threats and provides a 24x7 Security Operations Center to monitor our environment



Expanded the use of iPads at DPW to 13 additional public service workers. These mobile devices allow field workers to receive and update work orders in real-time at their job sites. This eliminated paper processes and is building a digital database of work history on each asset. We created an online map of Livonia's water and sewer utility network for the iPads to help our DPW workers quickly locate assets in the field.

BY THE NUMBERS

INSPECTION		
Inspections performed	41,913	↑
Permits issued	8,700	↓
Plan reviews	3,684	↓
Valuation of construction	\$129.5 million	↓
Total fees	\$3.1 million	↑
Rental licenses issued	1,308	↓
ORDINANCE		
Complaints and violations investigated	17,610	↑
Recycle bins distributed	444	
Tall grass and weeds citations	2,373	↑
Business licenses	486	↑

The **Inspection Department** is dedicated to ensuring the construction of safe, sustainable, affordable and resilient structures. The department's 25 full time employees focus on building inspection, plan review and ordinance enforcement.

Other areas of involvement include Zoning Board of Appeals, Building Code Board of Appeals, Community Development Block Grant Program, Cost Recovery Appeal Hearings, and various civic groups. The department also develops new ordinances, issues permits, and investigates health, safety and quality of life complaints.

OUR IMPACT

Ordinance Enforcement works with residences and businesses to gain compliance with the City Zoning and Code of Ordinances for all nuisance and non-criminal violations that affect health, safety, welfare, and quality of life.



The **Law Department** represents the City in all lawsuits filed by or against the City. The department also offers legal advice to the Mayor, City Council, City Boards, Commissions, Committees and all City departments on issues such as employment, contracts, ethics, land use, real estate transactions and Freedom of Information Act requests. It represents the City in all misdemeanor criminal cases and municipal civil infractions that occur in the City.

The department includes the City Attorney, Chief Assistant City Attorney, two Assistant City Attorneys and two support staff.

All Civil litigation is also handled within the department, with a 2022 caseload of 31 civil lawsuits and 50 Michigan Tax Tribunal lawsuits.

OUR IMPACT

Working with the Treasurer's Office, the Law Department tracked down delinquent taxpayers, generating \$83,080 in payments, contracts and judgments to the City.

DID YOU KNOW?

- Worked with the Administration and Department Heads to provide training and legal updates
- Handled the greater proportion of civil litigation, sparing the City the costs of routinely sending such matters to outside counsel
- Worked with the Engineering Department to prepare a Stormwater Management Ordinance in accordance with the Michigan Department of Environment, Great Lakes, and Energy (EGLE)
- Drafted the proposed Road Millage Charter Amendment

BY THE NUMBERS

Misdemeanor warrants reviewed	1,336 ↓
Civil infractions prosecuted	10,397 ↑
Traffic misdemeanors prosecuted	855 ↑
Non-traffic misdemeanors	1,594 ↑
Jury trials	7
Code of Ordinances amendments	17 ↑
Livonia Zoning Ordinance amendments	7 ↓



BY THE NUMBERS

STATISTICS	2021	2022
Circulation	441,561	500,636
eResources circulation	110,529	120,493
Interlibrary loan	110,972	102,632
Library program attendance	17,062	29,370
Youth in Summer Reading Program (SRP)	884	1,283
Minutes of reading in SRP	298,391	424,263
Youth SRP events	42	87
Library card holders	28,524	26,721
Library cards renewed	5,615	5,210
Library patrons registered	2,167	3,620
FUNDING/DONATIONS		
Penal fines and state aid	\$186,934	\$239,304
Friends of the Library	\$23,545	\$67,812
Memorial donations	\$4,587	\$23,811



DID YOU KNOW?

We have a Library of Things Collection that includes fun items such as unique cake pans (dinosaur, teddy bear) puzzles and games (Giant Jenga, dominoes), tools, binoculars to observe the moon, and much more!

The Livonia Public Library serves the educational, informational and recreational needs of the community by providing materials, programs and services. The vision is expanding minds, building community, and inspiring curiosity, while promoting a lifelong love of reading and learning.

OUR IMPACT

The theme for the 2022 One City One Book initiative was **Mental Health and Mindfulness**, featuring the book *Anxious People* by Frederik Backman. We had 22 exceptional programs for youth and adults that culminated with a concert by the Livonia Symphony Orchestra.

COMMITTED TO OUR LIBRARY'S FUTURE

LIBRARY	DATE	PROJECT	INVESTMENT
Bennett	Completed 2020	Auditorium renovation	\$140,000
Bennett	Completed 2020	New air intake system, main entry way renovation, heated sidewalks	\$420,000
Bennett	Completed 2021	Break room renovation	\$50,000
Sandburg	Underway	New sidewalk from parking lot to door	\$10,000
Bennett	In process	Replace atrium windows/roof, new interior lighting	\$800,000
Sandburg	In process	New roof	\$265,000
Both	In process	Building controls upgrades	\$250,000
Bennett	Planned 2023	Replace HVAC chiller	\$750,000
Bennett	Planned 2023	Clean/refurbish limestone façade	\$100,000
Bennett	Planned 2023	Replace carpeting	\$500,000
TOTAL INVESTMENT			\$3.3 MILLION

Livonia Parks and Recreation: Come out and Play!

A vital part of Livonia's quality of life is the commitment to Parks and Recreation. Our mission is to enhance our community through engaging and accessible experiences.

The Parks and Recreation Department consists of 18 full-time and 200 part-time employees overseeing 68 park sites, over 1,400 acres of parkland, three 18-hole golf courses, two indoor ice arenas, three outdoor swimming pools, 20 park shelters, 15 sand volleyball courts, 28 tennis courts, 12 pickleball courts, 43 ball diamonds, 25 soccer fields, Playgrounds at 25 park sites, the Jack E. Kirksey Recreation Center, Civic Park Senior Center, Greenmead Historical Park, dog park, skateboard park, and archery range.

BY THE NUMBERS

	2021	2022
Visits to the outdoor pools	17,524	16,462 ↓
Total program enrollment	20,865	22,979 ↑
Jack E. Kirksey Recreation Center Memberships	10,305	13,679 ↑
Players competing on our outdoor fields and courts	50,460	54,903 ↑
Civic Park Senior Center participants	25,771	75,411 ↑
Greenmead volunteer commitment	3,700	4,000 ↑
Greenmead donations	\$25,929	\$63,792 ↑
Survey rating (Membership surveyed on likeliness they	8.1/10	8.3/10 ↑



OUR IMPACT

Facility and Park Improvements

Greenmead Historical Park

Bungalow roof replacement; electrical upgrades;
Greenmead Master Plan

Ben Celani Park

Enlarged parking lot; barrier-free playground; senior
playground

Jack E. Kirksey Recreation Center

Updated cardio equipment; second floor carpeting;
updated UV system for leisure pool

Parks

Country Homes playground replacement; Clement
Circle Pavilion Replacement



The City of Livonia recently launched its “Livonia Pure Potential” website at LivoniaPurePotential.org. Livonia Pure Potential is a workforce development and small business support platform that serves as a reference point for Livonia small businesses looking for connections to programs and best practices in recruiting prospective employees, establishing apprenticeship opportunities or growing their business.



The Planning & Economic Development Department plays an important role in the development and improvement of the quality of life for City residents, businesses and visitors. The department consists of five employees that are involved in both short-range and long-range planning and economic development initiatives, including the creation and adoption of the City’s master plan, LIVONIA VISION 21.

The department processes and reviews a variety of land use applications, including zoning changes, residential developments, and projects involving commercial, office and industrial properties.

BY THE NUMBERS		
	2021	2022
Planning Commission Meetings	34	26
Land use applications processed	52	34
Sq. ft. of commercial, healthcare, multi-family housing construction	876,557	209,000
Average market rent/unit (multi-family)	\$1,226	\$1,249
September unemployment rate	3.3%	1.7%
Retail vacancy	5.7%	5.3%
Office vacancy	13.1%	14.5%
Industrial vacancy	2.1%	2.9%

COMING SOON



Portillo's Restaurant
Millennium Park



Ducati-BMW Motorcycle Dealership
Former Site of Doc's Sport Retreat



Livonia West Commerce Center 2
Amrhein and Eckles Roads

At the end of 2021, the **Livonia Police Department** had 80 Officers and now at the end of 2022, we have 99.

Eight formal citizen complaints were received and investigated in 2022. Four have been determined to be unfounded or not sustained. One was partially sustained. Three are still under investigation. This is a 27% reduction compared to 2021.

The Department has sent out over 200 letters of appreciation to citizens, students, organizations and businesses expressing gratitude for their generous donations last year.



LPD unveiled a "Breast Cancer Awareness" pink patrol car, used to patrol the City while raising awareness and providing an opportunity for others to donate to breast cancer research and prevention

2022 POLICE STATISTICS



46,332 ↑
CALLS
FOR SERVICE



6,231 ↑
CASES
INVESTIGATED



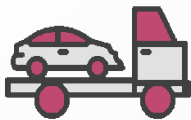
7,649 ↑
REPORTS
TAKEN



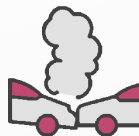
3,588 ↑
ADULT
ARRESTS



278 ↓
DRUNK
DRIVING CASES



8 ↓
OWI VEHICLE
FORFEITURES



2,617 ↓
TRAFFIC
CRASH
TOTALS



11,524 ↑
CIVIL
TICKETS
ISSUED



LPD adopted a comfort dog named Cooper who has been well received by the staff and community alike

BY THE NUMBERS

Water main breaks repaired	109	↓
Miles of sanitary sewer cleaned	153	↑
Cubic yards of leaves picked up (Bulk Leaf Pick-up Program)	39,390	↑
Right-of-way trees planted	440	↓
Animal Control service calls	927	↓
Service stops for brush collection (April-October)	6,812	↑
Service requests for potholes	436	↑
Household Hazardous Waste collected in pounds	233,500	↓
Vertical separations on sidewalks cold patched	1,100	↑
Tons of cold patch used	350	↑
Tons of salt for snow and ice	1,500	↓
Snow Emergency declared	2	↑
Partial snow events (salted subdivision streets)	3	
Miles of roads improved	10.93	↓
Square feet of sidewalk replaced (477 locations)	71,028	↓
Intersections improved with barrier-free sidewalk ramps	20	↓
Lineal feet of water main replaced (1.22 miles)	6,456	↓

POTHoles. MISSED TRASH. WATER ISSUES.
REPORT THESE AND OTHER CITY CONCERNS WITH THE

City of Livonia App

SEE A CONCERN REPORT THE CONCERN (photo optional) KEEP TRACK OF THE CONCERN

AVAILABLE ON GOOGLE PLAY AND APPLE APP STORE

The Department of Public Works includes the Public Service Division and the Engineering Division. Public Service is responsible for numerous maintenance functions, including all City buildings and vehicles, plus public utilities, parks, roads, animal control, forestry, leaf collection, snow removal, and water and sewer. Engineering is responsible for all construction in public rights-of-way or public easements. In total, DPW has a total of 142 employees.

For more information, visit the Department of Public Work's webpage at Livonia.gov.



On Saturday, Oct. 8 at their annual open house, the Department of Public Works held a dedication ceremony for their new building. The building is dedicated to DPW employees whose efforts put Livonia families first every day.

OUR IMPACT

Thanks to Roads Millage funding, we planted 440 trees in right-of-way locations across the City.

BY THE NUMBERS

	2021	2022	CHANGE FROM 2022
Felonies	226	190	-16% ↓
Misdemeanors	2,532	3,080	+22% ↑
Civil infractions	9,156	14,792	+62% ↑
Civil	1,901	1,785	-6.1% ↓
Probation	1,977	2,053	+3.8% ↑

The **16th District Court** handles cases including civil lawsuits, criminal misdemeanors, arraignments, preliminary examinations, traffic misdemeanors, civil infractions, small claims and landlord-tenant disputes, among others.

The 16th District Court is administered by two judges, Honorable Sean P. Kavanagh (Chief Judge) and Honorable Kathleen J. McCann. The magistrate, who is appointed by the judges, assists with informal hearings on civil infractions, arraignments of ordinance cases, and hearings on small claims. The court has 26 employees, 24 full-time and two permanent part-time.

Problem Solving Court

The Court has focused on targeting substance abuse and addiction among probationers through intervention, treatment and offender accountability.

Under strict supervision, participants must comply with court-ordered requirements including substance abuse treatment, alcohol testing, education and life skill development. This has had a positive impact on the recidivism rates.

Among new alcohol or drug convictions, the recidivism totals were 7% for graduates, less than half the rate for those who did not participate in the program.



Community Work Program

This program provides a sentencing alternative to incarceration for low-risk misdemeanor offenders.

The program has assisted the City on various projects: food distribution to low-income families, clean-up of parks and public areas, leaf pick up, set up of events at Greenmead and collection of trash on major streets and highways.

This year a total of 33,768 community service hours have been completed through this program.



**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD JANUARY 18, 2023**

Meeting was called to order at 8:25 p.m. by Council President Jim Jolly. Present: Rob Donovic, Scott Morgan, Brandon McCullough, Kathleen McIntyre, Scott Bahr, and President Jim Jolly. Absent: Vice President Laura Toy.

Elected and appointed officials present: Susan Nash, City Clerk; Paul Bernier, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Director of Planning and Economic Development, Josh Sabo, Director of Communications and Casey O'Neil, Information Systems Director.

Councilmember Donovic led the Pledge of Allegiance.

1. REQUEST FOR AUTHORIZATION TO INCREASE RATES: Livonia Public Library, re: for the meeting room rates at the Bennett Civic Center Library.

Toni LaPorte, Library Director, presented the request to Council.

Councilmember Bahr offered an approving resolution for the Consent agenda.

DIRECTION:	APPROVAL	DENIAL	CONSENT
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LETTER TO THE LIVONIA CITY COUNCIL

1.

Library
January 3, 2023

MEETING DATE

S011823/R013023

PREPARED BY

Toni LaPorte, Library Director,

AGENDA ITEM

REQUEST FOR AUTHORIZATION TO INCREASE RATES: Livonia Public Library, re: for the meeting room rates at the Bennett Civic Center Library.

BACKGROUND

The meeting room rates at the Bennett Civic Center Library have remained the same since October 2001, and in order to remain competitive with neighboring libraries, as well as to generate additional operating revenues, the Library Commission moved with their resolution number 26-22 to accept the new meeting room rates as indicated in the attachment. The new rates will be implemented in January 2023.

RECOMMENDATION

To authorize the new fees as follows:

Meeting Room: Residents \$20.00 per hour with a 2-hour minimum rental. Non-Resident: \$40.00 per hour with a 2-hour minimum rental.

Auditorium: Residents \$100.00 per hour with a 2-hour minimum rental. Non-Resident: \$200.00 per hour with a 2-hour minimum rental.

FISCAL CONSIDERATION

ATTACHMENTS

1. Meeting Room Rate increase

APPROVED BY

A handwritten signature in blue ink that reads "Toni LaPorte".

Toni LaPorte, Library Director

Date: January 03, 2023

Handwritten signature of Michael T Slater in cursive script.

Michael Slater, Finance Director

Date: January 04, 2023

Handwritten signature of Maureen Miller Brosnan in cursive script.

Maureen Miller Brosnan, Mayor

Date: January 05, 2023

LIBRARY MEETING ROOM FEES 2022

NEIGHBORING LIBRARIES

Livonia Senior Center:

Dining or Activity Room (110 people) \$25/hour with a minimum of three hours rental for all groups

Redford Township District Library:

Meeting Room A (160 people) \$50/hour for all groups
Meeting Room B (60 people) \$30/hour for all groups

Novi Public Library:

Additional charges for room monitor, projector, divider panels

Whole Meeting Room (200 people) \$60/hour resident; \$90/hour non-resident
Meeting Room A (120 people) \$40/hour resident; \$60/hour non-resident
Meeting Room B (80 people) \$30/hour resident; \$50/hour non-resident
Meeting Room C (36 people) \$25/hour resident; \$45/hour non-resident

Northville District Library:

Must be Northville resident. Non-profit groups not charged. Room use limited to six times a year.

Full Meeting Room (75 people) \$75/4-hour block
Room A (50 people) \$50/4-hour block
Room B (25 people) \$25/4-hour block

Farmington Community Library:

Must be Farmington resident.

Auditorium (235 people) \$30/hour non-profit; \$100/hour profit
Room A (36 people) \$20/hour non-profit; \$60/hour profit
Room B (12 people) \$20/hour non-profit; \$60/hour profit

Romulus Public Library:

Non-profit groups not charged.

Room A (40 people) \$50/4-hour block – resident fee
Room B (27 people) \$30/4-hour block – resident fee
Room C (67 people) \$80/4-hour block – resident fee
All rooms any size \$150/4-hour block – non-residents

LIBRARY MEETING ROOM FEES 2022

NEIGHBORING LIBRARIES

Canton Public Library:

No charge for resident non-profit groups. \$50 equipment fee for projector, DVD player, microphone, podium.

Room A (100 people or less)	\$50/4-hour block – resident fee for profit group
	\$200/4-hour block – non-resident fee for profit group

Baldwin (Birmingham) Public Library:

Equipment fees for projector, whiteboards etc.

Rooms A (40 people)	\$40/4-hour block for all
Rooms B (100 people)	\$80/4-hour block for all

Caroline Kennedy (Dearborn Hts) Library:

Must be Dearborn Heights resident.

Room A (80 people)	\$35/hour non-profit group
	\$50/hour for profit group

Bloomfield Township Public Library:

Must be Bloomfield Township resident.

Room A (140 people)	\$100/4-hour block non-profit; \$240/4-hour block for profit
Room B (56 people)	\$50/4-hour block non-profit; \$120/4-hour block for profit

Commerce Township Community Library:

Must be Commerce Township resident.

Room A (84 people)	Free/non-profit groups
	\$30/hour for profit groups

LIVONIA PUBLIC LIBRARY MEETING ROOM FEES

Current Livonia Public Library Meeting Room & Auditorium Fees Since October 25, 2001:

	<u>Meeting Rooms</u> *	<u>Auditorium</u> *
Resident/Non-Profit	\$ 25.00	\$100.00
Resident/Profit	\$ 50.00	\$250.00
Non-Resident/Non-Profit	\$ 50.00	\$200.00
Non-Resident/Profit	\$100.00	\$500.00

All prices are for a four-hour block of time

Proposed Livonia Public Library Meeting Room & Auditorium Fees – November 2022:

	<u>Meeting Rooms</u> *	<u>Auditorium</u> *
Resident	\$ 20.00	\$100.00
Non-Resident	\$ 40.00	\$200.00

All prices are per hour with a two-hour minimum rental

- 9.2 Library Commission Goals – The Commissioners shared their 1st quarter goals. (Please see attached Document A.) One of their main goals is to reopen the meeting rooms at Bennett Civic Center Library for public rentals.

On a motion by David Parr, seconded by Carol Bagazinski, and unanimously adopted, it was:

#26-22 RESOLVED, that meeting room rates at the Bennett Civic Center Library have remained the same since October 2001, and in order to remain competitive with neighboring libraries as well as to generate additional operating revenue, the Livonia Library Commission moves to accept the new meeting room rates as indicated below. The new rates would be implemented on January 1, 2023.

	<u>Meeting Rooms*</u>	<u>Auditorium*</u>
Resident	\$ 20.00	\$ 100.00
Non-Resident	\$ 40.00	\$ 200.00

All prices are per hour with a two-hour minimum rental

- 9.3 Election of Officers - The following slate was presented to elect new officers for the Library Commission:

Carrie Budzinski	Chair
Mary Morrison	Co-chair
Kacie McCullough	Treasurer

On a motion by David Parr, seconded by Carol Bagazinski, and unanimously adopted, it was

#27-22 RESOLVED, that the slate be adopted as presented for new officers for the 2022/2023 – 2024/2025 calendar years.

NEW BUSINESS

- 10.1 **Acceptance of Donations** – Toni reported the following donation was received this month: \$25.00 from the Livonia American Association of University Women in memory of Roy Nordman.

On a motion by Mary Morrison, seconded by, Carol Bagazinski and unanimously adopted, it was

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD JANUARY 18, 2023**

Meeting was called to order at 8:25 p.m. by Council President Jim Jolly. Present: Rob Donovic, Scott Morgan, Brandon McCullough, Kathleen McIntyre, Scott Bahr, and President Jim Jolly. Absent: Vice President Laura Toy.

Elected and appointed officials present: Susan Nash, City Clerk; Paul Bernier, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Director of Planning and Economic Development, Josh Sabo, Director of Communications and Casey O'Neil, Information Systems Director.

Councilmember Donovic led the Pledge of Allegiance.

2. REQUEST FOR COUNCIL TO SET A DATE FOR THE PURPOSE OF ADOPTING A RESOLUTION PLACING SPECIAL ASSESSMENTS UPON REFERENCED PROPERTIES WHOSE OWNERS HAVE NOT PAID CHARGES CONNECTED WITH THE 2022 SIDEWALK PROGRAM, Contract 22-G, SINGLE LOT ASSESSMENTS: Engineering Division, re: same. (CR 118-22).

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

Councilmember Donovic offered an approving resolution for the Consent agenda.

DIRECTION:

APPROVAL

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

2.

Engineering
December 28, 2022

MEETING DATE

S011823/R013023

PREPARED BY

Karen Worley, Secretary IV,

AGENDA ITEM

REQUEST FOR COUNCIL TO SET A DATE FOR THE PURPOSE OF ADOPTING A RESOLUTION PLACING SPECIAL ASSESSMENTS UPON REFERENCED PROPERTIES WHOSE OWNERS HAVE NOT PAID CHARGES CONNECTED WITH THE 2022 SIDEWALK PROGRAM, Contract 22-G, SINGLE LOT ASSESSMENTS: Engineering Division, re: same. (CR 118-22).

BACKGROUND

Council Resolution No. 118-22, dated April 4, 2022 awarded a contract for the 2022 Sidewalk Program to Rotondo Construction Corporation.

The list of the sidewalk repair locations completed in 2022 (Contract 22-G) which were the homeowner's responsibility and the cost of each sidewalk repair are attached. This list does not include locations where it was solely the City's responsibility to pay for the sidewalk repairs as a result of lifted walk by City tree root(s).

All assessments are based upon unit prices bid by the contractor in which a 10% charge was added to cover the City's administrative, engineering, inspection, advertising, and collection expenses as provided for in Section 12.04.340 of the Livonia Code of Ordinances, as amended.

RECOMMENDATION

It is recommended that the Council set a date when the Council will meet for the purpose of adopting a resolution placing special assessments upon those properties shown on the aforementioned list where the owners have not paid the charges prior to the established meeting date. Such a meeting is required under Section 3.08.150 of the Livonia Code of Ordinances, as amended.

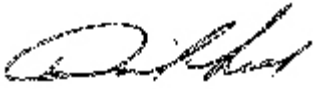
FISCAL CONSIDERATION

None

ATTACHMENTS

1. Single Lot Assessments for 2022 Sidewalk Program
2. CR 118-22

APPROVED BY



David Lear, Assistant City Engineer

Date: December 28, 2022



Don Rohraff, Director of Public Works

Date: December 28, 2022



Michael Slater, Finance Director

Date: December 28, 2022



Maureen Miller Brosnan, Mayor

Date: January 05, 2023

Invoices # Customer # Parcel #	Srv Code	Owner Prop. Address	Mailing Address	Amt. Chg. Pmts/Crdts	Amt. Billed Amt. Due
0000000001 008 99 0010 015 008 99 0010 015	SIDE	LIVONIA MARKETPLACE LL 29460 SEVEN MILE LIVONIA, MI	38500 WOODWARD AVE, ST BLOOMFIELD HILLS, MI	778.68 0.00	778.68 778.68
0000000002 016 02 0124 000 016 02 0124 000	SIDE	WILLIAM WELLINGER 33854 BRETTON LIVONIA, MI	33854 BRETTON DR LIVONIA, MI	158.40 0.00	158.40 158.40
0000000003 016 02 0125 000 016 02 0125 000	SIDE	JEFFREY/BARBARA MCCONN 33878 BRETTON LIVONIA, MI	33878 BRETTON DR LIVONIA, MI	688.28 0.00	688.28 688.28
0000000004 016 02 0126 000 016 02 0126 000	SIDE	MUSCAT ELAINE K 33902 BRETTON LIVONIA, MI	33902 BRETTON LIVONIA, MI	364.29 0.00	364.29 364.29
0000000005 016 02 0127 000 016 02 0127 000	SIDE	WITT LARRY / KAREN 33926 BRETTON LIVONIA, MI	33926 BRETTON LIVONIA, MI	173.04 0.00	173.04 173.04
0000000006 014 06 0001 000 014 06 0001 000	SIDE	NGUYEN ANTHONY 20690 CHESTNUT CIRCLE LIVONIA, MI	20690 CHESTNUT CIRCLE LIVONIA, MI	540.75 0.00	540.75 540.75
0000000007 016 02 0277 000 016 02 0277 000	SIDE	MILLER FREDRICK / BETH 33976 FONVILLE LIVONIA, MI	33976 FONVILLE DR LIVONIA, MI	360.50 0.00	360.50 360.50
0000000008 016 02 0278 000 016 02 0278 000	SIDE	GIROUX JOSEPH/PAMELA 34000 FONVILLE LIVONIA, MI	34000 FONVILLE DR LIVONIA, MI	385.92 0.00	385.92 385.92
0000000009 016 02 0279 000 016 02 0279 000	SIDE	KACZMAREK CAROLYN / NO 34024 FONVILLE LIVONIA, MI	34024 FONVILLE LIVONIA, MI	407.09 0.00	407.09 407.09
0000000010 016 02 0280 000 016 02 0280 000	SIDE	CANWOOD THOMAS / MADISO 34048 FONVILLE LIVONIA, MI	34048 FONVILLE LIVONIA, MI	269.28 0.00	269.28 269.28
0000000011 015 01 0032 000 015 01 0032 000	SIDE	WILLIAM & PATRICIA RAB 19252 GARY LIVONIA, MI	19252 GARY LN LIVONIA, MI	569.59 0.00	569.59 569.59
0000000012 015 01 0044 000 015 01 0044 000	SIDE	RONALD & HOLLIS CURL 19357 GARY LIVONIA, MI	19357 GARY LN LIVONIA, MI	277.20 0.00	277.20 277.20
0000000013 015 01 0095 000 015 01 0095 000	SIDE	SOPKO FRANK / CINDY 19526 GARY LIVONIA, MI	19526 GARY LIVONIA, MI	419.76 0.00	419.76 419.76
0000000014 015 01 0063 000 015 01 0063 000	SIDE	BUDD THOMAS J 19617 GARY LIVONIA, MI	19617 GARY LN LIVONIA, MI	252.35 0.00	252.35 252.35
0000000015 015 02 0112 000 015 02 0112 000	SIDE	SEIDEL JEFFREY/LISA 19769 GARY LIVONIA, MI	19769 GARY LN LIVONIA, MI	1,087.01 0.00	1,087.01 1,087.01
0000000016 015 02 0113 000 015 02 0113 000	SIDE	LAUZON MARK/AMY 19783 GARY LIVONIA, MI	19783 GARY LN LIVONIA, MI	190.08 0.00	190.08 190.08
0000000017 014 03 0662 000 014 03 0662 000	SIDE	FIELD ROY / HELENA 20180 GARY LIVONIA, MI	20180 GARY LIVONIA, MI	346.08 0.00	346.08 346.08
0000000018 016 99 0009 004 016 99 0009 004	SIDE	ALCODRAY ABDUL / AMNEH 19310 GILL LIVONIA, MI	19310 GILL LIVONIA, MI	324.45 0.00	324.45 324.45
0000000019 019 03 0049 000 019 03 0049 000	SIDE	ROMAN MARTIN / EVDOXI 37175 TURNBURY LIVONIA, MI	37175 TURNBURY LIVONIA, MI	594.00 0.00	594.00 594.00
0000000022 025 04 0108 000 025 04 0108 000	SIDE	GREGORY / KAREN SUTTON 18688 GLENGARRY LIVONIA, MI	18688 GLENGARRY DR LIVONIA, MI	382.13 0.00	382.13 382.13

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0000000023 025 04 0045 000 025 04 0045 000	SIDE	KOLHOFF STEVEN / ANDRE 37582 KINGSBURN LIVONIA, MI	37582 KINGSBURN LIVONIA, MI	180.25 0.00	180.25 180.25
0000000024 025 04 0046 000 025 04 0046 000	SIDE	AZZOUZ TONY S 37604 KINGSBURN LIVONIA, MI	37604 KINGSBURN LIVONIA, MI	281.19 0.00	281.19 281.19
0000000026 029 01 0133 000 029 01 0133 000	SIDE	KING MICHAEL/KIMBERLY 18527 GOLFBVIEW LIVONIA, MI	18527 GOLFBVIEW ST LIVONIA, MI	221.76 0.00	221.76 221.76
0000000029 029 01 0137 000 029 01 0137 000	SIDE	ROSEVEAR CHRISTOPHER 18621 GOLFBVIEW LIVONIA, MI	18621 GOLFBVIEW ST LIVONIA, MI	187.46 0.00	187.46 187.46
0000000030 029 01 0153 000 029 01 0153 000	SIDE	GASIOR DAVID/SANDRA 18477 PARKLANE LIVONIA, MI	18477 PARKLANE ST LIVONIA, MI	1,263.49 0.00	1,263.49 1,263.49
0000000031 029 01 0154 000 029 01 0154 000	SIDE	HUGHES MICHAEL W 18501 PARKLANE LIVONIA, MI	18501 PARKLANE ST LIVONIA, MI	649.44 0.00	649.44 649.44
0000000032 029 99 0028 000 029 99 0028 000	SIDE	MUI TROY / VINCENT 36435 SEVEN MILE LIVONIA, MI	36435 7 MILE RD LIVONIA, MI	382.13 0.00	382.13 382.13
0000000033 032 01 0099 000 032 01 0099 000	SIDE	JAMES STAPLETON 17781 WESTBROOK LIVONIA, MI	17781 WESTBROOK DR LIVONIA, MI	180.25 0.00	180.25 180.25
0000000035 032 01 0101 000 032 01 0101 000	SIDE	JEFFREY/MARY HUMITZ 17888 WESTBROOK LIVONIA, MI	17888 WESTBROOK DR LIVONIA, MI	122.57 0.00	122.57 122.57
0000000036 035 04 0016 001 035 04 0016 001	SIDE	HUGH LARKIN JR 17462 ELLEN LIVONIA, MI	17462 ELLEN DR LIVONIA, MI	237.60 0.00	237.60 237.60
0000000037 036 99 0005 000 036 99 0005 000	SIDE	I S REAL ESTATE - TELE 17111 FARMINGTON LIVONIA, MI	30401 UTICA RD ROSEVILLE, MI	1,322.10 0.00	1,322.10 1,322.10
0000000038 036 99 0004 001 036 99 0004 001	SIDE	KLEINFELDT PROPERTIES 33400 SIX MILE LIVONIA, MI	33400 6 MILE RD LIVONIA, MI	733.79 0.00	733.79 733.79
0000000039 036 01 0017 000 036 01 0017 000	SIDE	WALTER J III / BOBBIE 17166 VACRI LIVONIA, MI	17166 VACRI LN LIVONIA, MI	151.41 0.00	151.41 151.41
0000000040 036 01 0020 000 036 01 0020 000	SIDE	STEFFES JEFFREY/BARBAR 17274 VACRI LIVONIA, MI	17274 VACRI LN LIVONIA, MI	396.55 0.00	396.55 396.55
0000000041 036 01 0021 000 036 01 0021 000	SIDE	PHAEDRA JOHNSON-BOGUSL 17310 VACRI LIVONIA, MI	17310 VACRI LIVONIA, MI	533.54 0.00	533.54 533.54
0000000042 036 01 0022 000 036 01 0022 000	SIDE	HENRY / DIANE SAKHLEH 17346 VACRI LIVONIA, MI	17346 VACRI LN LIVONIA, MI	158.40 0.00	158.40 158.40
0000000043 036 01 0026 000 036 01 0026 000	SIDE	ARMSTRONG MADELINE 17490 VACRI LIVONIA, MI	17490 VACRI LN LIVONIA, MI	367.71 0.00	367.71 367.71
0000000044 036 01 0029 000 036 01 0029 000	SIDE	LENA LUCIA 17598 VACRI LIVONIA, MI	17598 VACRI LN LIVONIA, MI	706.58 0.00	706.58 706.58
0000000045 032 03 0128 000 032 03 0128 000	SIDE	DIAB KHALID 17672 WAYNE LIVONIA, MI	17672 WAYNE LIVONIA, MI	1,586.20 0.00	1,586.20 1,586.20
0000000046 041 05 0005 000 041 05 0005 000	SIDE	MACK LAVERN E 18813 AMBER CT LIVONIA , MI	18813 AMBER CT LIVONIA, MI	367.71 0.00	367.71 367.71

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0000000047 041 05 0003 000 041 05 0003 000	SIDE	WILSON STEPHANIE 18834 AMBER CT LIVONIA , MI	18834 AMBER CT LIVONIA, MI	403.92 0.00	403.92 403.92
0000000048 041 05 0002 000 041 05 0002 000	SIDE	RAMSEY HERBERT 18868 AMBER CT LIVONIA , MI	18868 AMBER CT LIVONIA, MI	302.82 0.00	302.82 302.82
0000000049 041 05 0001 000 041 05 0001 000	SIDE	TRAN TRANG HONG 18892 AMBER CT LIVONIA , MI	18892 AMBER CT LIVONIA, MI	158.62 0.00	158.62 158.62
0000000050 041 05 0008 000 041 05 0008 000	SIDE	SHULER MATTHEW 18895 AMBER CT LIVONIA , MI	18895 AMBER CT LIVONIA, MI	346.08 0.00	346.08 346.08
0000000051 042 01 0280 002 042 01 0280 002	SIDE	KENNEDY JAMES R 18938 FLAMINGO LIVONIA, MI	18938 FLAMINGO BLVD LIVONIA, MI	378.25 0.00	378.25 378.25
0000000053 041 02 0151 000 041 02 0151 000	SIDE	LENORE H CURTIS 29629 PICKFORD LIVONIA, MI	29629 PICKFORD ST LIVONIA, MI	611.01 0.00	611.01 611.01
0000000054 041 02 0152 000 041 02 0152 000	SIDE	MARGARET ALLEN 29643 PICKFORD LIVONIA, MI	29643 PICKFORD ST LIVONIA, MI	198.00 0.00	198.00 198.00
0000000055 041 02 0153 000 041 02 0153 000	SIDE	MC CARLEY T/STACHERSKI 29655 PICKFORD LIVONIA, MI	29655 PICKFORD ST LIVONIA, MI	551.29 0.00	551.29 551.29
0000000056 050 99 0009 000 050 99 0009 000	SIDE	SANDRA JOYCE REVITZER 16770 MIDDLEBELT LIVONIA, MI	21945 RIDGEWAY ST SAINT CLAIR SHORES, MI	1,683.42 0.00	1,683.42 1,683.42
0000000057 056 99 0004 004 056 99 0004 004	SIDE	PHOENIX LIGHTS PROPERTY 15875 MIDDLEBELT LIVONIA, MI	15875 MIDDLEBELT LIVONIA, MI	2,391.40 0.00	2,391.40 2,391.40
0000000058 055 02 0092 000 055 02 0092 000	SIDE	GRISSOM OTIS / DOROTHY 30926 ROYCROFT LIVONIA, MI	30926 ROYCROFT LIVONIA, MI	1,805.83 0.00	1,805.83 1,805.83
0000000059 062 03 0716 000 062 03 0716 000	SIDE	KOSKY JOSEPH T / JUDIT 16379 EDGEWOOD LIVONIA, MI	16379 EDGEWOOD LIVONIA, MI	174.24 0.00	174.24 174.24
0000000060 064 01 0358 000 064 01 0358 000	SIDE	EDITH M GOODSSELL 15636 EDINGTON LIVONIA, MI	15636 EDINGTON ST LIVONIA, MI	569.59 0.00	569.59 569.59
0000000061 063 01 0001 000 063 01 0001 000	SIDE	PETER CASSANI 15321 ELLEN LIVONIA, MI	15321 ELLEN DR LIVONIA, MI	2,013.50 0.00	2,013.50 2,013.50
0000000062 061 03 0236 000 061 03 0236 000	SIDE	FREDERIC/MARY SEITZ 34341 MUNGER LIVONIA, MI	34341 MUNGER DR LIVONIA, MI	1,422.88 0.00	1,422.88 1,422.88
0000000063 064 01 0601 000 064 01 0601 000	SIDE	JOHN/KAREN SCHWARZ 15981 NORWICH LIVONIA, MI	15981 NORWICH ST LIVONIA, MI	924.48 0.00	924.48 924.48
0000000064 061 02 0053 000 061 02 0053 000	SIDE	MICHAEL & JOAN BAXENDA 33551 SIX MILE LIVONIA, MI	33551 6 MILE RD LIVONIA, MI	407.00 0.00	407.00 407.00
0000000065 064 01 0690 002 064 01 0690 002	SIDE	VARNEY GREGORY 15714 WHITBY LIVONIA, MI	15714 WHITBY LIVONIA, MI	281.19 0.00	281.19 281.19
0000000066 061 02 0043 000 061 02 0043 000	SIDE	BRINKER DANIEL/LAURA 33614 WOOD LIVONIA, MI	33614 WOOD ST LIVONIA, MI	331.66 0.00	331.66 331.66
0000000067 063 06 0014 000 063 06 0014 000	SIDE	TODD/DIANE GEVERINK 34462 WOODVALE LIVONIA, MI	34462 WOODVALE DR LIVONIA, MI	1,186.53 0.00	1,186.53 1,186.53

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0000000068 070 99 0001 004 070 99 0001 004	SIDE	QUAKERTOWN LMT PTNSHP 39111 SIX MILE LIVONIA, MI	39209 6 MILE RD STE 11 LIVONIA, MI	1,984.65 0.00	1,984.65 1,984.65
0000000069 066 03 0231 000 066 03 0231 000	SIDE	PACKER TRICIA 36851 BRISTOL LIVONIA, MI	36851 BRISTOL LIVONIA, MI	144.20 0.00	144.20 144.20
0000000070 066 03 0242 000 066 03 0242 000	SIDE	MICHAEL/KATHLEEN WESNE 37228 BRISTOL LIVONIA, MI	37228 BRISTOL ST LIVONIA, MI	118.80 0.00	118.80 118.80
0000000071 067 01 0106 000 067 01 0106 000	SIDE	BIANCHI FRANK A 15530 COMSTOCK LIVONIA, MI	15530 COMSTOCK LIVONIA, MI	237.93 0.00	237.93 237.93
0000000072 067 01 0107 000 067 01 0107 000	SIDE	SMITH ELIZABETH 15542 COMSTOCK LIVONIA, MI	15542 COMSTOCK LIVONIA, MI	122.57 0.00	122.57 122.57
0000000073 065 01 0130 000 065 01 0130 000	SIDE	MARIHUGH LARRY /DEBRA 16228 COUNTRY CLUB LIVONIA, MI	16228 COUNTRY CLUB DR LIVONIA, MI	158.62 0.00	158.62 158.62
0000000074 065 01 0131 000 065 01 0131 000	SIDE	KROFF GERALD/PAMELA 16268 COUNTRY CLUB LIVONIA, MI	16268 COUNTRY CLUB DR LIVONIA, MI	180.25 0.00	180.25 180.25
0000000075 065 01 0105 000 065 01 0105 000	SIDE	HEBERGER LAURA / JAMES 16269 COUNTRY CLUB LIVONIA, MI	16269 COUNTRY CLUB LIVONIA, MI	438.68 0.00	438.68 438.68
0000000076 065 01 0132 000 065 01 0132 000	SIDE	BEARD KEVIN / EDITH 16294 COUNTRY CLUB LIVONIA, MI	16294 COUNTRY CLUB LIVONIA, MI	180.25 0.00	180.25 180.25
0000000077 065 01 0133 000 065 01 0133 000	SIDE	BUONO AUDREY L 16330 COUNTRY CLUB LIVONIA, MI	16330 COUNTRY CLUB LIVONIA, MI	194.67 0.00	194.67 194.67
0000000078 065 01 0100 000 065 01 0100 000	SIDE	DONALD C LYNCH 16415 COUNTRY CLUB LIVONIA, MI	16415 COUNTRY CLUB DR LIVONIA, MI	360.50 0.00	360.50 360.50
0000000079 065 01 0094 000 065 01 0094 000	SIDE	TERPSTRA DAVID/DAVIS T 16561 COUNTRY CLUB LIVONIA, MI	16561 COUNTRY CLUB DR LIVONIA, MI	187.46 0.00	187.46 187.46
0000000080 065 01 0093 000 065 01 0093 000	SIDE	RAMOS GABRIEL/LYNN 16593 COUNTRY CLUB LIVONIA, MI	16593 COUNTRY CLUB DR LIVONIA, MI	180.25 0.00	180.25 180.25
0000000081 065 01 0144 000 065 01 0144 000	SIDE	CROSKEY MELISSA/DAVID 16652 COUNTRY CLUB LIVONIA, MI	16652 COUNTRY CLUB DR LIVONIA, MI	180.25 0.00	180.25 180.25
0000000082 065 01 0090 000 065 01 0090 000	SIDE	MICHAEL C BEAVER 16681 COUNTRY CLUB LIVONIA, MI	16681 COUNTRY CLUB DR LIVONIA, MI	205.92 0.00	205.92 205.92
0000000083 065 01 0089 000 065 01 0089 000	SIDE	PAUL/MARY GRANDAHL 16715 COUNTRY CLUB LIVONIA, MI	16715 COUNTRY CLUB DR LIVONIA, MI	174.24 0.00	174.24 174.24
0000000084 065 01 0149 000 065 01 0149 000	SIDE	WYLIN BRADLEY / NOELLE 16854 COUNTRY CLUB LIVONIA, MI	16854 COUNTRY CLUB LIVONIA, MI	353.29 0.00	353.29 353.29
0000000085 067 01 0110 001 067 01 0110 001	SIDE	BRIGHT SIDE LIVONIA IN 36400 FIVE MILE LIVONIA, MI	36400 FIVE MILE LIVONIA, MI	3,326.41 0.00	3,326.41 3,326.41
0000000086 067 01 0110 003 067 01 0110 003	SIDE	MKOS REAL ESTATE LLC 36622 FIVE MILE LIVONIA, MI	500 STEPHENSON HIGHWAY TROY, MI	1,900.39 0.00	1,900.39 1,900.39
0000000087 067 01 0110 007 067 01 0110 007	SIDE	LEVAN & 5 HOLDINGS LLC 36650 FIVE MILE LIVONIA, MI	5300 ELLIOTT DR YPSILANTI, MI	894.61 0.00	894.61 894.61

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0000000088 065 03 0024 000 065 03 0024 000	SIDE	HOWE MICHELLE R 16758 LEVAN LIVONIA, MI	16758 LEVAN LIVONIA, MI	863.28 0.00	863.28 863.28
0000000089 067 02 0164 002 067 02 0164 002	SIDE	MICH BELL TELE CO 15550 NEWBURGH LIVONIA, MI	1365 CASS AVE DETROIT, MI	273.98 0.00	273.98 273.98
0000000090 067 99 0003 002 067 99 0003 002	SIDE	GLUCK, STEVEN 15552 NEWBURGH LIVONIA, MI	15552 NEWBURGH RD LIVONIA, MI	1,055.34 0.00	1,055.34 1,055.34
0000000091 067 02 0092 000 067 02 0092 000	SIDE	MC ALINDEN SHAWN/KAY 15571 SUSSEX LIVONIA, MI	15571 SUSSEX ST LIVONIA, MI	386.17 0.00	386.17 386.17
0000000092 067 02 0106 000 067 02 0106 000	SIDE	MAZUR JOSEPH S / NANC 15580 SUSSEX LIVONIA, MI	15580 SUSSEX LIVONIA, MI	360.50 0.00	360.50 360.50
0000000093 067 02 0094 000 067 02 0094 000	SIDE	MEI GUANG JIE 15595 SUSSEX LIVONIA, MI	15595 SUSSEX ST LIVONIA, MI	419.76 0.00	419.76 419.76
0000000094 065 01 0010 000 065 01 0010 000	SIDE	HANS/ANITA ROESSLE 35584 WOOD LIVONIA, MI	35584 WOOD ST LIVONIA, MI	367.71 0.00	367.71 367.71
0000000095 065 03 0028 000 065 03 0028 000	SIDE	CHIPMAN GARY / HEATHER 16691 WOODSIDE LIVONIA, MI	16691 WOODSIDE LIVONIA, MI	151.41 0.00	151.41 151.41
0000000096 065 03 0054 000 065 03 0054 000	SIDE	VUONGVU DANG 16718 WOODSIDE LIVONIA, MI	16718 WOODSIDE ST LIVONIA, MI	229.68 0.00	229.68 229.68
0000000097 068 99 0011 003 068 99 0011 003	SIDE	ONE UNDER LLC 35780 FIVE MILE LIVONIA, MI	6495 WYNDHAM DR WEST BLOOMFIELD, MI	2,958.85 0.00	2,958.85 2,958.85
0000000099 069 03 0179 000 069 03 0179 000	SIDE	CRUTCHFIELD ANDREW/CHR 16539 HOUGHTON LIVONIA, MI	16539 HOUGHTON LIVONIA, MI	216.30 0.00	216.30 216.30
0000000100 072 02 0079 000 072 02 0079 000	SIDE	WILLIAM & SANDRA ENOCH 37460 LADYWOOD LIVONIA, MI	37460 LADYWOOD ST LIVONIA, MI	198.00 0.00	198.00 198.00
0000000101 069 03 0160 000 069 03 0160 000	SIDE	HILDA ZAROU 16432 MARSHA LIVONIA, MI	16432 MARSHA LIVONIA, MI	681.12 0.00	681.12 681.12
0000000102 069 03 0156 000 069 03 0156 000	SIDE	ANTHONY J / MICHELLE C 16576 MARSHA LIVONIA, MI	16576 MARSHA ST LIVONIA, MI	1,193.44 0.00	1,193.44 1,193.44
0000000104 075 04 0501 000 075 04 0501 000	SIDE	KING KENNETH 39213 GRENNADA LIVONIA, MI	39213 GRENNADA ST LIVONIA, MI	180.25 0.00	180.25 180.25
0000000105 075 04 0505 000 075 04 0505 000	SIDE	TANDY TIMOTHY 39299 GRENNADA LIVONIA, MI	39299 GRENNADA ST LIVONIA, MI	213.84 0.00	213.84 213.84
0000000106 073 01 0029 000 073 01 0029 000	SIDE	KOSINSKI STEVEN A 37775 HOWELL LIVONIA, MI	37775 HOWELL ST LIVONIA, MI	194.67 0.00	194.67 194.67
0000000107 073 01 0057 000 073 01 0057 000	SIDE	LATAWIEC JR. DAVID J 37756 JAMISON LIVONIA, MI	37756 JAMISON ST LIVONIA, MI	821.94 0.00	821.94 821.94
0000000108 074 05 0011 000 074 05 0011 000	SIDE	GEORGE & ROSEMARY BRAN 39257 JAMISON LIVONIA, MI	39257 JAMISON ST LIVONIA, MI	339.36 0.00	339.36 339.36
0000000109 076 03 0990 000 076 03 0990 000	SIDE	LAWRENCE/MARY FALK 14279 NOLA LIVONIA, MI	14279 NOLA ST LIVONIA, MI	86.52 0.00	86.52 86.52

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0000000110 076 02 0972 000 076 02 0972 000	SIDE	HAMLIN JANIECE 14294 NOLA LIVONIA, MI	14294 NOLA ST LIVONIA, MI	209.09 0.00	209.09 209.09
0000000111 076 02 0973 000 076 02 0973 000	SIDE	CARRIER KENNETH 14300 NOLA LIVONIA, MI	14300 NOLA ST LIVONIA, MI	108.15 0.00	108.15 108.15
0000000112 076 03 1023 000 076 03 1023 000	SIDE	LLAGAS VICTOR G 14353 NOLA LIVONIA, MI	14353 NOLA ST LIVONIA, MI	249.29 0.00	249.29 249.29
0000000113 076 03 1033 000 076 03 1033 000	SIDE	PAUL/LINDA COCKFIELD 14481 NOLA LIVONIA, MI	14481 NOLA ST LIVONIA, MI	1,574.46 0.00	1,574.46 1,574.46
0000000114 073 01 0008 000 073 01 0008 000	SIDE	CASTANEDA LISA L 14908 RICHFIELD LIVONIA, MI	14908 RICHFIELD LIVONIA, MI	360.50 0.00	360.50 360.50
0000000115 076 99 0001 006 076 99 0001 006	SIDE	MICHAEL J / GERALDINE 38100 SCHOOLCRAFT LIVONIA, MI	38100 SCHOOLCRAFT RD LIVONIA, MI	915.67 0.00	915.67 915.67
0000000116 080 07 0028 000 080 07 0028 000	SIDE	PILARSKI MARTIN/SUSAN 36040 ALLEN LIVONIA, MI	36040 ALLEN ST LIVONIA, MI	331.66 0.00	331.66 331.66
0000000117 080 07 0027 000 080 07 0027 000	SIDE	RONALD L / LINDA HENDE 36052 ALLEN LIVONIA, MI	36052 ALLEN ST LIVONIA, MI	536.87 0.00	536.87 536.87
0000000118 077 09 0015 000 077 09 0015 000	SIDE	KUJAWA FAMILY TRUST 36001 HOWELL LIVONIA, MI	36001 HOWELL LIVONIA, MI	1,444.61 0.00	1,444.61 1,444.61
0000000119 083 03 0117 000 083 03 0117 000	SIDE	EVASIC DAVID/CONSTANCE 14042 EDGEWOOD LIVONIA, MI	14042 EDGEWOOD ST LIVONIA, MI	180.25 0.00	180.25 180.25
0000000121 077 06 0210 000 077 06 0210 000	SIDE	GALE CHELSEA 14876 GOLFVIEW LIVONIA, MI	14876 GOLFVIEW LIVONIA, MI	572.92 0.00	572.92 572.92
0000000122 077 06 0178 000 077 06 0178 000	SIDE	JOHN H STERN 36082 MEADOWBROOK LIVONIA, MI	36082 MEADOWBROOK ST LIVONIA, MI	554.40 0.00	554.40 554.40
0000000123 083 03 0023 000 083 03 0023 000	SIDE	EVANKO GARY L/LINDA K 34731 PERTH LIVONIA, MI	34731 PERTH ST LIVONIA, MI	173.04 0.00	173.04 173.04
0000000124 085 01 0356 002 085 01 0356 002	SIDE	JONES DANIEL/KELLY 14745 AUBURNDALE LIVONIA, MI	14745 AUBURNDALE ST LIVONIA, MI	198.00 0.00	198.00 198.00
0000000125 085 01 0357 002 085 01 0357 002	SIDE	MCLEOD TIMOTHY / JORDA 14761 AUBURNDALE LIVONIA, MI	14761 AUBURNDALE LIVONIA, MI	110.88 0.00	110.88 110.88
0000000126 085 01 0358 004 085 01 0358 004	SIDE	KORDAS JANUSZ/AGNIESZK 14773 AUBURNDALE LIVONIA, MI	14773 AUBURNDALE ST LIVONIA, MI	285.12 0.00	285.12 285.12
0000000127 085 01 0361 000 085 01 0361 000	SIDE	MARINO III JOSEPH 14797 AUBURNDALE LIVONIA, MI	14797 AUBURNDALE LIVONIA, MI	180.25 0.00	180.25 180.25
0000000128 085 01 0362 000 085 01 0362 000	SIDE	BRENNEMAN TANIA 14809 AUBURNDALE LIVONIA, MI	14809 AUBURNDALE ST LIVONIA, MI	209.00 0.00	209.00 209.00
0000000130 087 04 0337 000 087 04 0337 000	SIDE	RUDBERG KENNETH/LISBET 14125 WESTMORE LIVONIA, MI	14125 WESTMORE ST LIVONIA, MI	879.12 0.00	879.12 879.12
0000000195 073 02 0238 000 073 02 0238 000	SIDE	BURGAN LAWRENCE/JEAN 15032 BLUE SKIES LIVONIA, MI	15032 BLUE SKIES ST LIVONIA, MI	198.00 0.00	198.00 198.00

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0000000196 036 01 0049 000 036 01 0049 000	SIDE	OLSON SEAN / AMANDA 17458 MYRON LIVONIA, MI	17458 MYRON LIVONIA, MI	413.59 0.00	413.59 413.59
0000000197 036 01 0050 000 036 01 0050 000	SIDE	BAJRAMAJ FATLUM / LEJL 17492 MYRON LIVONIA, MI	17492 MYRON LIVONIA, MI	252.35 0.00	252.35 252.35
0000000198 067 02 0055 000 067 02 0055 000	SIDE	VOGEL JENNIFER LYNN 37266 LADYWOOD LIVONIA, MI	37266 LADYWOOD LIVONIA, MI	1,506.89 0.00	1,506.89 1,506.89
0000000201 069 03 0309 000 069 03 0309 000	SIDE	JIMMIE & DELORIS DAVIS 15826 BLUE SKIES LIVONIA, MI	15826 BLUE SKIES DR LIVONIA, MI	1,497.84 0.00	1,497.84 1,497.84
0000000202 069 01 0063 000 069 01 0063 000	SIDE	DOROGHAZI WILLIAM/MONI 37705 SUNNYDALE LIVONIA, MI	37705 SUNNYDALE ST LIVONIA, MI	360.50 0.00	360.50 360.50
0000000203 053 99 0002 000 053 99 0002 000	SIDE	H & A INVESTMENT LLC 29407 SIX MILE LIVONIA, MI	47288 RED OAK DR. NORTHVILLE, MI	4,482.67 0.00	4,482.67 4,482.67
0000000204 053 99 0003 000 053 99 0003 000	SIDE	H & A INVESTMENT LLC 29421 SIX MILE LIVONIA, MI	47288 RED OAK DR. NORTHVILLE, MI	820.72 0.00	820.72 820.72
0000000205 053 99 0004 000 053 99 0004 000	SIDE	6 MID PLAZA LLC 29425 SIX MILE LIVONIA, MI	27013 HAMPSTEAD BLVD FARMINGTON HILLS, MI	568.37 0.00	568.37 568.37
0000000208 033 04 0070 000 033 04 0070 000	SIDE	JOHN/DIANE RAY 18637 GILL LIVONIA, MI	18637 GILL RD LIVONIA, MI	198.00 0.00	198.00 198.00
0000000209 025 03 0016 000 025 03 0016 000	SIDE	III BENNETT WILSON/JEN 18335 QUEENSBURY LIVONIA, MI	18335 QUEENSBURY DR LIVONIA, MI	180.25 0.00	180.25 180.25
0000000210 067 01 0018 000 067 01 0018 000	SIDE	GOSETTI JENNIFER 15368 WILLIAMS LIVONIA, MI	15368 WILLIAMS LIVONIA, MI	388.08 0.00	388.08 388.08
0000000211 075 03 0482 000 075 03 0482 000	SIDE	KEVIN KUNEY 38605 MASON LIVONIA, MI	38605 MASON LIVONIA, MI	205.67 0.00	205.67 205.67
0000000213 030 04 0145 000 030 04 0145 000	SIDE	SERMO PETER/KIMBERLY 37047 CURTIS LIVONIA, MI	37047 CURTIS RD LIVONIA, MI	144.20 0.00	144.20 144.20
0000000214 008 07 0001 000 008 07 0001 000	SIDE	PATRICK OLST 30366 VASSAR LIVONIA, MI	30366 VASSAR ST LIVONIA, MI	201.88 0.00	201.88 201.88
0000000215 029 01 0126 000 029 01 0126 000	SIDE	MONFORTON LOUIS 18453 PARKLANE LIVONIA, MI	18453 PARKLANE LIVONIA, MI	126.72 0.00	126.72 126.72
0000000216 064 01 0692 000 064 01 0692 000	SIDE	WHITE-VARNEY CLAUDETTE 34030 DORAIS LIVONIA, MI	34030 DORAIS ST LIVONIA, MI	633.60 0.00	633.60 633.60
0000000217 066 02 0065 000 066 02 0065 000	SIDE	MATTHEW / MARGARET BUR 16787 COMSTOCK LIVONIA, MI	16787 COMSTOCK ST LIVONIA, MI	479.19 0.00	479.19 479.19
0000000218 086 02 0036 000 086 02 0036 000	SIDE	SAWULSKI RICHARD 14263 WESTMORE LIVONIA, MI	14263 WESTMORE ST LIVONIA, MI	353.29 0.00	353.29 353.29

Billing Items Summary

		Item Amt.	Item Bal.
4"SW Totals	99 Billing Items	48,790.07	48,790.07
6"SW Totals	57 Billing Items	19,506.96	19,506.96
CITY Totals	75 Billing Items	0.00	0.00
SAWCUT Totals	18 Billing Items	288.20	288.20
8"SW Totals	7 Billing Items	5,357.88	5,357.88
AT&T Totals	1 Billing Items	0.00	0.00

12/19/2022
11:05 AM

Billing Register
Population: All Records

Page: 8/8
DB: Sw2022

Invoices # Customer # Parcel #	Srvc Code	Owner Prop. Address	Mailing Address	Amt. Chg. Pmts/Crdts	Amt. Billed Amt. Due
H/O4" Totals	4	Billing Items	2,386.51	2,386.51	
H/O6" Totals	4	Billing Items	1,227.60	1,227.60	
21-4" Totals	1	Billing Items	1,984.65	1,984.65	
=====					
TOTALS		138 Invoices		79,541.87 0.00	0.00 79,541.87

Circle Pool, with the City's participation estimated to be \$1,027.00, for a total amount estimated at \$160,000.00, the Council does hereby approve the proposed Intergovernmental Agreement between the County of Wayne and the City of Livonia and the Mayor and City Clerk are hereby authorized, for and on behalf of the City of Livonia, to execute the Intergovernmental Agreement in the manner and form herein submitted, subject to approval as to form and substance by the Department of Law, and to do all other things necessary or incidental to the full performance of this resolution.

#117-22 RESOLVED, that having considered the report and recommendation of the Assistant Director of Public Works, dated March 3, 2022, which bears the signatures of the Director of Public Works and the Director of Finance, and is approved for submission by the Mayor, the Council does hereby accept the bid of Scooby's Lawn Care LLC, 2018 Helen, Garden City, MI 48135, for completing all work required in connection with the City's 2022-2025 Municipal Park Mowing Program, for a total amount not to exceed \$37,114.00 per year, the same having been in fact the lowest bid received and meets all specifications; FURTHER, in the event the lowest bidder is unable to perform the services, the Council does hereby accept the bid of United Lawnscape, 12240 Merriman, Livonia, MI 48150 as alternate for completing all work required for the City's 2022-2025 Municipal Park Mowing Program at a cost not to exceed \$109,186.00 per year; FURTHER, the Council does hereby authorize the expenditure of the foregoing amounts from funds budgeted in Account No. 101-524-818-015 (Parks Maintenance Fund) for this purpose; and the Mayor and City Clerk are hereby authorized to execute a contract, which is approved as to form and substance by the Department of Law, for and on behalf of the City of Livonia with the aforesaid bidder(s) and to do all other things necessary or incidental to the full performance of this resolution.

#118-22 RESOLVED, that having considered a communication from the City Engineer, dated March 16, 2022, submitted pursuant to Council Resolution 67-22, adopted on February 28, 2022, which bears the signatures of the Director of Public Works, the Director of Finance and the City Attorney, and is approved for submission by the Mayor, to which is attached a list of prices for various items needed for the 2022 round of sidewalk repairs, the Council does hereby authorize and accept the unit price bid of Rotondo Construction Corporation, 38807 Ann Arbor Road, Suite 2, Livonia, Michigan 48150, for completing all work required in connection with the 2022 Sidewalk Replacement Program (Contract 22-G) and agreed upon inspector days of 60 based upon the Engineering Division's estimate of units involved and subject to a final payment based upon the actual units completed in accordance with the unit prices accepted herein, for a total amount not to exceed \$706,228.50, which includes a 10% administrative fee (\$63,293.50), the contract amount of \$632,935.00, and the saw cutting portion of the project (\$10,000.00), which

will be handled by and paid to Precision Concrete Inc., 1896 Goldeneye Drive, Holland, MI 49424, said estimated cost and unit prices having been in fact the lowest bid received and meets all specifications; FURTHER, the Council does hereby authorize payment in an amount not to exceed \$632,935.00 payable to Rotondo Construction Corporation, 38807 Ann Arbor Road, Suite 2, Livonia, Michigan 48150, based upon the bid unit prices and said amount to be adjusted based upon the quantities of work completed; FURTHER, the Council does hereby authorize payment in an amount not to exceed \$10,000.00 payable to Precision Concrete Inc., 1896 Goldeneye Drive, Holland, Michigan 49424 for the saw cutting portion of the contract; FURTHER, the Council does hereby authorize an advance in the amount of \$132,257.84 (single lot assessments portion of the program) from the Road, Sidewalk and Tree Fund with the provision that this fund be reimbursed from that portion of the project which is to be financed by special assessment at such time as funds are subsequently received from the payment of bills as assessments by affected property owners; FURTHER, the Council does hereby authorize an expenditure in the amount of \$6,500.00 from funds budgeted in Account No. 202-451-977-010 (Major Road – Distributed Sidewalk Cost) and \$99,270.66 from funds budgeted in Account No. 203-451-977-010 (Local Road- Distributed Sidewalk Cost) to cover the costs related to the construction or reconstruction of handicap ramps at major and local roads; FURTHER, the Council does hereby authorize an expenditure in the amount of \$18,200.00 from the Unexpended Fund Balance of the Water and Sewer Fund for sidewalk work adjacent to and including water and storm and sanitary sewer structure repairs; FURTHER, the Council does hereby authorize an expenditure in the amount of \$450,000.00 to repair sidewalks heaved by tree roots from funds budgeted in the Road, Sidewalk and Tree Fund (Account No. 204-441-977-010 Contractual Service Sidewalk) for the 2022 Sidewalk Repairs; and the City Engineer is hereby authorized to approve minor adjustments in the work as it becomes necessary but this authorization does not entitle the City Engineer to authorize any increase in the not to exceed amount or to contract with other parties; and the Mayor and City Clerk are hereby authorized to execute a contract, approved as to form and substance by the Department of Law, for and on behalf of the City of Livonia with the aforesaid bidder and to do all other things necessary or incidental to the full performance of this resolution.

#119-22 RESOLVED, that having considered the report and recommendation of the City Engineer, dated March 9, 2022, which bears the signatures of the Director of Public Works, the Director of Finance and the City Attorney, and is approved for submission by the Mayor, the Council does hereby accept the unit price bid of P.K. Contracting, LLC, 1965 Barrett Dr., Troy, Michigan 48084 for completing all work required in connection with the 2022 Lane Line Marking Program (Contract 22-H) for the not to exceed amount of \$93,367.50, based on the Engineering Division's estimate of units involved, and subject to a final payment based

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD JANUARY 18, 2023**

Meeting was called to order at 8:25 p.m. by Council President Jim Jolly. Present: Rob Donovic, Scott Morgan, Brandon McCullough, Kathleen McIntyre, Scott Bahr, and President Jim Jolly. Absent: Vice President Laura Toy. Elected and appointed officials present: Susan Nash, City Clerk; Paul Bernier, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Director of Planning and Economic Development, Josh Sabo, Director of Communications and Casey O'Neil, Information Systems Director.

Councilmember Donovic led the Pledge of Allegiance.

3. REQUEST TO APPROVE PROPOSED 2023 SIDEWALK REPAIR PROGRAM: Engineering Division, re: to include approximately 422 scattered locations throughout the City, as well as 128 locations in Sections 1 through 6 that were identified by Spalding DeDecker as having 2" or greater vertical separations. (CR 784-82).

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

Councilmember McCullough offered an approving resolution for the Consent agenda.

DIRECTION:	APPROVAL	CONSENT
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As there were no further questions or comments Council President Jim Jolly adjourned the Study Session at 8:37 p.m. on Wednesday, January 18, 2023.

Dated: January 18, 2023

SUSAN M. NASH, CITY CLERK



LETTER TO THE LIVONIA CITY COUNCIL

3.

Engineering
December 28, 2022

MEETING DATE

S011823/R013023

PREPARED BY

Karen Worley, Secretary IV,

AGENDA ITEM

REQUEST TO APPROVE PROPOSED 2023 SIDEWALK REPAIR PROGRAM: Engineering Division, re: to include approximately 422 scattered locations throughout the City, as well as 128 locations in Sections 1 through 6 that were identified by Spalding DeDecker as having 2" or greater vertical separations. (CR 784-82).

BACKGROUND

The City Council, by Resolution No. 784-82, concurred with and approved the Engineering Department's report dated September 30, 1982, relative to an annual sidewalk repair and maintenance program.

The proposed 2023 Sidewalk Repair Program consists of approximately 422 scattered locations throughout the City that were generated through resident complaints and requests, as well as 128 locations in Sections 1 through 6 that were identified by Spalding DeDecker as having 2" or greater vertical separations. The list indicating where sidewalks require installation, repair and/or replacement adjacent to private property is included. This year's program consists of a total of approximately 550 locations.

RECOMMENDATION

Also attached is a recommended resolution that, if adopted, will require the property owners shown on the attached lists to arrange for the installation, repair, or the removal and replacement of certain unsafe sections of sidewalk by May 5, 2023.

PROPOSED RESOLUTION

RESOLVED, that having considered a communication from the Assistant City Engineer, dated December 29, 2022 approved by the Director of Public Works and approved for submission by the Mayor, to which is attached various lists of sidewalks requiring installation or replacement within miscellaneous locations throughout the City of Livonia, said list being included herein by reference, in connection with the 2023 Sidewalk Repair Program and for reasons stated, the Council does hereby require the respective owners of lots and premises referred to in said list, to install or to remove and replace sidewalk at such premises, and the City Clerk is hereby requested to do all things necessary to carry out the provisions of this resolution which is made pursuant to Section 12.04.340 of the Livonia Code of Ordinances, as amended; FURTHER, said notice shall set forth that the respective owners of lots and premises herein referred to shall notify the City of their intention to have the work done privately no later than May 5, 2023, after which date the

Engineering Division shall arrange for the construction and/or reconstruction of the said sidewalks; FURTHER, the Council does hereby authorize the construction and/or reconstruction of various sections of sidewalks and crosswalks at several locations within the City inasmuch as the same are the City's responsibility.

FISCAL CONSIDERATION

None

ATTACHMENTS

1. Proposed Resolution - 2023
2. Proposed 2023 Sidewalk Program Location List for Council 12-29-22
3. CR 784-82

APPROVED BY



David Lear, Assistant City Engineer

Date: December 28, 2022



Don Rohraff, Director of Public Works

Date: December 28, 2022



Maureen Miller Brosnan, Mayor

Date: January 05, 2023

PROPOSED RESOLUTION

RESOLVED, that having considered a communication from the Assistant City Engineer, dated December 29, 2022 approved by the Director of Public Works and approved for submission by the Mayor, to which is attached various lists of sidewalks requiring installation or replacement within miscellaneous locations throughout the City of Livonia, said list being included herein by reference, in connection with the 2023 Sidewalk Repair Program and for reasons stated, the Council does hereby require the respective owners of lots and premises referred to in said list, to install or to remove and replace sidewalk at such premises, and the City Clerk is hereby requested to do all things necessary to carry out the provisions of this resolution which is made pursuant to Section 12.04.340 of the Livonia Code of Ordinances, as amended; FURTHER, said notice shall set forth that the respective owners of lots and premises herein referred to shall notify the City of their intention to have the work done privately no later than May 5, 2023, after which date the Engineering Division shall arrange for the construction and/or reconstruction of the said sidewalks; FURTHER, the Council does hereby authorize the construction and/or reconstruction of various sections of sidewalks and crosswalks at several locations within the City inasmuch as the same are the City's responsibility.

2023 Program List for Council 12-29-22

	A	B	C
1	Address	Street Name	Section
2			
3			
4	20160	Angling	1
5	19350	Antago	1
6	20023	Brentwood	1
7	20051	Brentwood	1
8	19910	Deering	1
9	19914	Deering	1
10	20027	Deering	1
11	20014	Floral	1
12	20044	Floral	1
13	20052	Floral	1
14	20216	Floral	1
15	20269	Gillman	1
16	27500	Grand River	1
17	20061	Inkster	1
18	19907	Lathers	1
19	19921	Lathers	1
20	19934	Lathers	1
21	27521	Long	1
22	27527	Long	1
23	27535	Long	1
24	27649	Long	1
25	27924	Long	1
26	28038	Long	1
27	19784	Maplewood	1
28	20113	Maplewood	1
29	20124	Maplewood	1
30	20125	Maplewood	1
31	20466	Maplewood	1
32	19830	Middlebelt	1
33	27851	Pembroke	1
34	19636	Rensellor	1
35	19644	Rensellor	1
36	20029	Rensellor	1
37	20035	Rensellor	1
38	20201	Rensellor	1
39	19317	St. Francis	1
40	19450	St. Francis	1
41	19451	St. Francis	1
42	19909	St. Francis	1
43	19925	St. Francis	1
44	20021	St. Francis	1
45	20024	St. Francis	1
46	20115	St. Francis	1
47	20117	St. Francis	1
48	20126	St. Francis	1
49	27448	Seven Mile	1
50	19914	Sunbury	1

2023 Program List for Council 12-29-22

	A	B	C
51	20028	Sunbury	1
52	20009	Weyher	1
53	20021	Weyher	1
54	20235	Weyher	1
55	20321	Weyher	1
56	19515	Bainbridge	2
57	20425	Beatrice	2
58	29615	Eight Mile	2
59	29811	Eight Mile	2
60	30105	Eight Mile	2
61	30421	Eight Mile	2
62	20321	Fremont	2
63	20335	Fremont	2
64	20310	Melvin	2
65	19710	Merriman	2
66	19805	Middlebelt	2
67	19120	Purlingbrook	2
68	19550	Purlingbrook	2
69	30294	Seven Mile	2
70	19116	Auburndale	3
71	19436	Auburndale	3
72	19622	Auburndale	3
73	31811	Bretton	3
74	31850	Bretton	3
75	32006	Bretton	3
76	32121	Bretton	3
77	32201	Bretton	3
78	32209	Bretton	3
79	32248	Bretton	3
80	19738	Donna	3
81	32825	Eight Mile	4
82	31435	Fairfax	3
83	31449	Fairfax	3
84	31557	Fairfax	3
85	31649	Fairfax	3
86	31656	Fairfax	3
87	19350	Farmington	3
88	31516	Fonville	3
89	31781	Fonville	3
90	31656	Gable	3
91	31708	Gable	3
92	19306	Hardy	3
93	19341	Hardy	3
94	19358	Hardy	3
95	19658	Hardy	3
96	19422	Ingram	3
97	19335	Merriman	3
98	19158	Osmus	3
99	19170	Osmus	3
100	19489	Osmus	3

2023 Program List for Council 12-29-22

	A	B	C
101	19746	Osmus	3
102	20286	Osmus	3
103	20352	Osmus	3
104	20374	Osmus	3
105	19446	Osmus	3
106	19458	Parker	3
107	19470	Parker	3
108	19489	Parker	3
109	19505	Parker	3
110	19517	Parker	3
111	19529	Parker	3
112	19657	Parker	3
113	34070	Bretton	4
114	34190	Bretton	4
115	34286	Bretton	4
116	33543	Eight Mile	4
117	34093	Fairfax	4
118	34169	Fairfax	4
119	34564	Fairfax	4
120	34576	Fairfax	4
121	34803	Fairfax	4
122	19112	Fairlane Ct.	4
123	20019	Farmington	4
124	20047	Farmington	4
125	20105	Farmington	4
126	19123	Gary	4
127	19200	Gary	4
128	19578	Gary	4
129	19747	Gary	4
130	34696	Haldane	4
131	34722	Haldane	4
132	20145	Irving	4
133	19161	Laurel Ave.	4
134	19187	Laurel Ave.	4
135	20076	Laurel Ave.	4
136	20160	Laurel Ave.	4
137	20125	Myron	4
138	34054	Navin	4
139	34702	Navin	4
140	35096	Pembroke	4
141	35218	Pembroke	4
142	19520	Pollyanna Ct.	4
143	19628	Pollyanna Ct.	4
144	19839	Pollyanna Dr.	4
145	34582	St. Martins	4
146	34673	St. Martins	4
147	20131	Southampton	4
148	20007	Stamford	4
149	20018	Stamford	4
150	20029	Stamford	4

2023 Program List for Council 12-29-22

	A	B	C
151	20073	Stamford	4
152	20095	Stamford	4
153	20139	Stamford	4
154	20315	Wayne	4
155	20347	Wayne	4
156	37550	Seven Mile	6
157	37640	Seven Mile	6
158	19036	Glengarry	7
159	37495	Kingsburn	7
160	37648	Kingsburn	7
161	18370	Queensbury	7
162	18518	Queensbury	7
163	36332	Brookview	8
164	17162	Country Club	8
165	17194	Country Club	8
166	37008	Curtis	8
167	37129	Curtis	8
168	36257	Hammer	8
169	18266	Hampton Ct.	8
170	18292	Hampton Ct.	8
171	19090	Levan	8
172	17363	Park	8
173	17523	Park	8
174	35538	Vargo	8
175	35698	Vargo	8
176	36943	Vargo	8
177	36985	Vargo	8
178	17907	Woodside	8
179	17939	Woodside	8
180	18936	Aspen	9
181	18635	Irving	9
182	17815	Myron	9
183	18253	Myron	9
184	35995	Northgate	9
185	18280	Stamford	9
186	33458	Vargo	9
187	33466	Vargo	9
188	18221	Whitby	9
189	18232	Whitby	9
190	31886	Clarita	10
191	17370	Brookview	11
192	17323	Cross Winds	11
193	17347	Cross Winds	11
194	29710	Lamar	11
195	31079	Mayville	11
196	31291	Mayville	11
197	31323	Mayville	11
198	18926	Purlingbrook	11
199	17503	Rexwood	11
200	17515	Rexwood	11

2023 Program List for Council 12-29-22

	A	B	C
201	17536	Stamwich	11
202	17558	Stamwich	11
203	17146	Dolores	12
204	17266	Dolores	12
205	17278	Dolores	12
206	17290	Dolores	12
207	34660	Bristol	16
208	34722	Bristol	16
209	34736	Bristol	16
210	34761	Bristol	16
211	34084	Bristol	16
212	35008	Ellen Ct.	16
213	35011	Ellen Ct.	16
214	35028	Ellen Ct.	16
215	35061	Ellen Ct.	16
216	35062	Ellen Ct.	16
217	15645	Farmington	16
218	15758	Gary	16
219	34129	Grove	16
220	34148	Grove	16
221	34161	Grove	16
222	34162	Grove	16
223	34178	Grove	16
224	34209	Grove	16
225	34245	Grove	16
226	34259	Grove	16
227	34260	Grove	16
228	34276	Grove	16
229	34426	Grove	16
230	34458	Grove	16
231	34474	Grove	16
232	34492	Grove	16
233	34625	Grove	16
234	36439	Grove	16
235	34648	Grove	16
236	34660	Grove	16
237	34665	Grove	16
238	34672	Grove	16
239	34816	Grove	16
240	34840	Grove	16
241	34852	Grove	16
242	34857	Grove	16
243	34864	Grove	16
244	34869	Grove	16
245	34900	Grove	16
246	34907	Grove	16
247	34912	Grove	16
248	34919	Grove	16
249	34929	Grove	16
250	34936	Grove	16

2023 Program List for Council 12-29-22

	A	B	C
251	34937	Grove	16
252	34948	Grove	16
253	34971	Grove	16
254	35008	Grove	16
255	35022	Grove	16
256	35034	Grove	16
257	35070	Grove	16
258	35115	Grove	16
259	35129	Grove	16
260	34226	Munger	16
261	34266	Munger	16
262	34302	Munger	16
263	34318	Munger	16
264	34334	Munger	16
265	34366	Munger	16
266	34451	Munger	16
267	34634	Munger	16
268	34658	Munger	16
269	34670	Munger	16
270	34925	Munger	16
271	34954	Munger	16
272	33451	Rayburn	16
273	16009	Riverside	16
274	16017	Riverside	16
275	16060	Riverside	16
276	16086	Riverside	16
277	16087	Riverside	16
278	16099	Riverside	16
279	16107	Riverside	16
280	16303	Riverside	16
281	16317	Riverside	16
282	16436	Riverside	16
283	16441	Riverside	16
284	16460	Riverside	16
285	16465	Riverside	16
286	16516	Riverside	16
287	16528	Riverside	16
288	16540	Riverside	16
289	16543	Riverside	16
290	16559	Riverside	16
291	16720	Riverside	16
292	16734	Riverside	16
293	16768	Riverside	16
294	16777	Riverside	16
295	16831	Riverside	16
296	16937	Riverside	16
297	34283	Six Mile	16
298	34409	Six Mile	16
299	34441	Six Mile	16
300	34615	Six Mile	16

2023 Program List for Council 12-29-22

	A	B	C
301	34495	Riverside	16
302	34665	Wood	16
303	34811	Wood	16
304	34827	Wood	16
305	34905	Wood	16
306	34919	Wood	16
307	34947	Wood	16
308	35069	Wood	16
309	35115	Wood	16
310	35169	Wood	16
311	16854	Country Club	17
312	15604	Fitzgerald	17
313	35900	Five Mile	17
314	36000	Five Mile	17
315	36016	Five Mile	17
316	36100	Five Mile	17
317	36180	Five Mile	17
318	36274	Five Mile	17
319	36300	Five Mile	17
320	16763	Golfview	17
321	36530	Kingsbury	17
322	37659	Ladywood	17
323	15504	Liverpool	17
324	15546	Liverpool	17
325	15583	Liverpool	17
326	15595	Liverpool	17
327	15631	Liverpool	17
328	15638	Liverpool	17
329	37203	Munger	17
330	37141	Munger	17
331	16271	Parklane	17
332	16568	Parklane	17
333	36716	Rayburn	17
334	36730	Rayburn	17
335	16697	Renwick	17
336	16725	Renwick	17
337	16815	Ronnie	17
338	36157	Sherwood	17
339	37137	Sherwood	17
340	37149	Sherwood	17
341	36924	Sunnydale	17
342	36972	Sunnydale	17
343	37026	Sunnydale	17
344	37080	Sunnydale	17
345	37107	Sunnydale	17
346	37108	Sunnydale	17
347	37119	Sunnydale	17
348	15561	Westbrook	17
349	36524	Whitcomb	17
350	36615	Whitcomb	17

2023 Program List for Council 12-29-22

	A	B	C
351	36647	Whitcomb	17
352	35511	Wood	17
353	15631	Woodside	17
354	15645	Woodside	17
355	15661	Woodside	17
356	15678	Woodside	17
357	15799	Blue Skies	18
358	15373	W. Blue Skies	18
359	15383	W. Blue Skies	18
360	37465	Bristol	18
361	37529	Bristol Ct.	18
362	37561	Bristol Ct.	18
363	37593	Bristol Ct.	18
364	38030	Bristol	18
365	16304	Houghton	18
366	38764	Kingsbury	18
367	37612	Lancaster	18
368	37638	Lancaster	18
369	38113	Lancaster	18
370	38670	Lapham Ct.	18
371	38124	Mallory	18
372	37851	Munger	18
373	15581	Nola	18
374	15589	Nola	18
375	16724	Quakertown	18
376	16772	Quakertown	18
377	38594	Reo Ct.	18
378	38626	Reo Ct.	18
379	38658	Reo Ct.	18
380	38690	Reo Ct.	18
381	38722	Reo Ct.	18
382	38754	Reo Ct.	18
383	38786	Reo Ct.	18
384	38772	Roycroft	18
385	38557	Stacey Ct.	18
386	39038	Stacey Ct.	18
387	15564	Stonehouse Circle	18
388	37661	Sunnydale	18
389	37683	Sunnydale	18
390	14259	Adams	19
391	14356	Bassett	19
392	14357	Bassett	19
393	14227	Blue Skies	19
394	14729	Blue Skies	19
395	15108	Blue Skies	19
396	15235	Blue Skies	19
397	14939	Hix	19
398	37838	Howell	19
399	37852	Howell	19

2023 Program List for Council 12-29-22

	A	B	C
400	37930	Jamison	19
401	37942	Jamison	19
402	38979	Jamison	19
403	14273	Knolson	19
404	15190	Knolson	19
405	15193	Knolson	19
406	15203	Knolson	19
407	39232	Lyndon	19
408	38540	Mason	19
409	14545	Richfield	19
410	14626	Richfield	19
411	14758	Richfield	19
412	38953	Ross	19
413	15024	Susanna	19
414	35953	Barkley	20
415	14812	Golfview	20
416	14832	Golfview	20
417	36158	Lyndon	20
418	36066	Parkhurst	20
419	35976	Summers	20
420	14472	Woodside	20
421	14424	Riverside	20
422	35112	Scone	21
423	35132	Scone	21
424	35148	Scone	21
425	14163	Gary	21
426	32284	Allen	22
427	32308	Allen	22
428	14808	Auburndale	22
429	13959	Blackburn	22
430	14359	Cranston	22
431	14377	Cranston	22
432	14394	Cranston	22
433	14209	Ingram	22
434	14294	Ingram	22
435	14618	Ingram	22
436	14635	Ingram	22
437	14724	Ingram	22
438	14736	Ingram	22
439	32955	Lyndon	22
440	32968	Lyndon	22
441	32969	Lyndon	22
442	33161	Lyndon	22
443	32829	Middleboro	22
444	33004	Middleboro	22
445	31772	Perth	22
446	14263	Westmore	22
447	30138	Acacia	23
448	13938	Beatrice	23
449	13950	Beatrice	23

2023 Program List for Council 12-29-22

	A	B	C
450	29633	Edward Place	23
451	29583	Jacquelyn	23
452	29601	Jacquelyn	23
453	29645	Jacquelyn	23
454	29651	Jacquelyn	23
455	29662	Jacquelyn	23
456	29676	Jacquelyn	23
457	29705	Jacquelyn	23
458	29733	Jacquelyn	23
459	29747	Jacquelyn	23
460	29445	Lori	23
461	14269	Melvin	23
462	29830	Oakview	23
463	29862	Oakview	23
464	14125	Sunset	23
465	28134	Acacia	24
466	14335	Alexander	24
467	14145	Brentwood	24
468	28455	Gita	24
469	28473	Gita	24
470	29320	Jacquelyn	24
471	27903	Oakley	24
472	29166	Oakley	24
473	29180	Oriole	24
474	14114	Riga	24
475	14347	Sunbury	24
476	14359	Sunbury	24
477	14371	Sunbury	24
478	14395	Sunbury	24
479	14947	Sunbury	24
480	37788	Chase	30
481	9146	Adams	31
482	9178	E. Bassett Ct.	31
483	9194	E. Bassett Ct.	31
484	39022	Dover	31
485	38539	Grandon	31
486	38559	Grandon	31
487	38583	Grandon	31
488	9295	Hix	31
489	9735	Knolson	31
490	9749	Knolson	31
491	9196	Marie	31
492	39197	Minton	31
493	38730	Northfield	31
494	38910	Northfield	31
495	38815	Orangelawn	31
496	38831	Orangelawn	31
497	9050	Pere	31
498	38836	Richland	31
499	9423	Westwind	31

2023 Program List for Council 12-29-22

	A	B	C
500	36718	Angeline	32
501	35442	Elmira	32
502	36027	Hees	32
503	33901	Angeline	33
504	33919	Angeline	33
505	9959	Hambelton	33
506	10049	Hambelton	33
507	33538	Michele	33
508	8942	Parkside	33
509	8936	Russell	33
510	34981	West Chicago	33
511	9909	Berwick	34
512	11300	Brookfield	34
513	9323	Idaho	34
514	9335	Idaho	34
515	8824	Utah	34
516	9253	Woodring	34
517	9870	Denne	35
518	9951	Fremont	35
519	9971	Fremont	35
520	30679	Grandon	35
521	9945	Hillcrest	35
522	29892	MacIntyre	35
523	9847	Milburn	35
524	30291	Minton	35
525	30450	Minton	35
526	30475	Minton	35
527	30476	Minton	35
528	30789	Minton	35
529	30849	Orangelawn	35
530	30878	Orangelawn	35
531	30948	Orangelawn	35
532	30975	Orangelawn	35
533	30990	Orangelawn	35
534	31131	Orangelawn	35
535	30905	Robert	35
536	30919	Robert	35
537	31117	Robert	35
538	9074	Brentwood	36
539	9934	E. Clements Circle	36
540	28436	Cleveland	36
541	9550	Deering	36
542	9030	Gillman	36
543	9048	Gillman	36
544	28971	Hathaway	36
545	28983	Hathaway	36
546	11241	Karen	36
547	11261	Karen	36
548	11281	Karen	36
549	9950	Seltzer	36

2023 Program List for Council 12-29-22

	A	B	C
550	28260	West Chicago	36

AYES: Taylor, Feenstra, Gundersen, Bishop, Bennett, Ventura and McCann.

NAYS: None.

By Councilman Ventura, seconded by Councilman Bishop, it was

#783-82 RESOLVED, that having considered a communication from the CETA Program Administrator dated October 15, 1982, approved by the Finance Director and approved for submission by the Mayor, the Council does hereby approve and authorize expenditures from CETA funds of not to exceed \$45,590 for Ceramic Tile Setter training at the Detroit Metropolitan Ceramic Tile Joint Apprenticeship Committee, the same to be expended in the manner and in the amounts detailed in Attachment A.

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

AYES: Taylor, Feenstra, Gundersen, Bishop, Bennett, Ventura and McCann.

NAYS: None.

By Councilman Feenstra, seconded by Councilman Taylor, it was

#784-82 RESOLVED, that having considered a communication from the City Engineer dated September 30, 1982, approved by the Director of Public Works and approved for submission by the Mayor and which transmits a report which details a proposed annual sidewalk inspection and repair program, including procedures and recommendations for the implementation of same, the Council does hereby concur in and approve of the conclusions and recommendations set forth on Page 5 of the report, and in this regard the Council does hereby authorize the transfer of the sum of \$300 from Account No. 441-864 (Travel & Education) to Account No. 441-904 (Printing) for the purpose of printing pamphlets containing the information shown in Figure VI of the report.

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

AYES: Taylor, Feenstra, Gundersen, Bishop, Bennett, Ventura and McCann.

NAYS: None.

By Councilman Taylor, seconded by Councilman Bishop, it was

#785-82 RESOLVED, that the Council does hereby approve, authorize and establish the following Code of Ethics in connection with the awarding and granting of a Cable TV Franchise and requests that all elected, appointed and administrative personnel of the City comply with and adhere to the same, the said guidelines being as follows:

1. No one shall have any interest in any company providing cable TV manufacturing, installation or services, TV consultants, etc. (hereinafter known as "company") unless that interest is disclosed in writing to the Mayor and the President of the City Council.

**COMMITTEE OF THE WHOLE MEETING
WEDNESDAY, JANUARY 11, 2023
7:00PM**

A Committee of the Whole meeting was held on Wednesday, January 11, 2023, at Livonia City Hall in the Council Chambers.

Committee Members Present: Jim Jolly, City Council President
Laura Toy, Council Vice President
Scott Bahr
Rob Gjonaj Donovic
Brandon McCullough
Kathleen McIntyre
Scott Morgan

Committee Members Absent: None

City Officials Present: Maureen Miller Brosnan, Mayor
Lynda Scheel, City Treasurer
Susie Nash, City Clerk
Bob Jennison, Fire Chief
Benjamin McDermott, Deputy Chief of Police
Brian Kahn, Director of Emergency Preparedness
Paul Bernier, City Attorney
Eric Goldstein, Assistant City Attorney
Mark Taormina, Planning and Econ. Dev.
Director Mike Slater, Finance Director
Dave Varga, Chief of Staff
Jeannine Laible, Human Resources Director Don
Rohraff, Superintendent of DPW
Jerome Hanna, Inspection Director
Casey O'Neil, Information Services Director Josh
Sabo, Communications Director

Additional attendees: See attached.

1. **CR 379-22** Petition 2022-10-02-20 submitted by The Mannik & Smith Group, Inc. requesting to redevelop the site, including demolishing the existing commercial building and constructing a new automated auto wash facility (Clean Express), at 20330 & 20340 Farmington Road, located on the east side of Farmington Road between Norfolk Avenue and Eight Mile Road in the Northwest ¼ of Section 3.

The meeting convened at 7:00 PM

A discussion was led by Mark Taormina, Planning and Economic Development Director, providing an introduction of new information and updates regarding the subject matter.

Councilmember Rob Donovic offered an approving resolution.

Council Vice President Laura Toy offered a denying resolution.

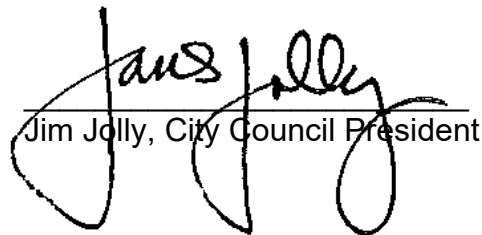
The Committee recommends:

An approving and denying resolution drafted by the Law Department.

Note:

This item will be out of Committee.

This item is to be placed on the **Regular Meeting Agenda of January 18, 2023**



Jim Jolly, City Council President

PLEASE SIGN IN

MEETING: COMMITTEE OF THE WHOLE MEETING

DATE: Wednesday, January 11, 2023

TIME: 7:00 PM

NAME

DEPARTMENT OR EMAIL

Janell Hoffman

Payroll

Brian Hawk

Emec. M&A

Eric Gowson

Law

Dennis Miller

CLEAN EXPRESS WASH

Sydney Schul

City Treasurer

Lori Miller

City Clerk

Dave Varga

Mayor's Office

Casper Orbi

IS

Robert Schussler

Fire

Sharon Holmetsen

Treasurer

Steve Mork

craft

Susan Nark

Clerk

Maureen Miller Brennan

Mayor

Margaret Ale

Attygen

Jeannine Laible

HR / Civil Service

Ben McDermott

Police

Mike Slatr

Finance

Thomas Erle

Residence

Ermon Sims

Housing

Jessica Hanna

Inspection

Name

ANAWEDZIEUSKI

RON IRVIN

DAN ROHRAT

Dept or email

EWACICJAI@gmail.com

shopratron@yahoo.com



LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
December 15, 2022

MEETING DATE

COW011123/R011823

PREPARED BY

Sara Kasprovicz, Council Office Manager,

AGENDA ITEM

WAIVER PETITION: Planning Commission, re: Petition 2022-10-02-20 submitted by The Mannik & Smith Group, Inc. requesting to redevelop the site, including demolishing the existing commercial building and constructing a new automated auto wash facility (Clean Express), at 20330 & 20340 Farmington Road, located on the east side of Farmington Road between Norfolk Avenue and Eight Mile Road in the Northwest ¼ of Section 3.

New Data: Resident Response(s)

BACKGROUND

On a motion by Councilmember Morgan, seconded by Vice President Toy, it was:

#379-22 RESOLVED, that considered a communication from the City Planning Commission, dated November 16, 2022, approved for submission by the Mayor, which transmits its resolution #11-55-2022, adopted on November 15, 2022, with regard to Petition 2022-10-02-20 submitted by The Mannik & Smith Group, Inc., requesting waiver use approval to redevelop the site, including demolishing the existing commercial building and constructing a new automated auto wash facility (Clean Express), at 20330 and 20340 Farmington Road, located on the east side of Farmington Road between Norfolk Avenue and Eight Mile Road in the Northwest ¼ of Section 3, the Council does hereby refer this matter to the Committee of the Whole for its report and recommendation.

RECOMMENDATION

To discuss the item as presented at the Regular Meeting of December 14, 2022.

FISCAL CONSIDERATION

ATTACHMENTS

1. COW011123 LTC Petition 2022-10-02-20
2. R121422 Petition 2022-10-02-20 Mannik Car wash to COW CR 379-22
3. COW010923 New Data - Resident Letter Recd 12-19-22
4. COW010923 LTC Petition 2022-10-02-20
5. R121422 New Data 3 - Petition 2022-10-02-20 (20340 Farmington)
6. R121422 New Data 2 - Petition 2022-10-02-20 (20340 Farmington)
7. R121422 New Data 1 - Petition 2022-10-02-20 (20340 Farmington) Revised Landscape Plan
8. S120522 Waiver Petition 2022-10-02-20 Minutes
9. S120522 LTC Petition 2022-10-02-20

10. S120522 Petition 2022-10-02-20 Resident Letter Recd 12-02 AND 05-22
11. S120522 Petition 2022-10-02-20 Resident Letter Recd 12-01-22
12. S120522 Petition 2022-10-02-20 Resident Letter Recd 11-27-22
13. S120522 Petition 2022-10-02-20 Resident Letter (3) Recd 11-22-22
14. S120522 Petition 2022-10-02-20 Resident Letter (2) Recd 11-22-22
15. S120522 Petition 2022-10-02-20 Resident Letter (1) Recd 11-22-22
16. S120522 Petition 2022-10-02-20 Resident Letter Recd 11-21-22
17. 2022-10-02-20_E-COUNCIL Pkt

APPROVED BY

On 11/11/2024, 11:11 AM, I received a letter from Mr. V. Prasad, dated 11/11/2024.

[illegible]

AYES: T□□, Mr□□□, McC□□□□□□, Md□□□r□, □□d J□□□

NAYS: B r d D

Pr d J d r d r d d.

UNFINISHED BUSINESS ITEM 4 (Regular Meeting of December 14, 2022)

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

Kasprowicz, Sara

From: noreply@civicplus.com
Sent: Thursday, December 15, 2022 7:58 PM
To: CityCouncil
Subject: Online Form Submittal: City Council Inquiries

City Council Inquiries

This form is for any questions, comments, or concerns you may have for the City in regards to city council meetings or other city council inquiries. If you leave contact information, the City will reply within 2 business days. If this is an emergency, please dial 9-1-1.

First Name	Ewa
Last Name	Kedzierska
Address	20310 Mayfield Livonia MI 48152
Email Address	ewalicja1@gmail.com
Phone Number	3139294434
Topic	Other City Council Inquiry
Date of Issue	12/15/2022
Attachment (Optional)	<i>Field not completed.</i>
Comments	Re: Petition 2022-10-02-20 requesting to redevelop site and construct new automated car wash facility at 20330 Farmington Rd. I would like to reiterate my opposition to this proposal for the following reasons: 1. Why do we need another car wash at this location when two are within "a stone's throw"? 2. The proposed car wash is gaudy, circus like, and not compatible with the surrounding professional businesses. Please consider taking a look at the Colonial Car Wash at 9 Mile and Farmington or the Car Wash at Gill and 8 Mile as an example of buildings which "fit" their surroundings. 2A. The new restaurant, adjacent to the proposed site, has outdoor seating and a few bushes (as a screen) would barely prevent the noise, comings and goings and lighting from being experienced by the diners. Has the new owner been advised of the proposal? 3. Noise and light pollution for the neighbours at the back of the

property who live on Shadyside

4. Noise and light pollution for the businesses around as well as increased traffic. Shadyside already suffers from traffic with cars using it as a short cut to avoid turning east on 8 Mile.

5. Concern with effect of water going into the sewer system. The applicant has mentioned a storage tank but how will this water be used/reused/recycled?

6. Water pressure on Shadyside is low - there is also concern about a low water table on the street so any excess water may flood the area? has this been considered?

Please consider these items before making a decision.

Thank you.

Email not displaying correctly? [View it in your browser.](#)



LETTER TO THE LIVONIA CITY COUNCIL

1.

Planning
December 15, 2022

MEETING DATE

COW010923/R011823

PREPARED BY

Sara Kasprovicz, Council Office Manager,

AGENDA ITEM

WAIVER PETITION: Planning Commission, re: Petition 2022-10-02-20 submitted by The Mannik & Smith Group, Inc. requesting to redevelop the site, including demolishing the existing commercial building and constructing a new automated auto wash facility (Clean Express), at 20330 & 20340 Farmington Road, located on the east side of Farmington Road between Norfolk Avenue and Eight Mile Road in the Northwest ¼ of Section 3.

New Data: Resident Response(s)

BACKGROUND

November 18, 2022

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2022-10-02-20 - Clean Express

Dear Council Members:

At the 1,193rd Public Hearings and Regular Meeting held by the City Planning Commission on November 15, 2022, the following resolution was unanimously adopted:

RECOMMENDATION

#11-55-2022 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on November 15, 2022, on Petition 2022-10-02-20 submitted by The Mannik & Smith Group, Inc. requesting waiver use approval pursuant to Section 6.07 of the Livonia Vision 21 Zoning Ordinance, as amended, in connection with a proposal to redevelop the site, including demolishing the existing commercial building and constructing a new automated auto wash facility (Clean Express), at 20330 & 20340 Farmington Road, located on the east side of Farmington Road between Norfolk Avenue and Eight Mile Road in the Northwest ¼ of Section 3, the Planning Commission does hereby recommend to the City Council that Petition 2022-10-02-20 be approved subject to the following conditions:

1. That the Site Plan identified as C200, dated November 10, 2022, prepared by the Mannik Smith Group. is hereby approved and shall be adhered to.
2. All parking spaces, except the required handicapped spaces, shall be doubled striped at ten

feet (10') wide by twenty feet (20') in length.

3. That the hours of operation shall be limited to the following: Monday thru Saturday from 7:00 a.m. to 8:00 p.m. and Sunday from 9:00 a.m. to 6:00 p.m.
4. That the Landscape Plan identified as L100, dated November 10, 2022, prepared by the Mannik Smith Group. is hereby approved and shall be adhered to, except that the final landscape plan details shall be approved by the Planning Department.
5. That all disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding.
6. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.
7. That the Elevation Plan identified as A2-1, dated July 21, 2022, prepared by SBA Studios, is hereby approved and shall be adhered to.
8. That the three walls of the trash dumpster area shall be constructed out of the same brick used in the construction of the building or in the event a poured wall is substituted, the wall's design, texture and color shall match that of the building. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass.
9. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building.
10. That all light fixtures shall not exceed twenty (20) feet in height and shall be aimed and shielded to minimize stray light from trespassing across property lines and glaring onto adjacent roadways. In addition, the lighting plan shall be modified such that the maximum level of illumination for the average of the site shall be as specified in Section 7.22(2)(B) of the Livonia Vision 21 Zoning Ordinance, and the exterior lights shall either be turned off or dimmed after business hours.
11. That only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.
12. That no LED light band or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows.
13. That unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.
14. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and,
15. Pursuant to Section 13.13 of the Livonia Vision 21 Zoning Ordinance, this approval is valid for

a period of one year only from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

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

FISCAL CONSIDERATION

ATTACHMENTS

1. COW010923 New Data - Resident Letter Recd 12-19-22
2. R121422 New Data 3 - Petition 2022-10-02-20 (20340 Farmington)
3. R121422 New Data 2 - Petition 2022-10-02-20 (20340 Farmington)
4. R121422 New Data 1 - Petition 2022-10-02-20 (20340 Farmington) Revised Landscape Plan
5. S120522 Waiver Petition 2022-10-02-20 Minutes
6. S120522 LTC Petition 2022-10-02-20
7. S120522 Petition 2022-10-02-20 Resident Letter Recd 12-02 AND 05-22
8. S120522 Petition 2022-10-02-20 Resident Letter Recd 12-01-22
9. S120522 Petition 2022-10-02-20 Resident Letter Recd 11-27-22
10. S120522 Petition 2022-10-02-20 Resident Letter (3) Recd 11-22-22
11. S120522 Petition 2022-10-02-20 Resident Letter (2) Recd 11-22-22
12. S120522 Petition 2022-10-02-20 Resident Letter (1) Recd 11-22-22
13. S120522 Petition 2022-10-02-20 Resident Letter Recd 11-21-22
14. 2022-10-02-20_E-COUNCIL Pkt

APPROVED BY

NEW DATA RECEIVED FOR REGULAR MEETING
OF 12/14/2022 - ITEM 4

From: [Nick DeSimpelare](#)
To: [CityCouncil](#)
Cc: [Zilincik, Todd](#); [Taormina, Mark](#); [Dennis Miller](#); [Kyle J. Wrentmore](#)
Subject: RE: Petition 2022-10-02-20 (Proposed Car Wash @ 20340 Farmington Road)
Date: Tuesday, December 13, 2022 9:33:34 AM
Attachments: [RE Water Demand Assessment for Proposed Car Wash at 20340 Farmington Road.msg](#)

Good morning,

Following up on my email from yesterday, the City Engineering Dept has completed their review of the water demand for the proposed car wash. They looked at three different scenarios:

- Average Day
- Maximum Day
- Maximum Hour

For all scenarios, they found that the proposed withdrawal has almost zero (<1 psi) pressure impact on the 12-inch water main on Farmington Rd.

I have attached our email correspondence with Mr. Zilincik and his staff.

Thank you,

Nick

Nick DeSimpelare, P.E.
Civil Engineer
[The Mannik & Smith Group, Inc.](#)
607 Shelby Street, Suite 300
Detroit, MI 48226
989-550-4992 (Cell)
www.manniksmithgroup.com



From: Nick DeSimpelare
Sent: Monday, December 12, 2022 4:15 PM
To: citycouncil@livonia.gov
Cc: Zilincik, Todd <tzilincik@livonia.gov>; mtaormina@livonia.gov; Dennis Miller <dennismiller@mkiezi.com>; Kyle J. Wrentmore <KWrentmore@manniksmithgroup.com>
Subject: Petition 2022-10-02-20 (Proposed Car Wash @ 20340 Farmington Road)

Good Afternoon,

At the 12/5/22 City Council Study Meeting, members of Council requested changes/additional info on several items in regards to the proposed Clean Express car wash at 20340 Farmington Road (Petition 2022-10-02-20).

Updated plans for this Petition are attached. Below is a summary of the different items mentioned by members of Council and how they have been addressed:

- **Lighting intensity and hours** – Photometric plan has been updated to reduce lighting intensity. Additionally, notes have been added to the Photometric Plan noting that parking lots lights will turn off by 10:30 PM.
- **Vacuum hours** – Note added to Site Plan (C200) indicating that vacuums will turn off at close of business
- **Mature size of landscaping** – A column had been added to the table on the Landscaping Plan (L100) listing the mature

height and width of all plantings.

- **Preliminary stormwater plan** – A new sheet (C300) has been added showing preliminary size and location of the proposed stormwater detention system, including the system outlet and upstream water quality device. This plan is preliminary in nature meant to show how we will meet the Wayne County stormwater standards. The final site grading (completed during final engineering) will dictate catch basin locations and final detention location.
- **Water pressure** – The City Engineering Dept has been helping us with this. We still don't have final numbers but will forward as soon as we do.

Please do not hesitate to contact me with any questions. We appreciate the Council's and City staff's time and attention related to this matter.

Nick

Nick DeSimpelare, P.E.
Civil Engineer
The Mannik & Smith Group, Inc.
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Detroit, MI 48226
989-550-4992 (Cell)
www.manniksmithgroup.com



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From: [Zilincik, Todd](#)
To: [Rushlow, Jacob](#)
Cc: [Kyle J. Wrentmore](#); [Nick DeSimpelare](#); [Lear, David](#); [Wilson, Tom](#)
Subject: RE: Water Demand Assessment for Proposed Car Wash at 20340 Farmington Road
Date: Tuesday, December 13, 2022 9:27:01 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.gif](#)
[CitySeal100x100_8f7d9122-2022-4a3b-86d9-f05a096c6a3c.png](#)
[Livonia-Logo-250_2521acb0-d42c-429b-900f-b59ac98c1049.png](#)
[SocialLink_Facebook_32x32_15fe2196-de42-486f-ac8c-bd89c9da8fd7.png](#)
[SocialLink_Twitter_32x32_a844deab-cb87-48f2-9175-647012b70cfe.png](#)
[SocialLink_YouTube_32x32_9b8afb50-3b86-4678-b53d-7e423a9d8771.png](#)

EXTERNAL EMAIL: Open with EXTREME caution!

Jacob,

Thanks for having OHM Advisors run the model to determine the water pressure to the proposed car wash at the old NAPA Auto Parts Store is negligible.

Todd



Todd Zilincik, P.E.
City Engineer
City of Livonia | Engineering
(734) 466-2561
tzilincik@livonia.gov
www.livonia.gov



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From: Rushlow, Jacob <jrushlow@livonia.gov>
Sent: Tuesday, December 13, 2022 9:20 AM
To: Nick DeSimpelare <NDeSimpelare@manniksmithgroup.com>; Lear, David <DLear@livonia.gov>; Zilincik, Todd <tzilincik@livonia.gov>; Wilson, Tom <twilson@livonia.gov>
Cc: Kyle J. Wrentmore <KWrentmore@manniksmithgroup.com>
Subject: RE: Water Demand Assessment for Proposed Car Wash at 20340 Farmington Road

Nick,

We ran this through the model and the proposed connections has almost zero (<1 psi) pressure impact on the 12-inch water main on Farmington Rd.

Jacob Rushlow, P.E.
Assistant Director of Public Works
City of Livonia | Department of Public Works
(734) 466-2606
jrushlow@livonia.gov

From: Nick DeSimpelare <NDeSimpelare@manniksmithgroup.com>
Sent: Friday, December 9, 2022 3:15 PM
To: Rushlow, Jacob <jrushlow@livonia.gov>; Lear, David <DLear@livonia.gov>; Zilincik, Todd <tzilincik@livonia.gov>; Wilson, Tom <twilson@livonia.gov>
Cc: Kyle J. Wrentmore <KWrentmore@manniksmithgroup.com>
Subject: RE: Water Demand Assessment for Proposed Car Wash at 20340 Farmington Road

Jacob,

Thanks for getting back to me. We are planning to demo the building; we would propose to install a 2" water service.

The City Council was specifically concerned with how our proposed demand would impact existing pressure in the line. Are you able to provide a pressure for existing and proposed for each scenario?

Here would be our demands:

Avg Day: 8,000 GPD
Max Day: 24,000 GPD
Peak Hour: 2,000 gallons in one hour

From: Rushlow, Jacob <jrushlow@livonia.gov>
Sent: Thursday, December 8, 2022 12:58 PM
To: Nick DeSimpelare <NDeSimpelare@manniksmithgroup.com>; Lear, David <DLear@livonia.gov>; Zilincik, Todd <tzilincik@livonia.gov>; Wilson, Tom <twilson@livonia.gov>
Cc: Kyle J. Wrentmore <KWrentmore@manniksmithgroup.com>
Subject: RE: Water Demand Assessment for Proposed Car Wash at 20340 Farmington Road

EXTERNAL EMAIL: Open with EXTREME caution!

Nick, if the existing building is being demolished a new tap would be required. I would also guess the existing ¾" service would not be adequate for your proposed car wash use.

Here are the expected pressures under different scenarios based on our pressure maps (without running a hydraulic model).

Avg Day: 60-70 psi

Max Day: 50-60 psi
Peak Hour: 50-60 psi

If you need more detail, we can run the model with your anticipated demands. We would need to know both the average day and max day demand flows.



Jacob Rushlow, P.E.
Assistant Director of Public Works
City of Livonia | Department of Public Works
(734) 466-2606
jrushlow@livonia.gov
www.livonia.gov



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From: Nick DeSimpelare <NDeSimpelare@manniksmithgroup.com>

Sent: Thursday, December 8, 2022 12:42 PM

To: Lear, David <DLear@livonia.gov>; Zilincik, Todd <tzilincik@livonia.gov>; Wilson, Tom <twilson@livonia.gov>; Rushlow, Jacob <jrushlow@livonia.gov>

Cc: Kyle J. Wrentmore <KWrentmore@manniksmithgroup.com>

Subject: RE: Water Demand Assessment for Proposed Car Wash at 20340 Farmington Road

Dave,

Thank you forwarding.

65 psi is the target pressure at the main. The pressure is what is. If it's significantly lower than 65 psi, we may need to add another booster on our site.

Tom & Jacob, let me know if you have any questions. Feel free to call if easier.

Thank you all for your help,

Nick

Nick DeSimpelare, P.E.
Civil Engineer

The Mannik & Smith Group, Inc.
607 Shelby Street, Suite 300
Detroit, MI 48226
989-550-4992 (Cell)
www.manniksmithgroup.com



From: Lear, David <DLear@livonia.gov>
Sent: Wednesday, December 7, 2022 4:46 PM
To: Nick DeSimpelare <NDeSimpelare@manniksmithgroup.com>; Zilincik, Todd <tzilincik@livonia.gov>; Wilson, Tom <twilson@livonia.gov>; Rushlow, Jacob <jrushlow@livonia.gov>
Cc: Kyle J. Wrentmore <KWrentmore@manniksmithgroup.com>
Subject: RE: Water Demand Assessment for Proposed Car Wash at 20340 Farmington Road

EXTERNAL EMAIL: Open with EXTREME caution!

Nick,

I am forwarding your request over to our water and sewer side (Tom Wilson and Jacob Rushlow) since they are the ones with access to the model. (that is actually through our consulting engineers) Is the 65psi that you note what is needed prior to your pumps boosting it for use, or is that what you believe is already out there on the site?

Thanks,

Dave



David Lear
Assistant City Engineer
City of Livonia | Engineering
(734) 466-2608
DLear@livonia.gov
www.livonia.gov



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From: Nick DeSimpelare <NDeSimpelare@manniksmithgroup.com>

Sent: Wednesday, December 7, 2022 4:28 PM

To: Lear, David <DLear@livonia.gov>; Zilincik, Todd <tzilincik@livonia.gov>

Cc: Kyle J. Wrentmore <KWrentmore@manniksmithgroup.com>

Subject: Water Demand Assessment for Proposed Car Wash at 20340 Farmington Road

Dave and/or Todd,

I appeared before the City Council on Monday to present on a proposed car wash at 20340 Farmington Road (Site Plan Submittal is attached). Due to some concerns from neighbors regarding water pressure, it was requested by Council that we work the engineering department to assess our water demand and the potential impact on the City's water system. It is my understanding that you have a system model that can analyze potential demands. Can you help us with this request?

Here is the information:

- Pressure: 65 psi
 - This pressure would be boosted inside the building for the wash equipment
- Demand: 8,000 gallons per day
- We plan to either reuse the existing on site water service (if size and condition allow) or to tap the ex. 12" main on the east side of Farmington Road

Let me know if you need any additional information. Feel free to call my cell anytime if that is easier than email.

Thank you for your help,

Nick

Nick DeSimpelare, P.E.

Civil Engineer

The Mannik & Smith Group, Inc.

607 Shelby Street, Suite 300

Detroit, MI 48226

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From: [Nick DeSimpelare](#)
To: [CityCouncil](#)
Cc: [Zilincik, Todd](#); [Taormina, Mark](#); [Dennis Miller](#); [Kyle J. Wrentmore](#)
Subject: Petition 2022-10-02-20 (Proposed Car Wash @ 20340 Farmington Road)
Date: Monday, December 12, 2022 4:15:47 PM
Attachments: [20340 Farmington Road Site Plan Review Drawings.pdf](#)

Good Afternoon,

At the 12/5/22 City Council Study Meeting, members of Council requested changes/additional info on several items in regards to the proposed Clean Express car wash at 20340 Farmington Road (Petition 2022-10-02-20).

Updated plans for this Petition are attached. Below is a summary of the different items mentioned by members of Council and how they have been addressed:

- **Lighting intensity and hours** – Photometric plan has been updated to reduce lighting intensity. Additionally, notes have been added to the Photometric Plan noting that parking lots lights will turn off by 10:30 PM.
- **Vacuum hours** – Note added to Site Plan (C200) indicating that vacuums will turn off at close of business
- **Mature size of landscaping** – A column had been added to the table on the Landscaping Plan (L100) listing the mature height and width of all plantings.
- **Preliminary stormwater plan** – A new sheet (C300) has been added showing preliminary size and location of the proposed stormwater detention system, including the system outlet and upstream water quality device. This plan is preliminary in nature meant to show how we will meet the Wayne County stormwater standards. The final site grading (completed during final engineering) will dictate catch basin locations and final detention location.
- **Water pressure** – The City Engineering Dept has been helping us with this. We still don't have final numbers but will forward as soon as we do.

Please do not hesitate to contact me with any questions. We appreciate the Council's and City staff's time and attention related to this matter.

Nick

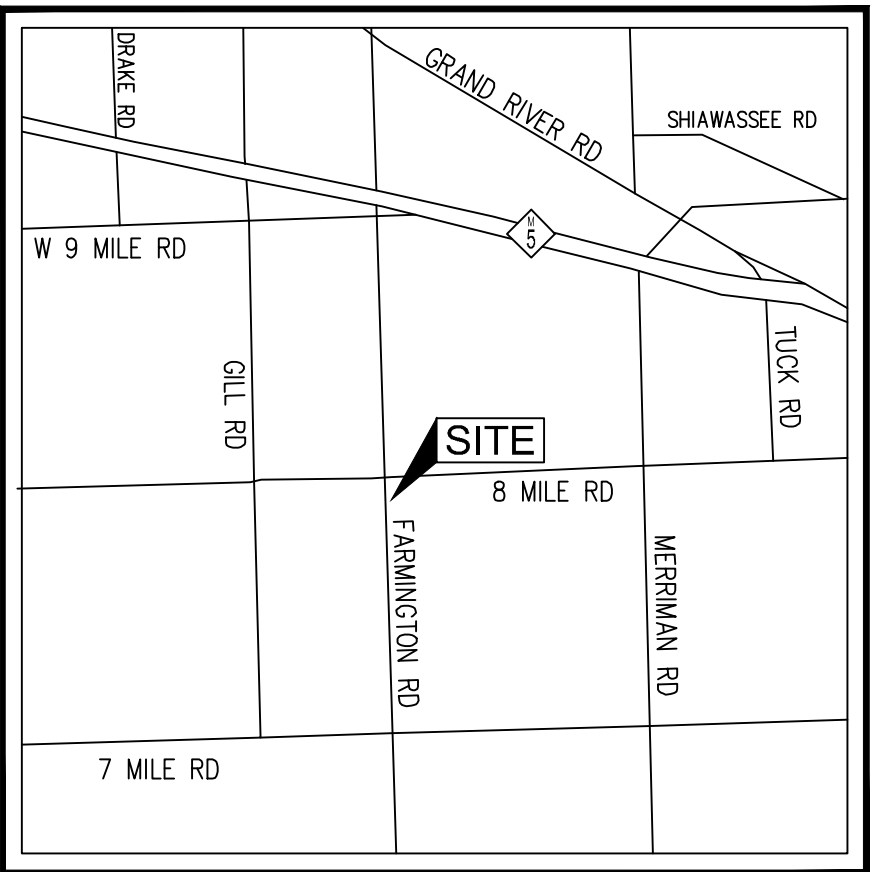
Nick DeSimpelare, P.E.
Civil Engineer
[The Mannik & Smith Group, Inc.](#)
607 Shelby Street, Suite 300
Detroit, MI 48226
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SITE IMPROVEMENT PLANS FOR
EXPRESS CAR WASH
20340 FARMINGTON RD
LIVONIA, MI 48152



VICINITY MAP
NOT TO SCALE

PROJECT DESCRIPTION

REDEVELOPMENT OF A PREVIOUS AUTO PARTS STORE TO CARWASH WITH VACUUM STALLS AND ASSOCIATED PARKING. MAXIMUM NUMBER OF EMPLOYEES PER SHIFT WILL BE 7.

PARKING:
THE SITE WILL HAVE 18 VACUUM SPACES, 2 STANDARD SPACES AND 1 ADA SPACE WITH A TOTAL OF 21 SPACES.

SITE DATA

PROPERTY INFORMATION: ADDRESS: 20340 FARMINGTON ROAD, LIVONIA, MI 48152	BUILDING INFORMATION: GROSS BUILDING FOOTPRINT AREA: 3,677 SF BUILDING HEIGHT: 22'-4"
LOT SIZE: 1.12 AC PARCEL NUMBERS: 010-01-0007-001 & 010-99-0002-000 ZONING: C-2 PROPOSED USE: CAR WASH	PARKING AUTO-WASH ESTABLISHMENTS: AT LEAST TWENTY (20) PARKING SPACES. 21 PROVIDED
BUILDING SETBACKS: FRONT: 15' REQUIRED (73' PROVIDED) SIDE: 8' REQUIRED (11' PROVIDED) 35' REQUIRED FOR ONE SIDE (124' PROVIDED)	STACKING: 28 STACKING SPACES PROVIDED

LEGAL DESCRIPTION

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

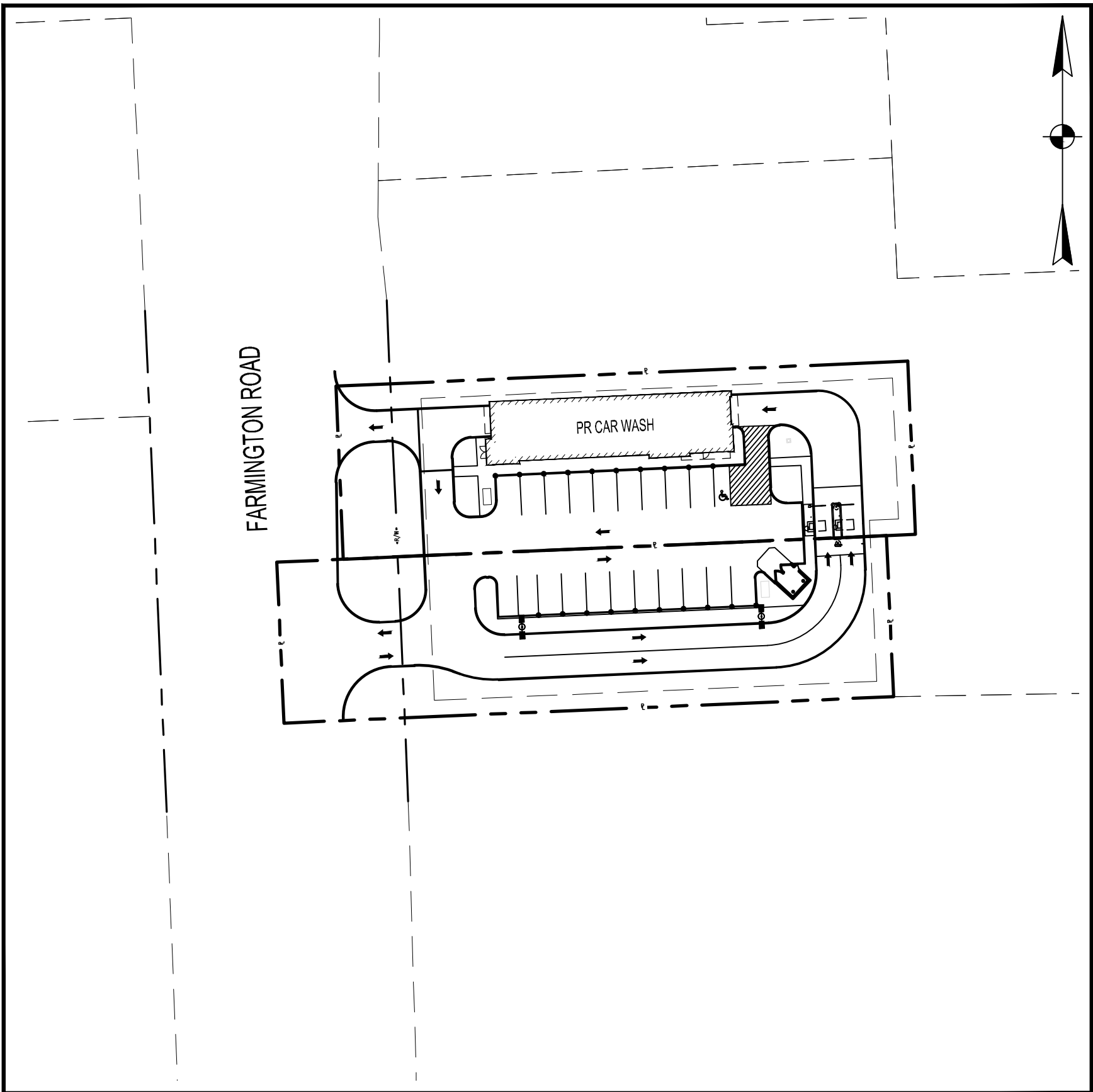
PARCEL 1: LOT 7, EXCEPT THE WEST 27 FEET, "FOLKER'S FARMINGTON ACRES," AS RECORDED IN LIBER 61, PAGE 90 OF PLATS, WAYNE COUNTY RECORDS.

PARCEL 2: A PARCEL OF LAND IN THE NORTHWEST ¼ OF SECTION 3, TOWN 1 SOUTH, RANGE 9 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF SAID SECTION 3 AS ABOVE DESCRIBED DISTANT SOUTH 533.96 FEET FROM THE

NORTHWEST CORNER OF SAID SECTION 3, TOWN 1 SOUTH, RANGE 9 EAST, THENCE NORTH 89 DEGREES 59 MINUTES EAST 302.70 FEET TO A POINT; THENCE SOUTH 0 DEGREES 04 MINUTES 30 SECONDS EAST 80 FEET TO A POINT; THENCE SOUTH 89 DEGREES 59 MINUTES

WEST 302.80 FEET TO A POINT IN THE WEST LINE OF SAID SECTION; THENCE NORTH 0 DEGREES 04 MINUTES 30 SECONDS WEST 80 FEET TO THE PLACE OF BEGINNING.

TAX ID NO. 010-01-0007-001 & 010-99-0002-000



INDEX MAP

0 50 100 200
SCALE: 1" = 100'

DESIGN CONSULTANT

THE MANNIK & SMITH GROUP, INC.
607 SHELBY STREET, SUITE 300
DETROIT, MICHIGAN 48226
CONTACT: KYLE J. WRENTMORE, P.E.
PHONE: (614) 441-4222
EMAIL: KWRENTMORE@MANNIKSMITHGROUP.COM

DEVELOPER

EXPRESS WASH CONCEPTS
13375 NATIONAL ROAD, SUITE D
ETNA, OHIO 43068
CONTACT: JEFF GILGER
PHONE: (614) 751-9274
EMAIL: JEFF@EXPRESSWASHCONCEPTS.COM

INDEX OF SHEETS

COVER SHEET	C000
EXISTING CONDITIONS	C100
SITE PLAN	C200
PRELIMINARY STORMWATER PLAN	C300
LANDSCAPE PLAN	L100
LANDSCAPE NOTES AND DETAILS	L101
ARCHITECTURAL FLOOR PLANS	A1-1
ARCHITECTURAL ELEVATIONS	A2-1
ARCHITECTURAL WALL SECTIONS	A4-1
SITE DETAILS	A6-1
PHOTOMETRIC PLAN	N/A

APPROVALS

SIGNATURES BELOW SIGNIFY CONCURRENCE WITH THE GENERAL PURPOSE AND LOCATION OF THE PROPOSED PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE DESIGN ENGINEER PREPARING THE PLANS.

TITLE	DATE
TITLE	DATE
TITLE	DATE
TITLE	DATE
TITLE	DATE

ENGINEER



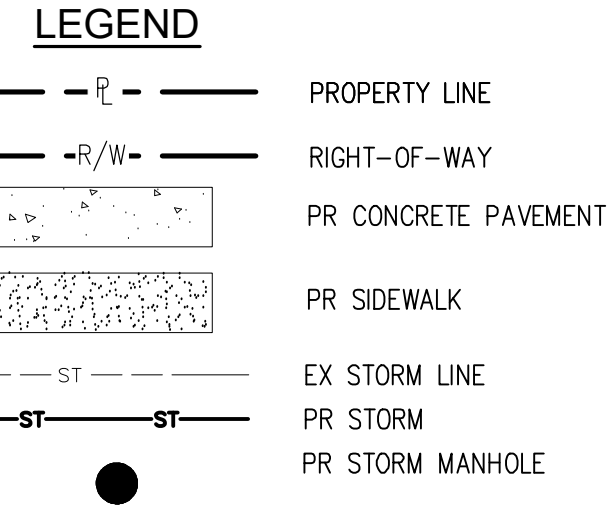
CONTACT: KYLE WRENTMORE
ADDRESS: 607 SHELBY STREET, SUITE 300
DETROIT, MICHIGAN 48226
PHONE: 614.441.4222
EMAIL: KWRENTMORE@MANNIKSMITHGROUP.COM

MIKE MCAVOY, PE
REGISTERED PROFESSIONAL ENGINEER

REV NO	DATE	BY	REVISION DESCRIPTION

PROJECT DATE: 12/12/22
PROJECT NO.: M3900023

C000



1. DEPICTED STORM WATER SYSTEM LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL SITE ENGINEERING.

Land Use		
Breakdown	Area (Ac.)	C
Impervious	0.63	0.95
Grass (Class A)	0.32	0.3
Total	0.95	0.73

$$I_{100} = \frac{101}{(12.33 + T)^{0.84}}$$

Channel Protection Volume Control (CPVC)

$V_{CPVC} = A \times C \times 3,630$

$V_{CPVC} =$ 2,521 cubic feet

$$V_{CPRC} = 4,790 \text{ cubic feet}$$

Allowable Release Rate
If site is less than 2 acres,
 $Q_{allow} =$ 1 cfs/acre

$$Q_i = C \times I_{100} \times A$$

$$Q_i = 5.16 \text{ cfs}$$

Runoff Volume
 $V_r = 18,900 \times C \times A$
 $V_r =$ 13,126 cubic feet

$$\frac{V_s}{V_r} = 0.206 - 0.15 \ln\left(\frac{Q_o}{Q_i}\right)$$

$$\frac{V_s}{V_r} = 0.460$$

Storage Volume
 $V_s = V_r \times \text{Storage Ratio}$
 $V_s =$ 6,037 cubic feet

<u>Design Volumes</u>		
V_{CPVC} =	2,521	cubic feet
V_{CPRC} =	4,790	cubic feet
V_{Flood} =	6,037	cubic feet
$V_{Provided}$ =	±6,100	cubic feet



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PREPARED FOR:

CLEAN
EXPRESS AUTO WASH

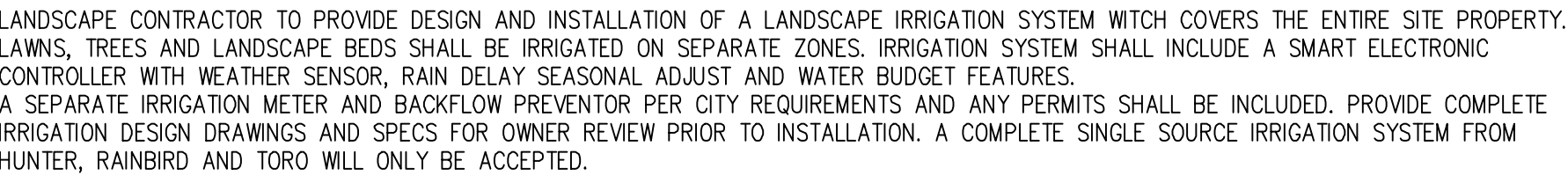
13375 NATIONAL ROAD, SITE C,
REYNOLDSBURG, OH 43062

SITE IMPROVEMENT PLAN FOR

EXPRESS WASH

20340 FARMINGTON RD, LIVONIA, MI 48152

C300	PRELIMINARY STORMWATER PLAN
------	-----------------------------------

L100

W:\Projects\Projects K-O\3900023\CAD\SHEETS\3900023_LANDSCAPE PLAN.dwg Last saved 12/12/2022 9:29 AM by NDeSimpelare, plotted 12/12/2022 3:37 PM

1. THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND VEGETATION PROPOSED ON THE LANDSCAPING PLAN. ANY TREES, SHRUBS, GROUND COVER OR OTHER VEGETATION PLANTED AS PART OF THIS PROJECT THAT DO NOT SURVIVE ONE YEAR FROM PLANTING SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

3. REFER TO THE LANDSCAPE PLAN FOR ADDITIONAL NOTES. LANDSCAPE IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF ODOT CONSTRUCTION SPECIFICATIONS.

5. PLANTING BEDS, ONE MONTH BEFORE CULTIVATION AND AFTER DAYTIME TEMPERATURES HAVE WARMED TO 60° CONSISTENTLY, TREAT ALL PLANTING BEDS THAT ARE TO BE DEVELOPED IN AREAS OF EXISTING TURF WITH PRE-EMERGENT AND POST-EMERGENT TYPE HERBICIDES. USE A STATE-LICENSED PESTICIDE APPLICATOR TO APPLY THE HERBICIDE REPEAT HERBICIDE APPLICATION TWO

WITH A MINIMUM OF 6 INCHES OF BACKFILL MIX, THEN CULTIVATE PLANTING AREA TO A DEPTH OF 6 INCHES USING A PLOW, DISC OR ROTO-TILLER.

B. ONE PART TOPSOIL.

D. A SLOW RELEASE COMMERCIAL FERTILIZER (0-20-20 OR EQUAL) ADDED AT A RATE OF 5 POUNDS PER CUBIC YARD TO THE BACKFILL MIX.

E. IF SOIL AREAS ARE OF HIGH PH (GREATER THAN 6.5), APPLY 1.25 POUNDS OF ELEMENTAL SULFUR PER CUBIC YARD OF BACKFILL MIX.

NOTE: CONTRACTOR SHALL SUPPLY A DETAILED SOIL ANALYSIS PRIOR TO ALL PLANT BED PREPARATION. ANALYSIS SHALL INDICATE SOIL PH, TEXTURE, MAJOR NUTRIENTS, SALTS, ETC. SOIL ANALYSIS SHALL BE FROM A REPUTABLE, INDEPENDENT LAB. SOIL AMENDMENTS SHALL BE INCORPORATED INTO BACKFILL/PLANT MIX AS RECOMMENDED BY THE INDEPENDENT LAB.

7. MULCH, SMOOTH AND SHAPE THE BACKFILL MIX TO FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PLANTING HOLE. MULCH ALL PLANTING AREAS WITH A LAYER OF FINELY SHREDDED HARDWOOD BARK OF UNIFORM TEXTURE & SIZE. PLANTS GROUPED IN MASSES SHALL HAVE THE ENTIRE CONTIGUOUS PLANTING BED OR ISLAND MULCHED. USE SHREDDED HARDWOOD BARK, AGED MIN. ONE YEAR. RAKE AND SMOOTH THE ENTIRE AREA OF THE PLANTING BEDS, MULCH TO A DEPTH OF 3 INCHES. AFTER MULCHING AND BEFORE WATERING, ADD A SLOW RELEASE COMMERCIAL FERTILIZER (12-12-12 OR EQUAL), IN GRANULAR FORM, TO THE TOP OF THE MULCH AT A RATE OF 5 POUNDS PER 1000 SQUARE FEET. DO NOT ALLOW FERTILIZER TO CONTACT THE STEMS, BRANCHES, ROOTS OR LEAVES.

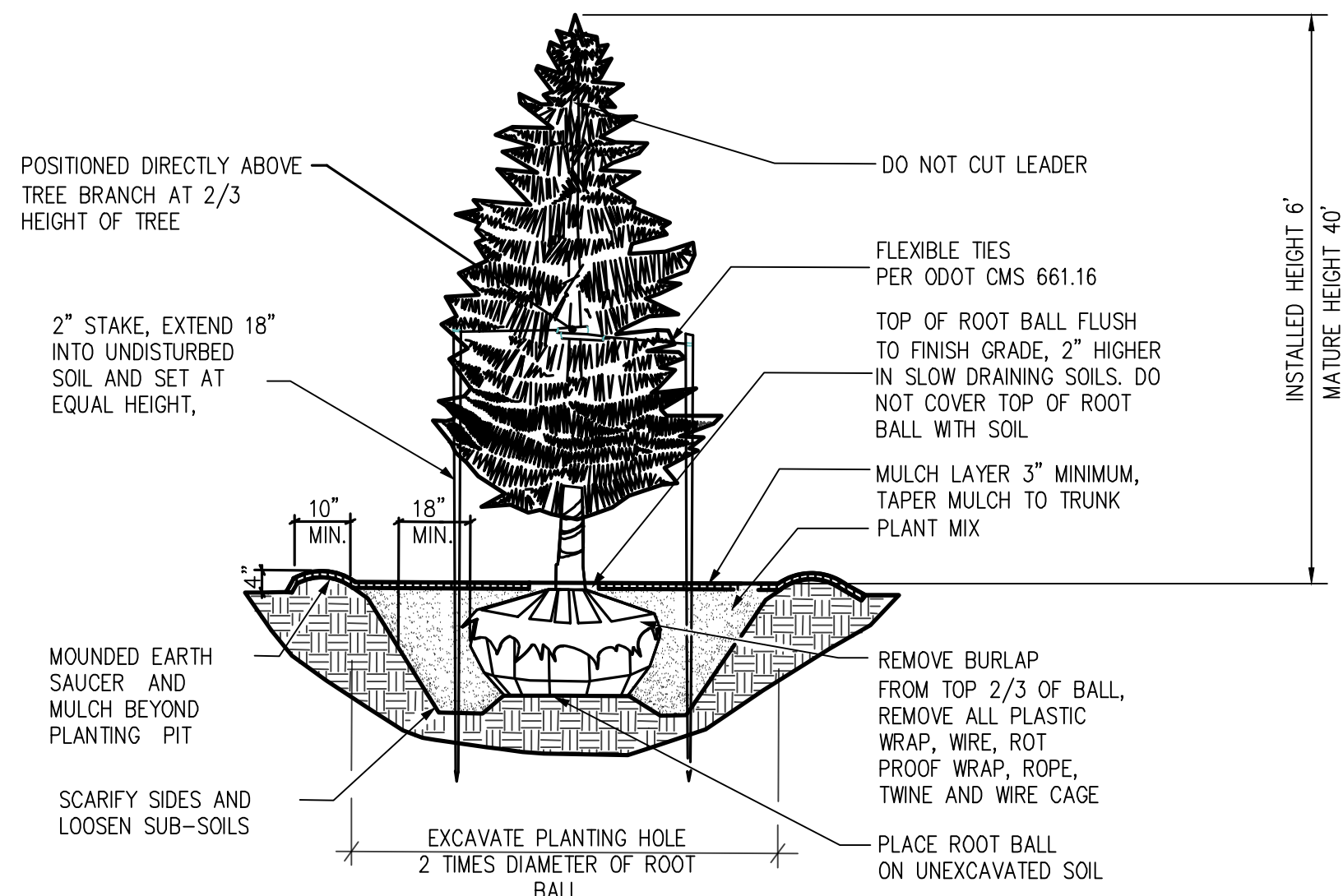
8. PERIOD OF ESTABLISHMENT. BEFORE FINAL INSPECTION, PLACE ALL PLANTS AND CARE FOR THEM FOR A PERIOD OF ESTABLISHMENT. THE PERIOD OF ESTABLISHMENT BEGINS IMMEDIATELY UPON COMPLETION OF THE PLANTING OPERATIONS AND CONTINUES UNTIL OCTOBER 1. THE MINIMUM PERIOD OF ESTABLISHMENT IS ONE GROWING SEASON, JUNE 1 THROUGH OCTOBER 1 DURING THE PERIOD OF ESTABLISHMENT, FOLLOW STANDARD HORTICULTURAL PRACTICES TO ENSURE THE VIGOR AND GROWTH OF THE TRANSPLANTED MATERIAL. WATER, REMULCH, RESTAKE, GUY, AND CULTIVATE AS NECESSARY. PERFORM AT LEAST TWO WEEDING AND MOWING PROGRAMS (AROUND TREES, GUY STAKES, SHRUBS, AND BED EDGES) OF SUCH INTENSITY AS TO COMPLETELY RID THE PLANTED AND MULCHED AREAS OF WEEDS AND GRASSES. BEGIN THE FIRST PROGRAM ON OR ABOUT JUNE 15 AND THE SECOND APPROXIMATELY 8 WEEKS LATER. ON OR ABOUT AUGUST 15, THE ENGINEER WILL INSPECT THE PLANTING AND SUPPLY THE CONTRACTOR WITH A LIST OF MISSING AND DEAD PLANTS AND THOSE THAT HAVE DIED BACK BEYOND NORMAL PRUNING LINES. REPLANT AS REQUIRED ACCORDING TO THE SPECIFICATIONS OF THE ORIGINAL MATERIAL. REPLACEMENT PLANTS ARE SUBJECT TO A NEW PERIOD OF ESTABLISHMENT. IMMEDIATELY REPLACE PLANTS PLANTED INITIALLY IN THE FALL THAT HAVE DIED BEFORE THE SPRING PLANTING SEASON. CARE FOR THE REPLACEMENT PLANTS DURING THE NEW ESTABLISHMENT PERIOD.

9. RESTORATION OF DISTURBED AREAS FOR NEW LAWN:
ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT OR LANDSCAPE PLANTING BEDS SHALL BE PREPARED FOR GRASS SEED AND SEEDED. LOOSEN RUTS AND WORK THE SOIL AREAS TO A MINIMUM OF 6" DEEP PRIOR TO FINE GRADING AND SEEDING WORK. AREAS TO RECEIVE GRASS SEED SHALL HAVE A MIN. 4" TOPSOIL PLACED, SEEDED AND A STRAW/MULCH BLANKET COVER PLACED OVER THE SEEDED AREAS PER ODOT SPECIFICATIONS. FERTILIZE WITH ONE POUND OF ACTUAL NITROGEN PER 1000 SQUARE FEET WITH A SLOW RELEASE COMMERCIAL STARTER FERTILIZER (LESCO 18-24-12 OR EQUAL).

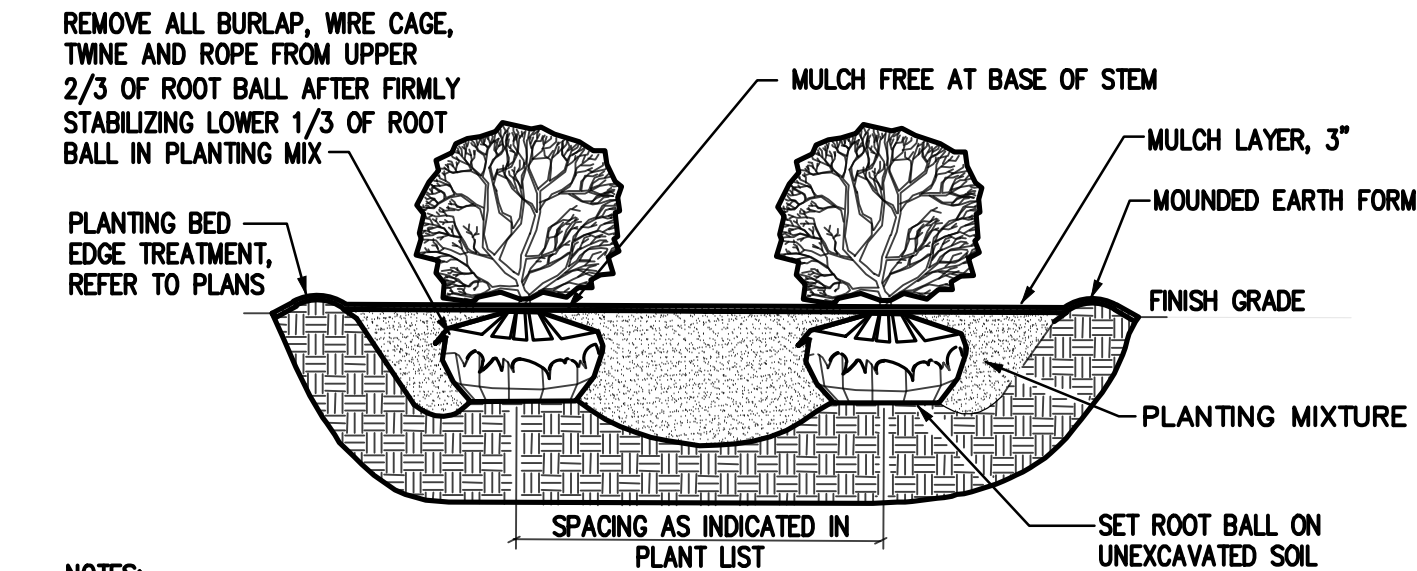
10. LANDSCAPE TREES, SHRUBS AND PERENNIAL WATERING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, DELIVERING, APPLYING, MEASURING AND SCHEDULING A SUFFICIENT AMOUNT OF WATER NECESSARY TO KEEP EACH PLANT IN A HEALTHY GROWING CONDITION THROUGHOUT THE PERIOD OF ESTABLISHMENT. THE CONTRACTOR SHALL APPLY 1" OF WATER PER WEEK TO ALL NEW PLANTS. THE CONTRACTOR SHALL INSTALL & MAINTAIN SUPPLEMENTAL DRIP WATERING TUBE BAGS (SUCH AS 20 GALLON TREE GATOR WATER BAG) TO PROVIDE ADEQUATE, SLOW RELEASE OF WATER. WATER BAGS SHALL BE REMOVED AT THE END OF THE SECOND GROWING SEASON.

11. TURF GROUND COVER (SODDING, SEEDING AND SEED MULCHING):
ALL FOLLOWING INSTALLATION SHALL CONFORM TO ODOT SPECIFICATIONS AND NOTE 9 ABOVE. SEED AT 6 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE:

TITAN TALL-TYPE TURF FESCUE	70%
SR 4100 PERENNIAL RYEGRASS	20%
MERIT KENTUCKY BLUEGRASS	10%



NO SCALE



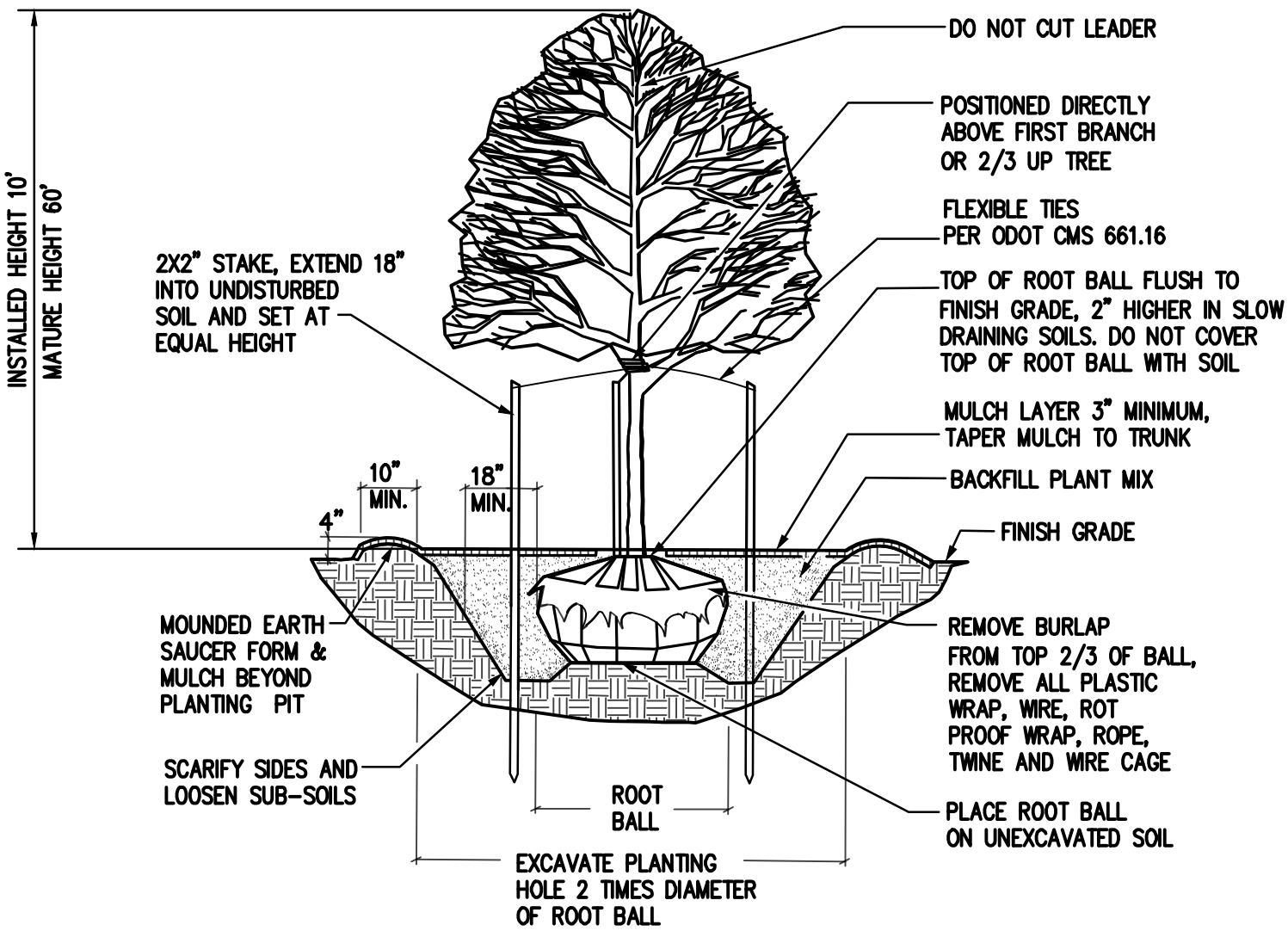
NOTES:

ALL SHRUBS PLANTED IN ROWS OR MASSES SHALL BE MATCHED IN SIZE AND FORM.

SHRUBS SHALL BEAR SAME RELATION TO FINISH GRADE AS THEY BORE TO EXISTING GRADE IN THE PREVIOUSLY PLANTED CONDITION.

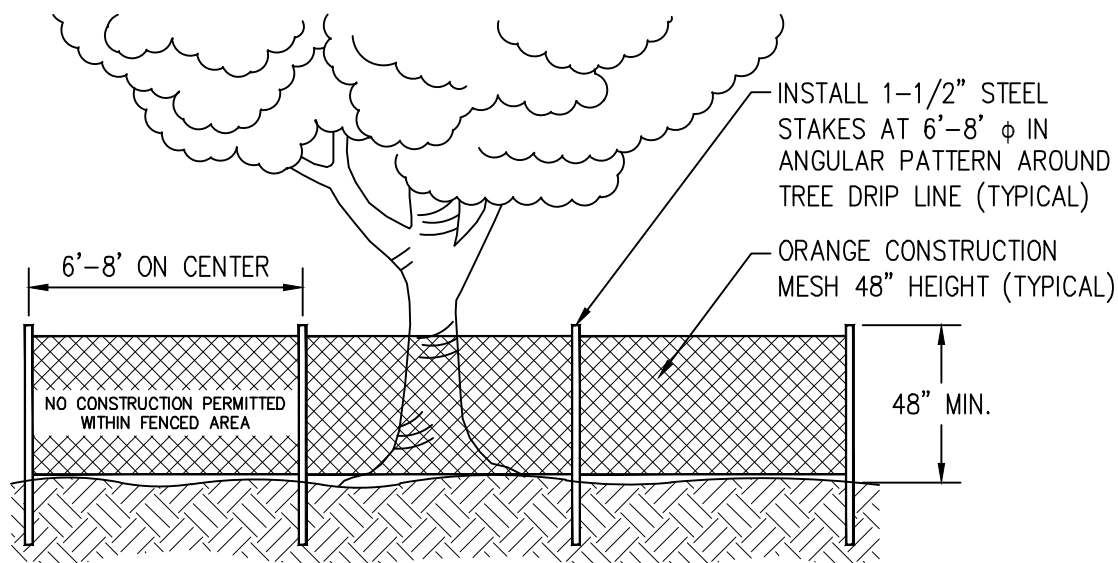
MASS SHRUB PLANTING DETAIL (B&B OR CONTAINER)

NO SCALE



DECIDUOUS TREE PLANTING DETAIL

NO SCALE



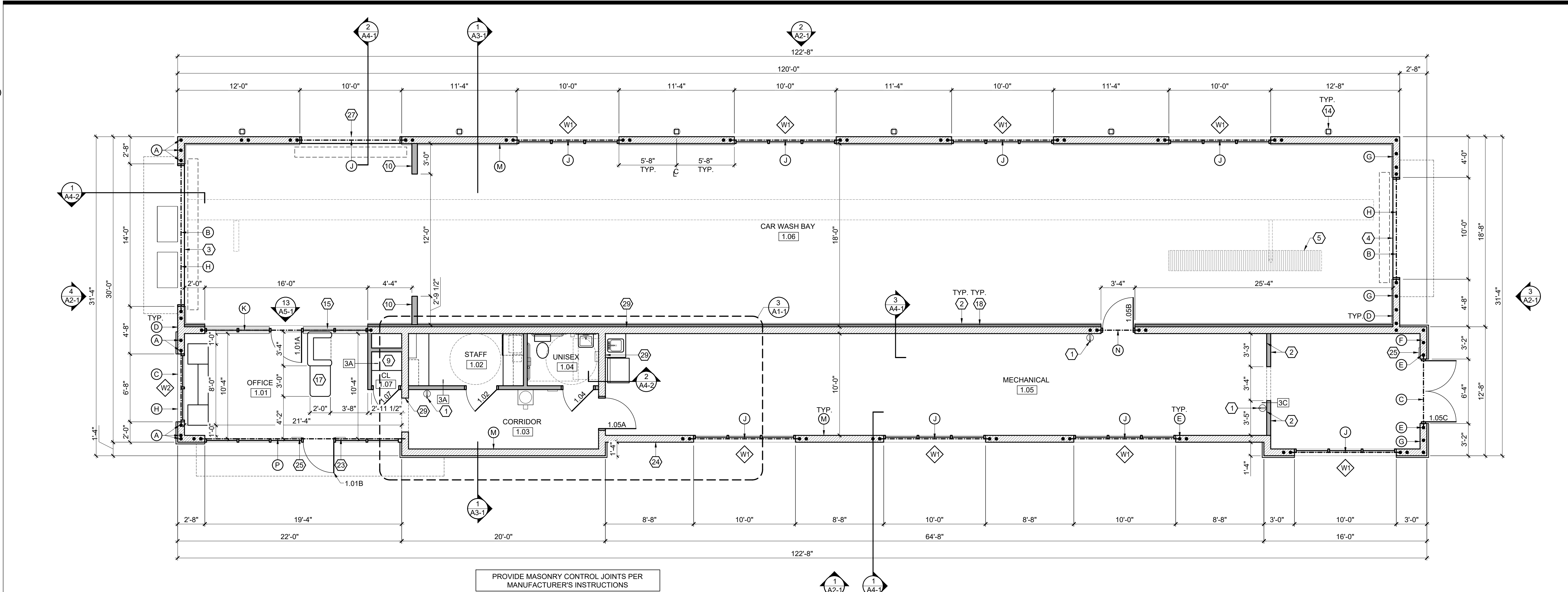
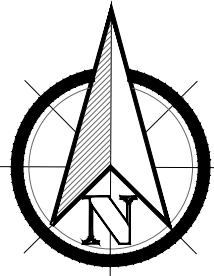
TREE PROTECTION DETAIL

NOT TO SCALE

TREE PROTECTION NOTES

1. TREE PROTECTION MEASURES SHALL BE INSTALLED PER THIS PLAN SHEET AT THE CRITICAL ROOT ZONE OF TREES TO BE PRESERVED PRIOR TO THE START OF ANY CLEARING, GRADING OR OTHER CONSTRUCTION ACTIVITY.
2. NO STORAGE OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND BACKFILLED WITH TOPSOIL WITHIN THE SAME DAY.
3. ALL VEGETATION THAT IS NOT DESIGNATED ON THE PLANS TO BE REMOVED SHALL BE PROTECTED FROM DAMAGE. TREES THAT ARE DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

L101	LANDSCAPE NOTES & DETAILS	SITE IMPROVEMENT PLAN FOR EXPRESS WASH	 13375 NATIONAL ROAD, SITE C, REYNOLDSBURG, OH 43062	 Mannik Smith GROUP www.MannikSmithGroup.com	TECHNICAL SKILL, CREATIVE SPIRIT. PROJECT NO.: M390023 PROJECT DATE: 12/12/2022 DRAWN BY: MNF CHECKED BY: KJM	607 SHELBY STREET SUITE 300 DETROIT, MI 48226 TEL: 313.961.9500 FAX: 313.961.9509	NO.	DATE	BY	DESCRIPTION
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PROVIDE MASONRY CONTROL JOINTS PER MANUFACTURER'S INSTRUCTIONS

PROVIDE HORIZONTAL JOINT REINFORCING AT 16" O.C. MIN. W/1.7 BAR SIZE TYP. LAP MIN. 12", TYP.

ALL EXTERIOR DIMENSIONS ARE TO MASONRY UNITS / MASONRY OPENINGS, TYP.

PROVIDE (2) L4 x 3 1/2 x 5/16" LINTEL OVER 36"x24" LOUVERS AND @ LONG WALL OF BUILDING

WINDOW TYPES SCHEDULE

- W1 10'-0" WIDE BY 10'-0" TALL ALUMINUM STOREFRONT WINDOW HEAD HEIGHT = 10'-8" A.F.F.
- W2 6'-8" WIDE BY 10'-8" TALL ALUMINUM STOREFRONT WINDOW HEAD HEIGHT = 10'-8" A.F.F.

ALL GLAZING SHALL HAVE A SHGC OF .40 MIN.

CAR WASH GENERAL NOTES

- CENTERLINE OF EQUIPMENT DOES NOT EQUAL CENTERLINE OF TRENCH
- CENTERLINE OF EQUIPMENT DOES NOT EQUAL CENTERLINE OF ENTRY DOOR
- CENTERLINE OF EQUIPMENT DOES EQUAL CENTERLINE OF EXIT DOOR
- CENTERLINE OF EQUIPMENT DOES EQUAL CENTERLINE OF TUNNEL BAY
- COORDINATE LOCATION OF TRENCH WITH CAR WASH MANUFACTURER'S DRAWINGS

PLAN GENERAL NOTES

- ALL DOORS TO BE 6" FROM ADJACENT WALL U.N.O.
- ALL SIGNS THAT DESIGNATE PERMANENT ROOMS AND SPACES SHALL HAVE RAISED AND BRAILED CHARACTERS AND PICTORIAL SYMBOL SIGNS, FINISH AND CONTRAST, AND MOUNTED 60 INCHES ABOVE THE FINISH FLOOR TO CENTERLINE OF THE SIGN PER ANSI
- ALL INTERIOR STUD WALLS TO BE WALL TYPE "B", U.N.O.
- PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT ALL TOILET ROOMS

FLOOR PLAN CODED NOTES

- WALL MOUNTED FIRE EXTINGUISHER. EXTINGUISHER TO BE: RED ENEMELED FINISH HEAVY DUTY STEEL CYLINDER. UL AND FM APPROVED. ABC MULTI PURPOSE DRY CHEMICAL, 10 LB CAPACITY UL RATED 4A 60B: C. HOSE TYPE, UPRIGHT, SQUEEZE GRIP OPERATION
- INTERIOR WALL LINER PANEL
- 14'-0" x 8'-0" OVERHEAD DOOR
- 10'-0" x 8'-0" OVERHEAD DOOR
- CAR WASH TRENCH, SEE MANUFACTURER'S DRAWINGS
- DECORATIVE AWNING W/ BRACKETS, CENTER OVER WINDOWS / DOORS
- DEDICATED COMMERCIAL GRADE SINK FOR UTILITY SINK
- ANSI COMPLIANT BOTTLED WATER COOLER WITH CUP DISPENSER
- 12" DEEP SHELVING W/ STANDARDS AND BRACKETS
- WIND WALL, P.T. 2x6 WALL W/ 7/16" OSB SHEATHING & LINER PANEL BOTH SIDES
- NOT USED
- UNDER COUNTER REFRIGERATOR
- SERVER RACK, SEE SHEET A5-1
- DOWNSPOUT
- ALUMINUM STOREFRONT SYSTEM, WINDOW HEAD HEIGHT = 8'-0". SEE ELEVATION 13/A5-1, PROVIDE 1" INSULATED GLASS
- NOT USED
- RECEPTIONIST DESK BY OTHERS. ANSI COMPLIANCE IS THE RESPONSIBILITY OF THE DESK DESIGNER
- PROVIDE 2 1/2" METAL Z-FURRING STRIPS @ 24" HORIZONTAL W/ MIN R-13 RIGID INSULATION IN FURRING CAVITIES W/ 5 MIL VAPOR BARRIER
- ANSI COMPLIANT SIGNAGE DESIGNATING UNISEX TOILET ROOM
- COFFEE MAKER, SEE INTERIOR ELEVATION
- MICROWAVE, SEE INTERIOR ELEVATION
- STACKABLE WASHER / DRYER
- ANSI COMPLIANT SIGNAGE DESIGNATING MAXIMUM OCCUPANCY OF 15 PERSONS
- QUICK-BRIK MASONRY CONSTRUCTION
- ANSI COMPLIANT EXIT SIGNAGE, SEE 9/A5-1
- STORAGE CABINETRY, SEE INTERIOR ELEVATION ON SHEET A5-1
- 10'-0" x 8'-0" OVERHEAD DOOR
- HVAC PLATFORM ABOVE, SEE DETAILS ON SHEET A1-3
- 8" CMU WALL

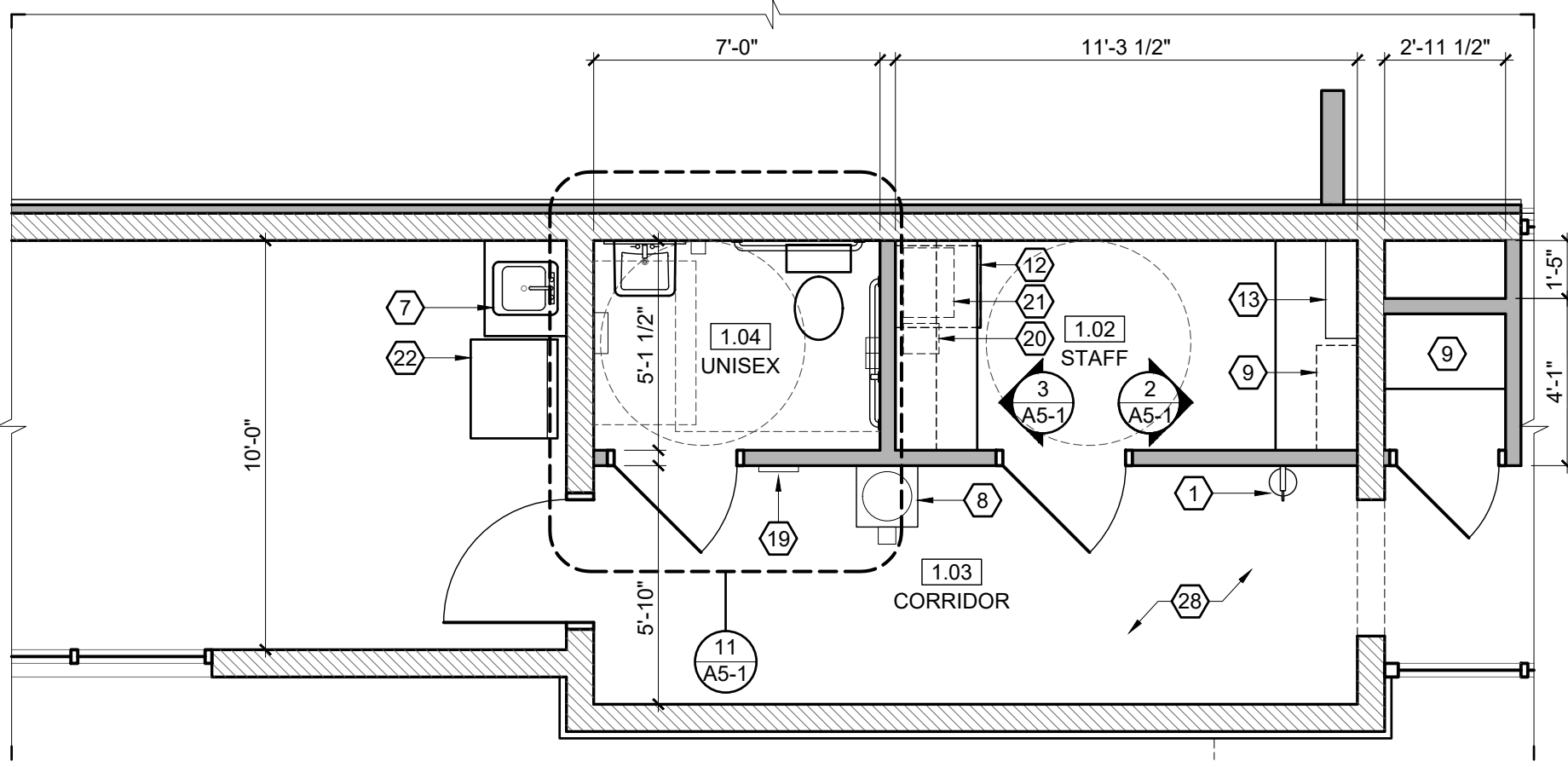
STRUCTURAL CODED NOTES

- A. #5 VERTICAL EACH CELL
- B. W8x28 W/ 5/16" PLATE, FASTEN TO WALL PER DETAIL 7/A4-2
- C. (2) L5x3-1/2x5/16 LLV
- D. PROVIDE HORZ. JOINT REINF. @ EACH COURSE IN END WALL
- E. (2) #5 VERT. TYP. @ ALL MASONRY OPENINGS
- F. PROVIDE HORIZONTAL JOINT REINFORCING @ EACH COURSE IN 18'-4" TALL WALLS
- G. #5 @ CORNERS AND 16" O.C. MAX @ END WALL
- H. PROVIDE #5 VERT. @ 48" O.C. IN WALL ABOVE OPENINGS
- I. NOT USED
- J. W8x24 W/ 5/16" PLATE
- K. W16x31 W/ 5/16" PLATE, FASTEN TO WALL PER DETAIL 7/A4-2
- L. W8x28 LINTEL W/ 5/16" PLATE
- M. PROVIDE #5 @ 48" O.C. VERT. & HORIZONTAL JOINT REINFORCING PER PLAN NOTES FOR ENTIRE WALL, TYP.
- N. (2) L3 1/2x3 1/2x5/16
- P. W12x30 W/ 5/16" PLATE

WALL TYPES SCHEDULE

#	ASSEMBLY DESCRIPTION	HR	NOTES
3A	2x4 WOOD STUDS @ 16" O.C. 5/8" GYP BD		FULL HEIGHT PARTITION, TERMINATE GYPSUM BOARD @ UNDERSIDE OF JOISTS. ASSEMBLY THICKNESS = 4 3/4"
3B	2x4 WOOD STUDS @ 16" O.C. 5/8" GYP BD 3" SOUND BATT		FULL HEIGHT PARTITION, TERMINATE GYPSUM BOARD @ UNDERSIDE OF JOISTS. ASSEMBLY THICKNESS = 4 3/4"
3C	2x4 WOOD STUDS @ 16" O.C. 5/8" GYP BD 3" SOUND BATT		FULL HEIGHT PARTITION, TERMINATE GYPSUM BOARD @ BOTTOM OF DECK. ASSEMBLY THICKNESS = 4 3/4"

4 FLOOR PLAN



SCALE: 1/4" = 1'-0"

NO.	ROOM NAME	SIZE	ELEV	MAT	RATING	GLASS	HDWR	FRAME	ELEV	MAT	REMARKS
1.01A	OFFICE	3070	02	AL/GS	0-HR	TEMP	SET 01	A	AL		CLOSER
1.01B	OFFICE	3070	02	AL/GS	0-HR	TEMP	SET 05	B	AL		CLOSER, ENTRY KEY
1.02	STAFF	3070	03	H.M.	0-HR	TEMP	SET 02	A	H.M.		
1.04	UNISEX	3070	01	H.M.	0-HR	N/A	SET 03	A	H.M.		
1.05A	MECHANICAL	3070	04	H.M.	0-HR	TEMP	SET 04	A	H.M.		
1.05B	MECHANICAL	3070	02	ALUM.	0-HR	N/A	SET 04	B	ALUM.		
1.05C	MECHANICAL	(2) 3070	05	AL/GS	0-HR	TEMP	SET 05	B	H.M.		
1.06	WASH BAY	3070	02	AL/GS	0-HR	TEMP	SET 05	B	ALUM.		
1.07	CLOSET	2670	01	WD	0-HR	N/A	SET 02	N/A	N/A		CUSTOM SLAT WALL DOOR

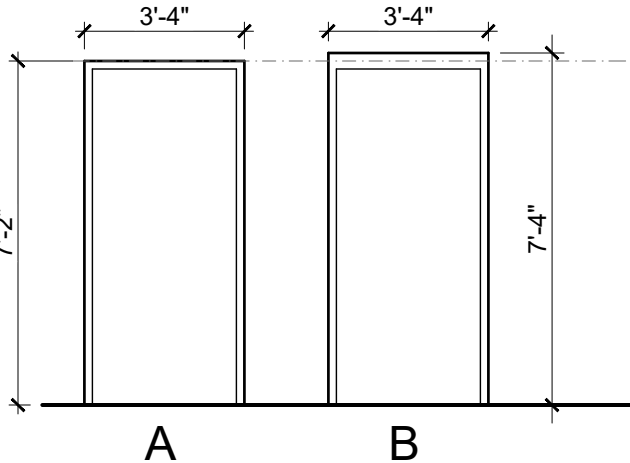
DOOR GENERAL NOTES

- ALL DOOR HARDWARE TO BE ANSI COMPLIANT LEVER STYLE
- ALL DOOR HARDWARE TO BE MOUNTED BETWEEN 34" - 48" A.F.F.
- ALL GLAZING IN NEW DOORS TO BE TEMPERED
- ALL DOORS TO RECEIVE (3) HINGES
- ALL DOORS TO RECEIVE (3) SILENCERS
- ALL DOORS TO RECEIVE DOOR STOP
- ALL EXTERIOR DOORS TO RECEIVE CLOSER
- ALL EXTERIOR DOORS TO HAVE ANIS COMPLIANT THRESHOLD (1/4" MAX)
- ALL EGRESS DOORS SHALL UNLATCH WITH ONLY ONE OPERATION OF THE DOOR HARDWARE, READILY OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. 2017 OBC 1010.1.9/1010.1.9.1/1010.1.9.5.

DOOR HARDWARE SETS

- SET 01: OFFICE LOCKSET
- SET 02: STORAGE LOCKSET
- SET 03: PRIVACY LOCKSET
- SET 04: PASSAGE LOCKSET
- SET 05: EXIT LOCKSET
- SET 06: PUSH / PULL
- KEY ALL DOORS ALIKE

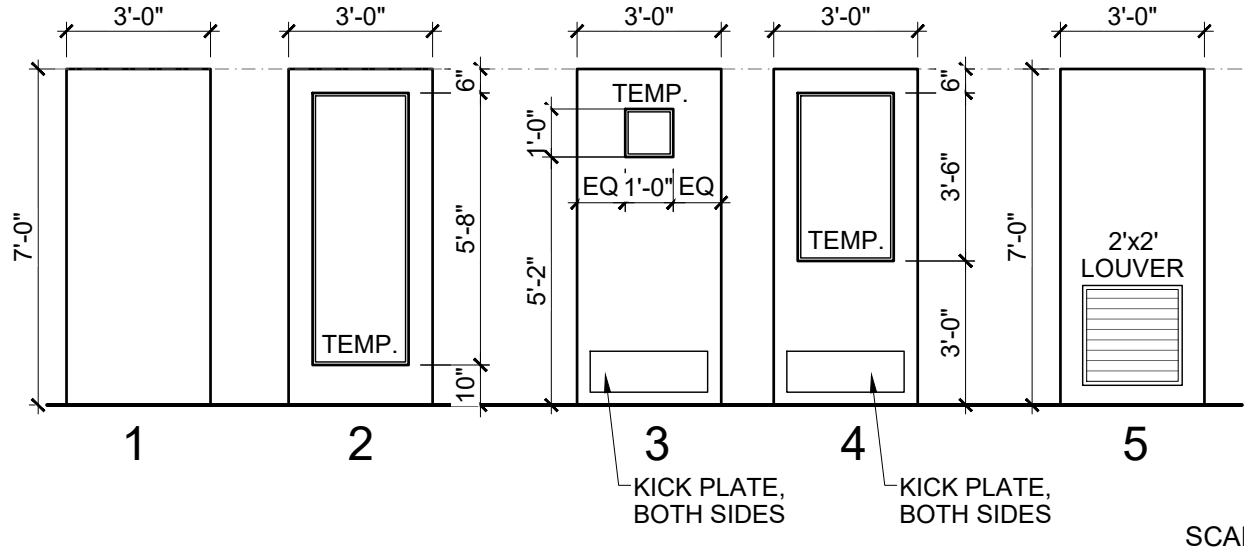
5 DOOR SCHEDULE



SCALE: 1/4" = 1'-0"

SPACE		FLOOR		WALLS				CLG	REMARKS
NO.	ROOM NAME	MAT	BASE	NORTH	EAST	SOUTH	WEST	MAT	
1.01	OFFICE	WD	VB	PT-2	PT-2	PT-2	PT-2	NO	PAINT BAR JOISTS & ROOF DECK
1.02	STAFF	WD	VB	PT-1	PT-1	PT-1	PT-1	NO	PAINT BAR JOISTS & ROOF DECK
1.03	CORRIDOR	WD	VB	PT-1	PT-1	PT-1	PT-1	GYP	6" BASE
1.04	UNISEX	WD	VB	PT-1	PT-1	PT-1	PT-1	GYP	
1.05	MECHANICAL	NO	NO	PT-1	PT-1	PT-1	PT-1	NO	
1.06	WASH BAY	NO	NO	WL	WL	WL	WL	NO	PAINT BAR JOISTS & ROOF DECK
1.07	STORAGE	WD	VB	PT-1	PT-1	PT-1	PT-1	NO	PAINT BAR JOISTS & ROOF DECK

4 FINISH SCHEDULE



SCALE: 1/4" = 1'-0"

3 ENLARGED FLOOR PLAN

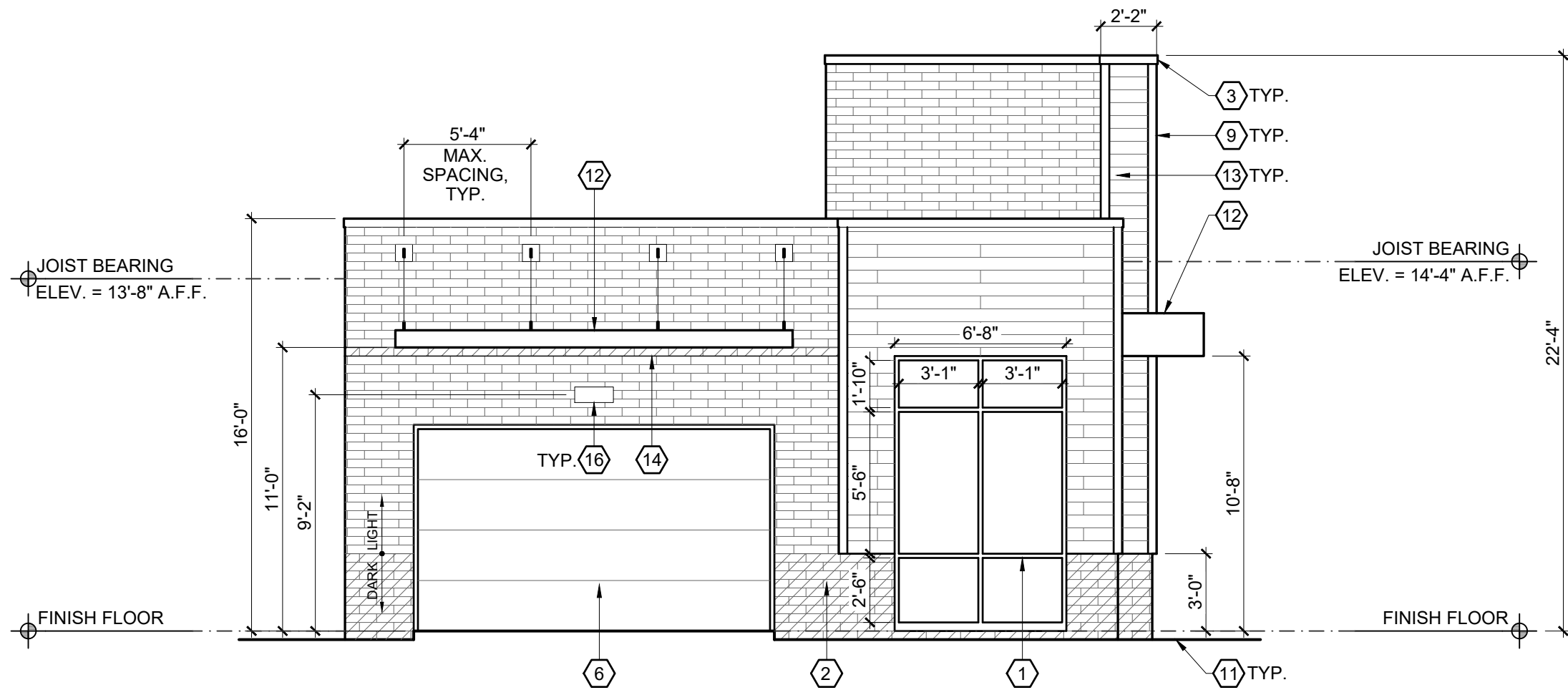
2 FRAME ELEVATIONS

1 DOOR ELEVATIONS

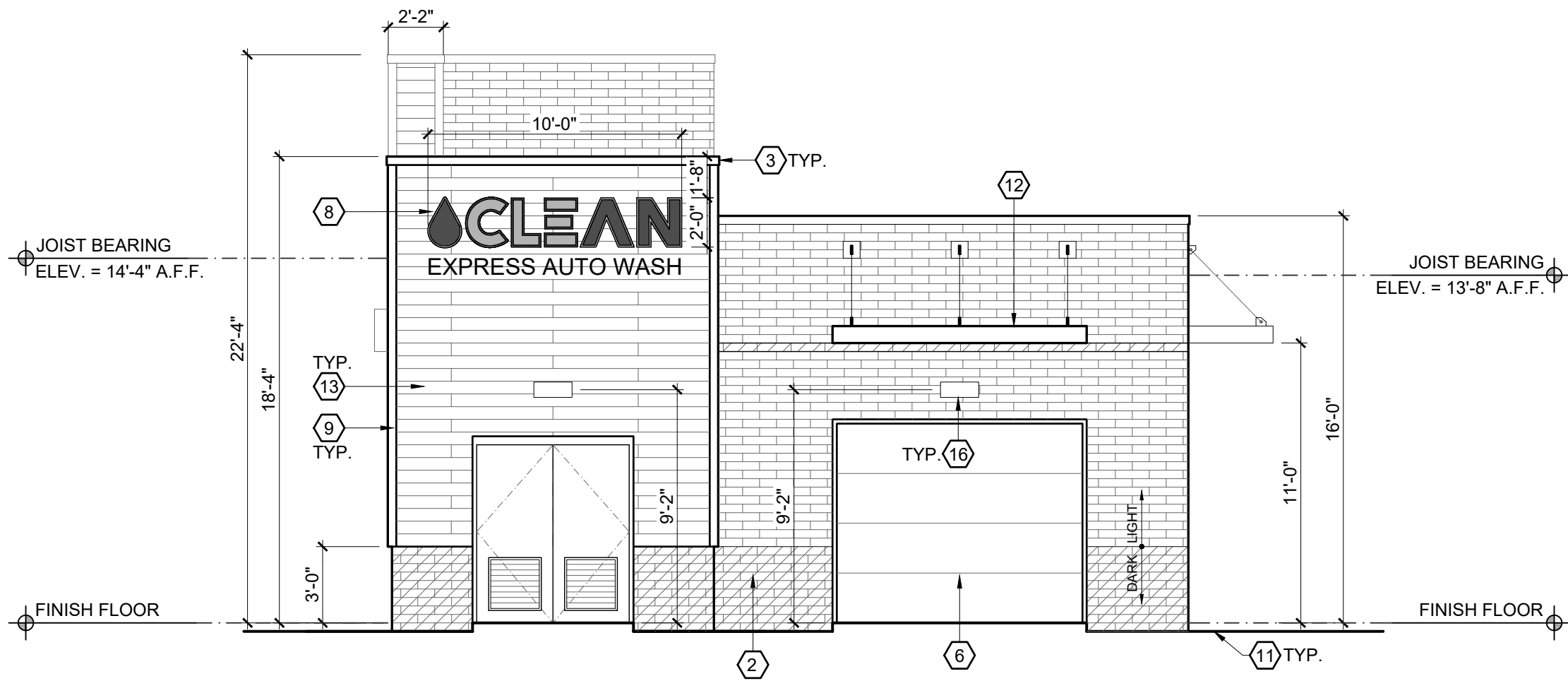
ACLEAN
EXPRESS AUTO WASH

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ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

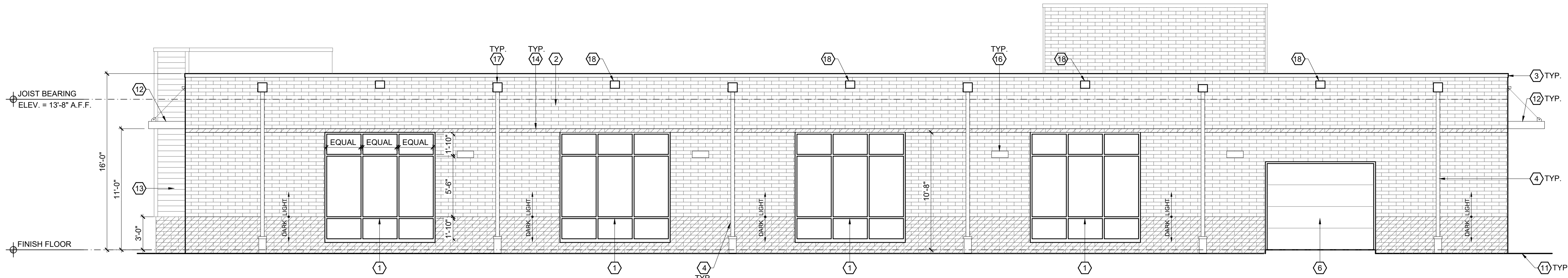
SCALE: 3/16" = 1'-0" (U.N.O.)
SHEET # / DESCRIPTION
FLOOR PLAN
A1-1
DATE: 07.21.2022
DESIGN REVIEW
SCOTT B. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2023
SBA STUDIOS PROJECT # 2022-000



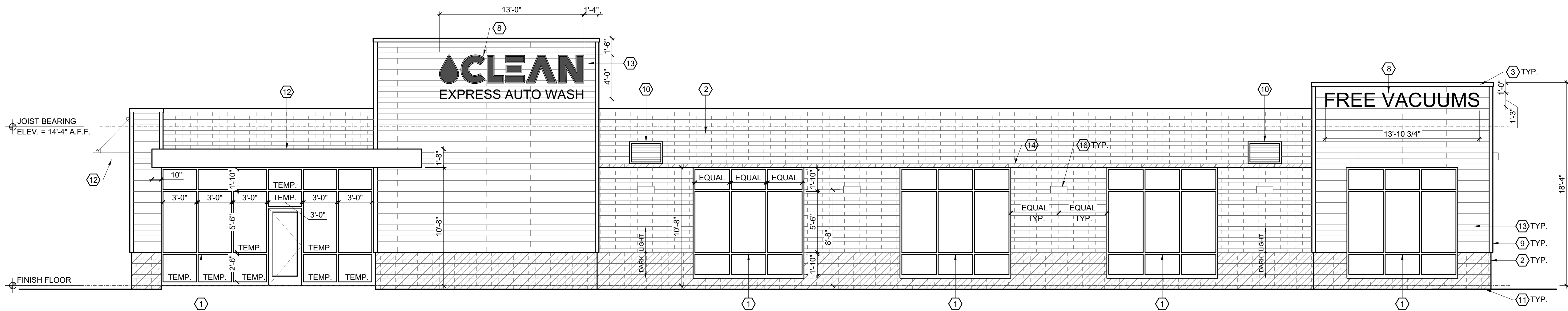
4 ENTRY ELEVATION



3 EXIT ELEVATION



2 SIDE ELEVATION

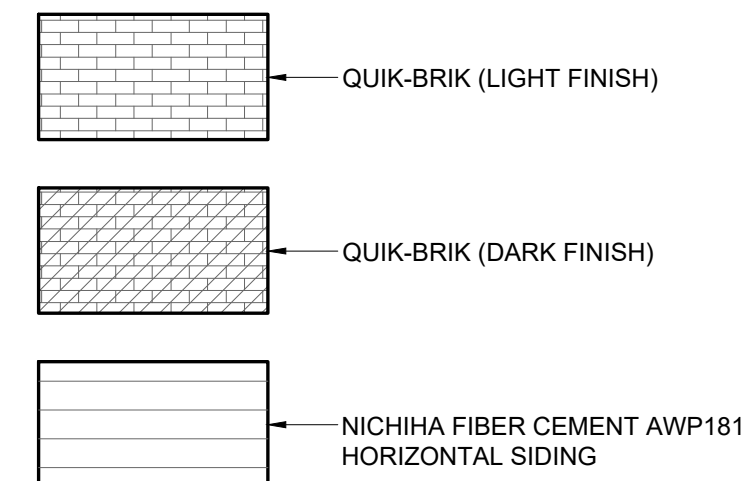


1 SIDE ELEVATION

ELEVATION CODED NOTES

1. ALUMINUM STOREFRONT GLAZING SYSTEM. MANUFACTURER TO DESIGN FOR WIND LOAD REQUIREMENTS PER CODE.
2. QUIK-BRIK CMU CONSTRUCTION. SEE MATERIALS LEGEND. INSTALL CONTROL JOINTS PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.
3. CONTINUOUS METAL COPING, TYP.
4. 4" METAL DOWNSPOUT
5. NOT USED
6. OVERHEAD DOOR
7. NOT USED
8. SIGNAGE PROVIDED BY OWNER.
9. 1x4 COMPOSITE CORNER TRIM, TYP.
10. 36"x24" METAL WALL LOUVER W/ 2" FRAME. SEE HVAC DRAWINGS. LOCATE SUCH THAT OPENING IS NOT DIRECTLY BENEATH A ROOF JOIST
11. GRADE. COORDINATE W/ CIVIL DRAWINGS.
12. PRE-MANUFACTURED ALUMINUM AWNING. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
13. NICHHA FIBER CEMENT AWP181 HORIZONTAL SIDING.
14. MASONRY BAND IN DARK FINISH TO MATCH BASE OF WALL.
15. NOT USED
16. DECORATIVE LIGHT FIXTURE
17. SCUPPER & DOWNSPOUT COLLECTION BOX
18. EMERGENCY OVERFLOW SCUPPER

ELEVATION MATERIAL LEGEND



EXTERIOR MATERIAL NOTES:
1. COLOR OF METAL COPING TO MATCH STOREFRONT SYSTEM COLOR

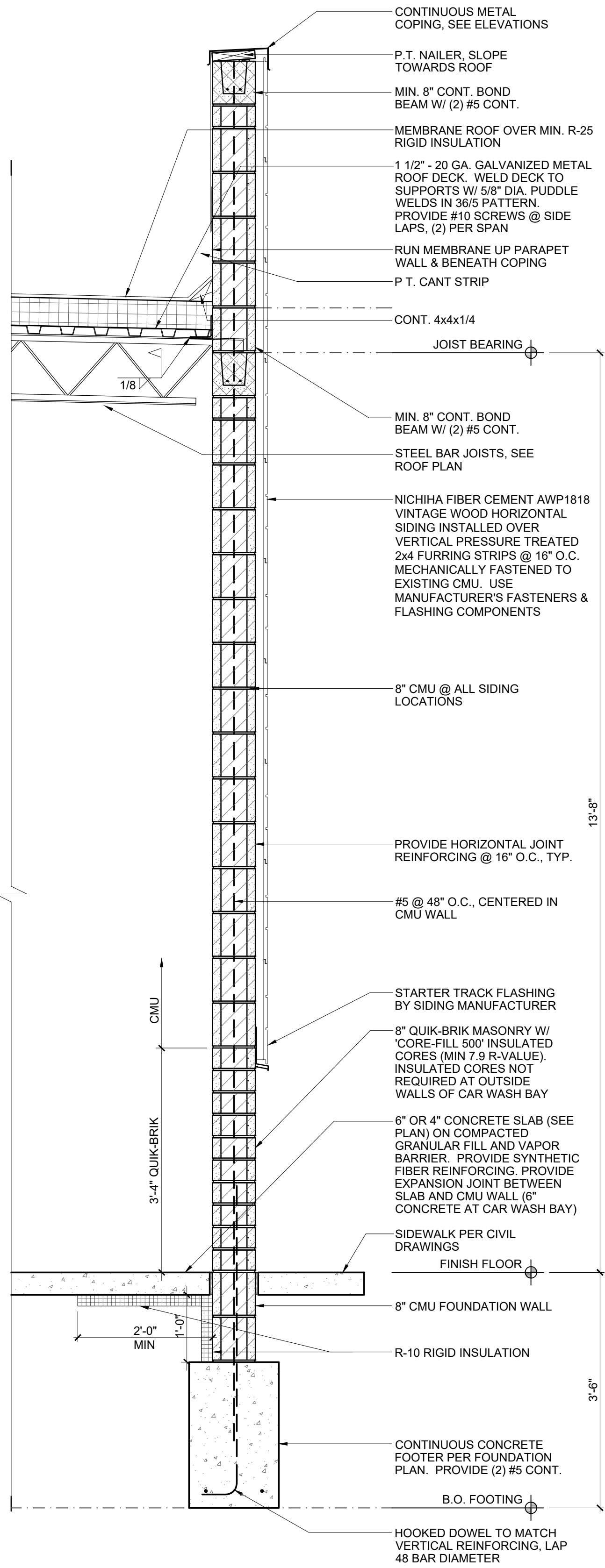
#	DATE	ISSUED WITH: CHANGE DESCRIPTION

CLEAN
EXPRESS AUTO WASH

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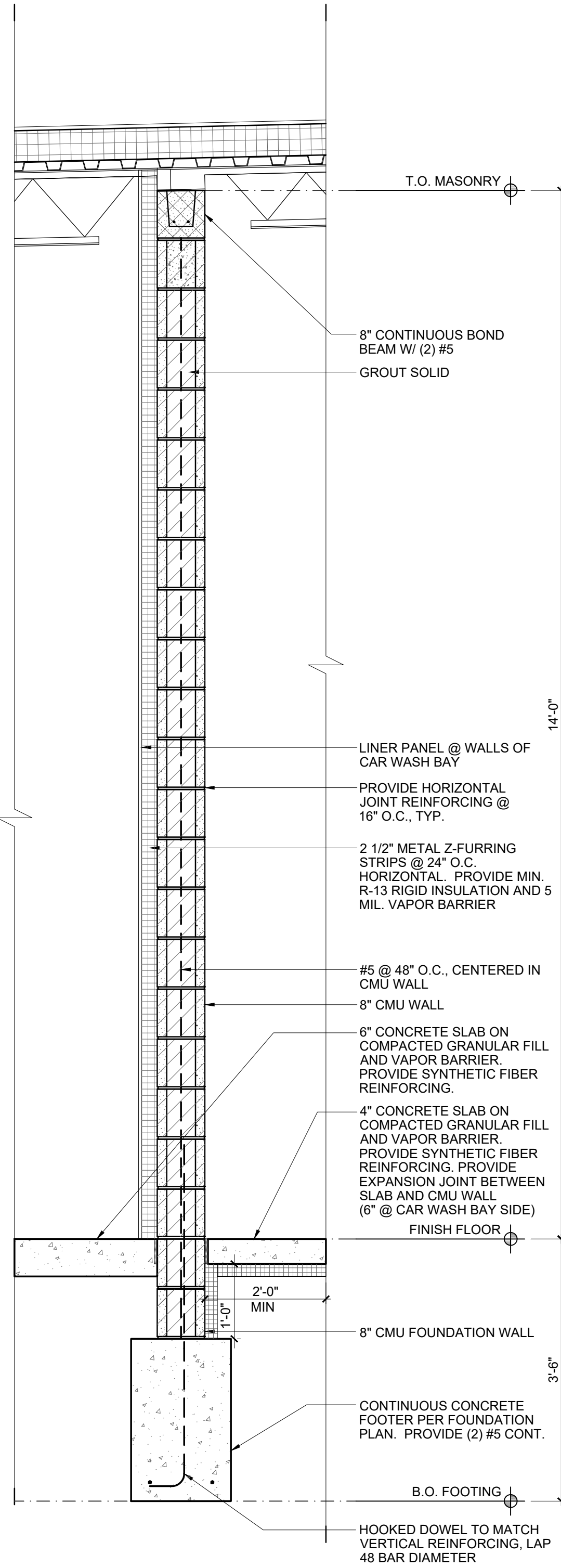
PRELIMINARY
NOT FOR CONSTRUCTION

SCALE: 3/16" = 1'-0"
SHEET # / DESCRIPTION
EXTERIOR ELEVATIONS
A2-1
DATE: 07.21.2022
DESIGN REVIEW
SCOTT B. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2023
SBA STUDIOS PROJECT # 2022-000



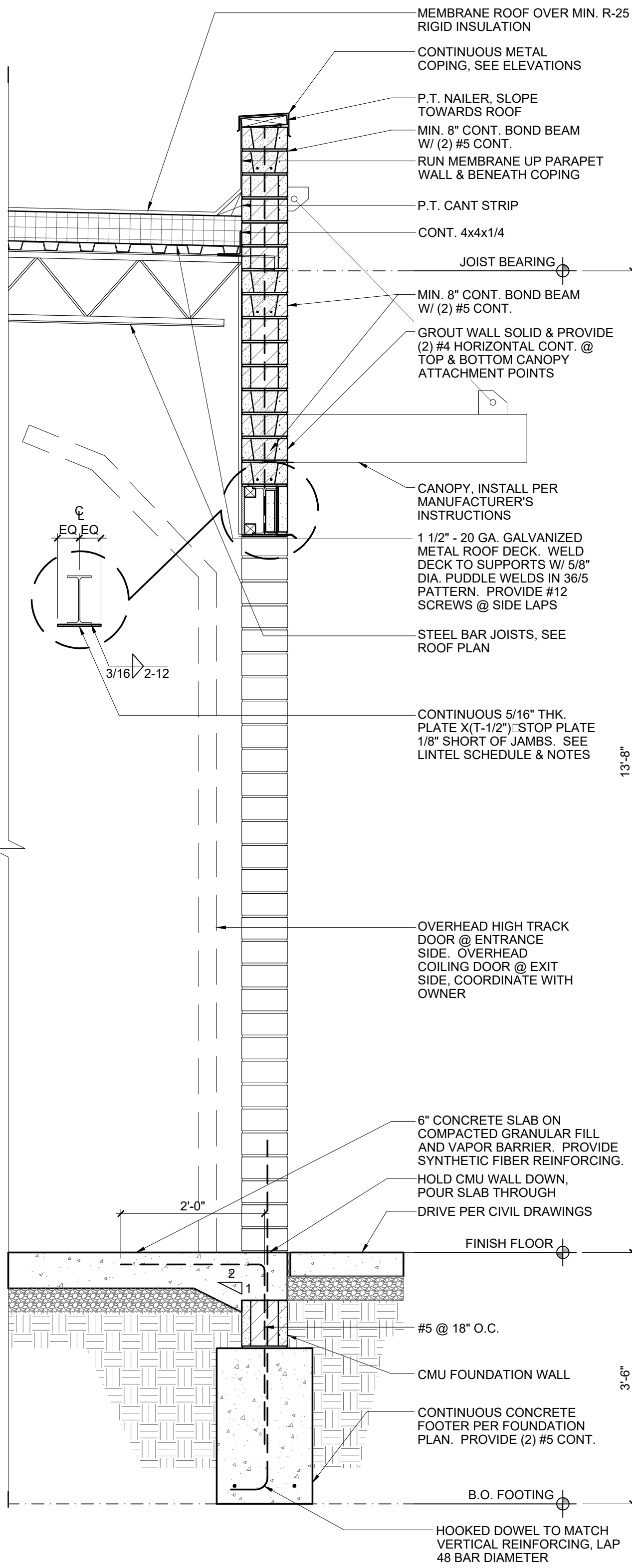
4

WALL SECTION @ EXT. SIDING LOCATIONS



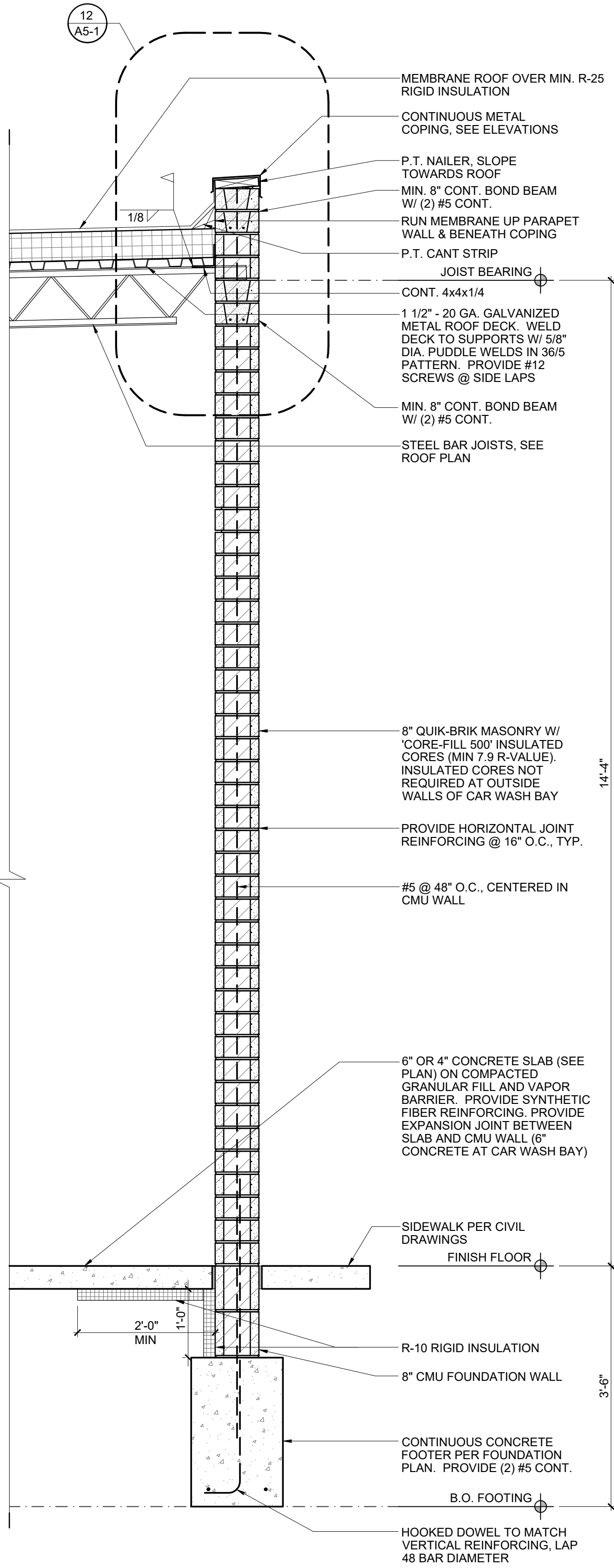
3

INTERIOR WALL SECTION



2

WALL SECTION @ OVERHEAD DOOR



1

WALL SECTION

WALL SECTION NOTES

- ALL MATERIALS ARE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, INDUSTRY STANDARD AND APPLICABLE CODES
- SEE TRUSS / RAFTER PROFILES FOR TRUSS AND RAFTER BEARING HEIGHTS.
- ANY CONFLICTS WITH MATERIALS AND INSTALLATION SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY IN WRITING FOR CORRECTION OR CLARIFICATION.
- GRADE TO SLOPE 6" MIN. FOR THE FIRST 10' AWAY FROM THE BUILDING.
- APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PREVENTION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM RE-ENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
 - AT TOP OF ALL EXTERIOR DOOR AND WINDOW OPENINGS IN SUCH A MANNER AS TO BE LEAK-PROOF.
 - AT THE INTERSECTION OF CHIMNEYS OR ANY OTHER MASONRY WITH FRAME OR STUCCO WALLS, W/ PROJECTING LIPS.
 - UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
 - WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.
 - AT ALL WALL AND ROOF INTERSECTIONS.
 - ALL EXTERIOR PENETRATIONS INCLUDING BUT NOT LIMITED TO, EXHAUSTS / VENTS, INTAKES, CONDUITS, WIRES, PLUMBING, & CONDENSER LINES
 - LOCATIONS WHERE DISSIMILAR MATERIALS ABUT, CARE IS BE TAKING TO FLASH, CAULK, OR OTHERWISE SEAL TO PREVENT PENETRATION AT JOINTS

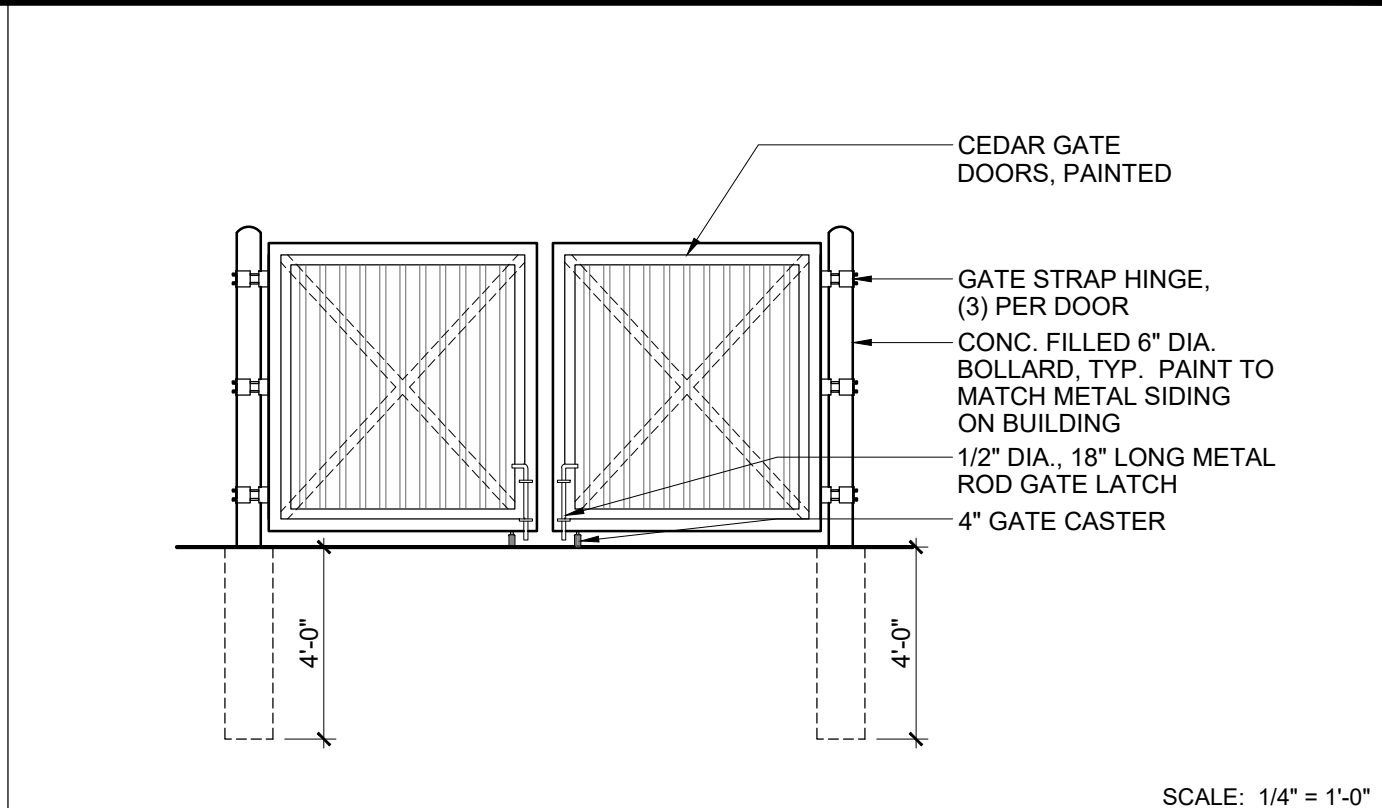
#	DATE	ISSUED WITH: CHANGE DESCRIPTION

CLEAN
EXPRESS AUTO WASH

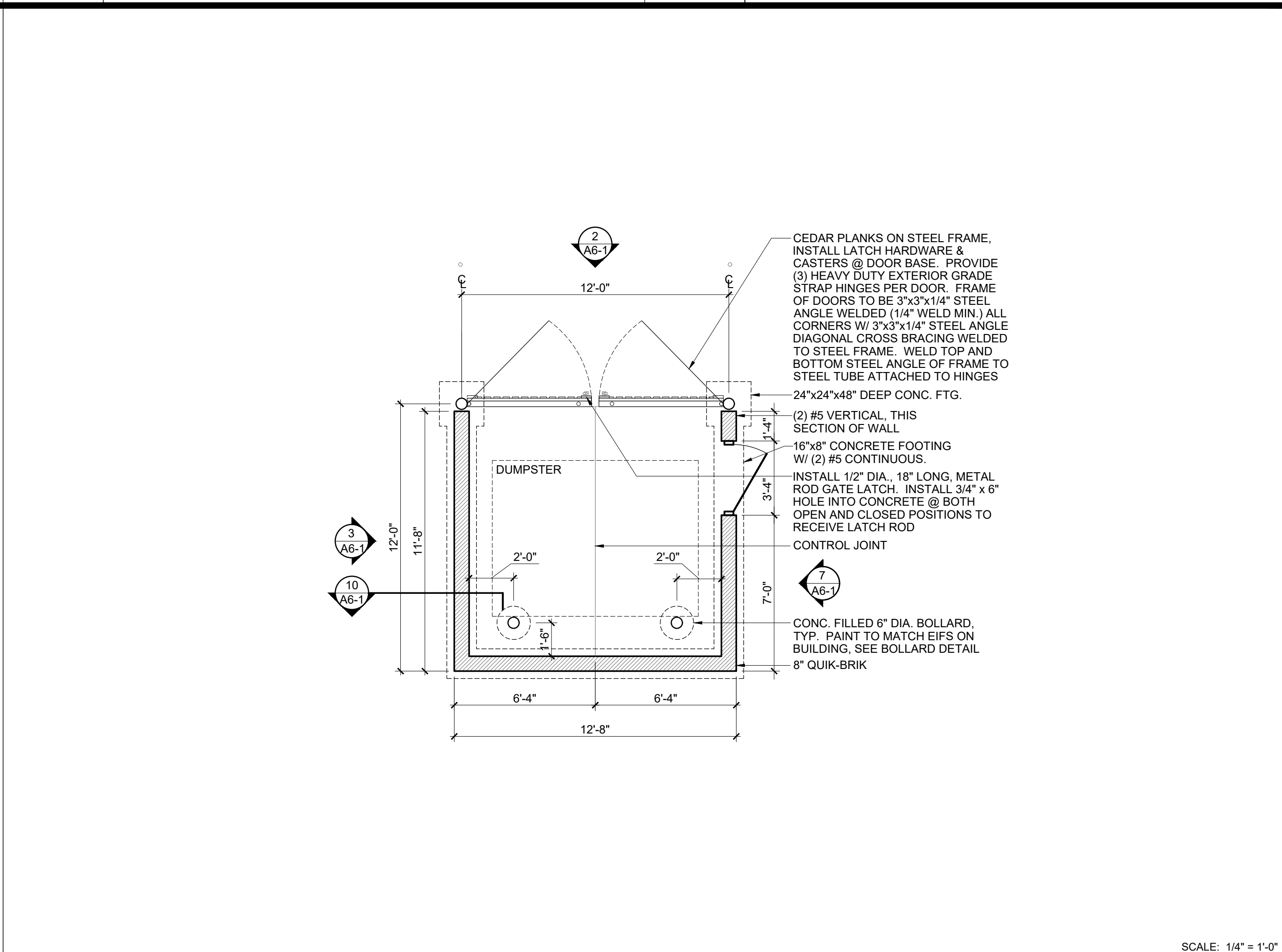
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	SCALE: 3/4" = 1'-0"
	SHEET # / DESCRIPTION
	WALL SECTIONS
	A4-1
	DATE: 04.05.2022
SCOTT B. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2023	PLANNING REVIEW
	SBA STUDIOS PROJECT # 2022-000

4	PARKING BLOCK DETAIL
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2	DUMPSTER ENCLOSURE - ELEVATIONS
---	---------------------------------



 SCOTT D. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2023	SCALE: VARIES
	SHEET # / DESCRIPTION
	SITE DETAILS
	A6-1
	DATE: 04.05.2022
CONSTRUCTION DOCUMENTS	
SBA STUDIOS PROJECT # 2022-157	

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	WP1	4	Lithonia Lighting	ARC2 LED P3 40K	ARC2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K	1	3388	0.95	23.7345
	PL3-HS	4	Lithonia Lighting	RSX2 LED P2 40K R3 HS	RSX Area Fixture Size 2 P2 Lumen Package 4000K CCT Type R3 Distribution with HS Shield	1	12688	0.95	114.071

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
#02 DRIVING LANE	+	2.3 fc	6.5 fc	0.3 fc	21.7:1	7.7:1
#03 PROPERTY LINE	+	0.1 fc	0.4 fc	0.0 fc	N/A	N/A
#01 PARKING LOT	+	2.3 fc	9.6 fc	0.6 fc	16.0:1	3.8:1

- Note
1. AREA LIGHTS MOUNTED AT 20' AFG

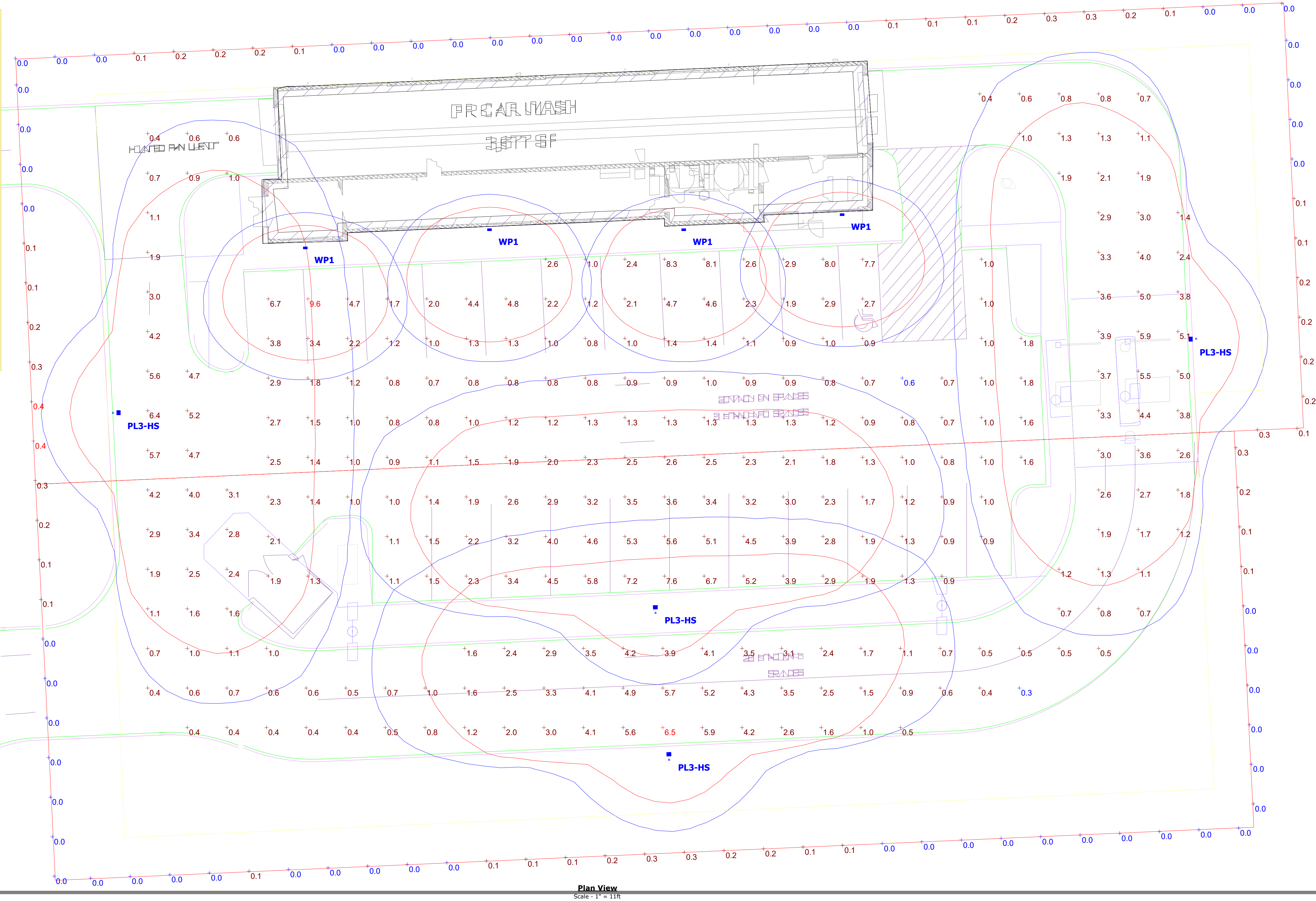
2. 18' POLE ON A 2' POLE BASE

3. WALL PACKS MOUNTED AT 9' AFG

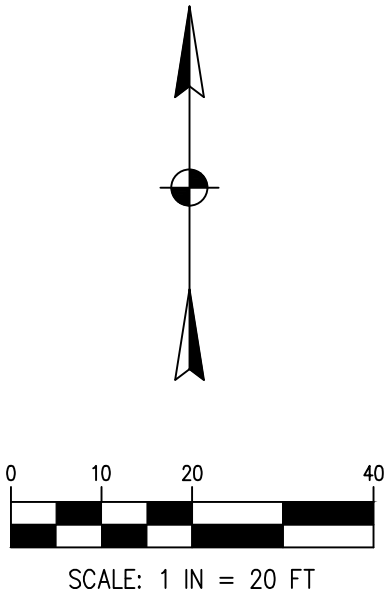
4. WALL PACKS ARE TO OPERATE 24 HOURS / DAY

5. PARKING LOT FIXTURES ARE TO TURN OFF BY 10:30PM

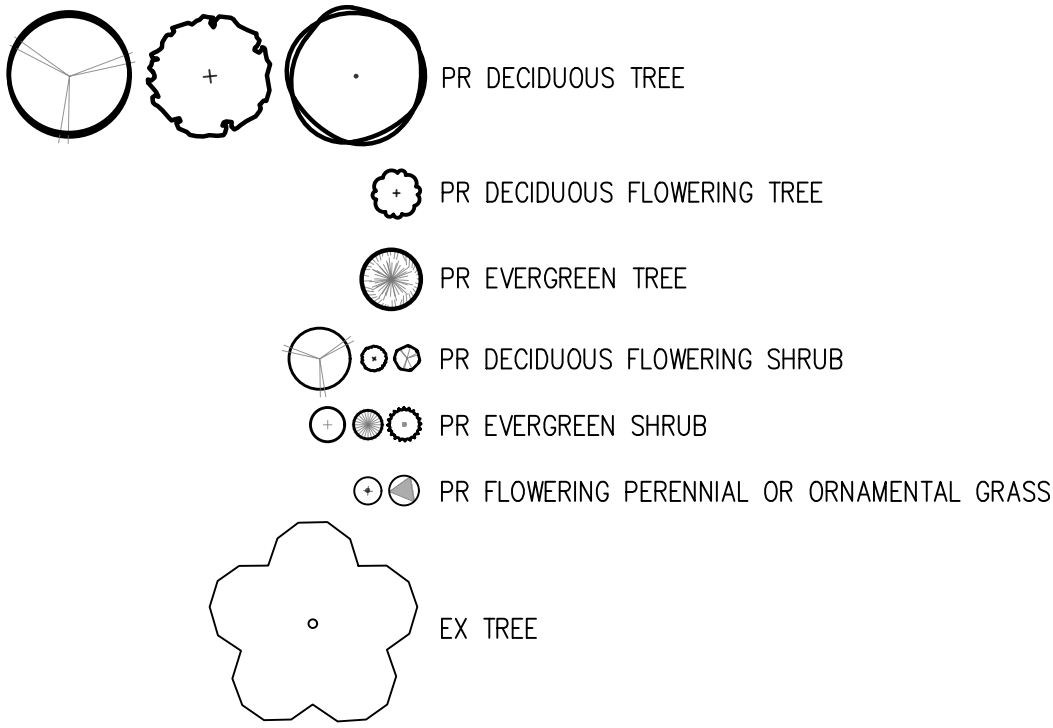
6. PARKING LOT FIXTURES TO BE OPERATED ON A TIME CLOCK AND CONTACTOR



RECEIVED
CITY OF LIVONIA
PLANNING COMMISSION
December 5, 2022



LEGEND



LANDSCAPE CODE REQUIREMENTS

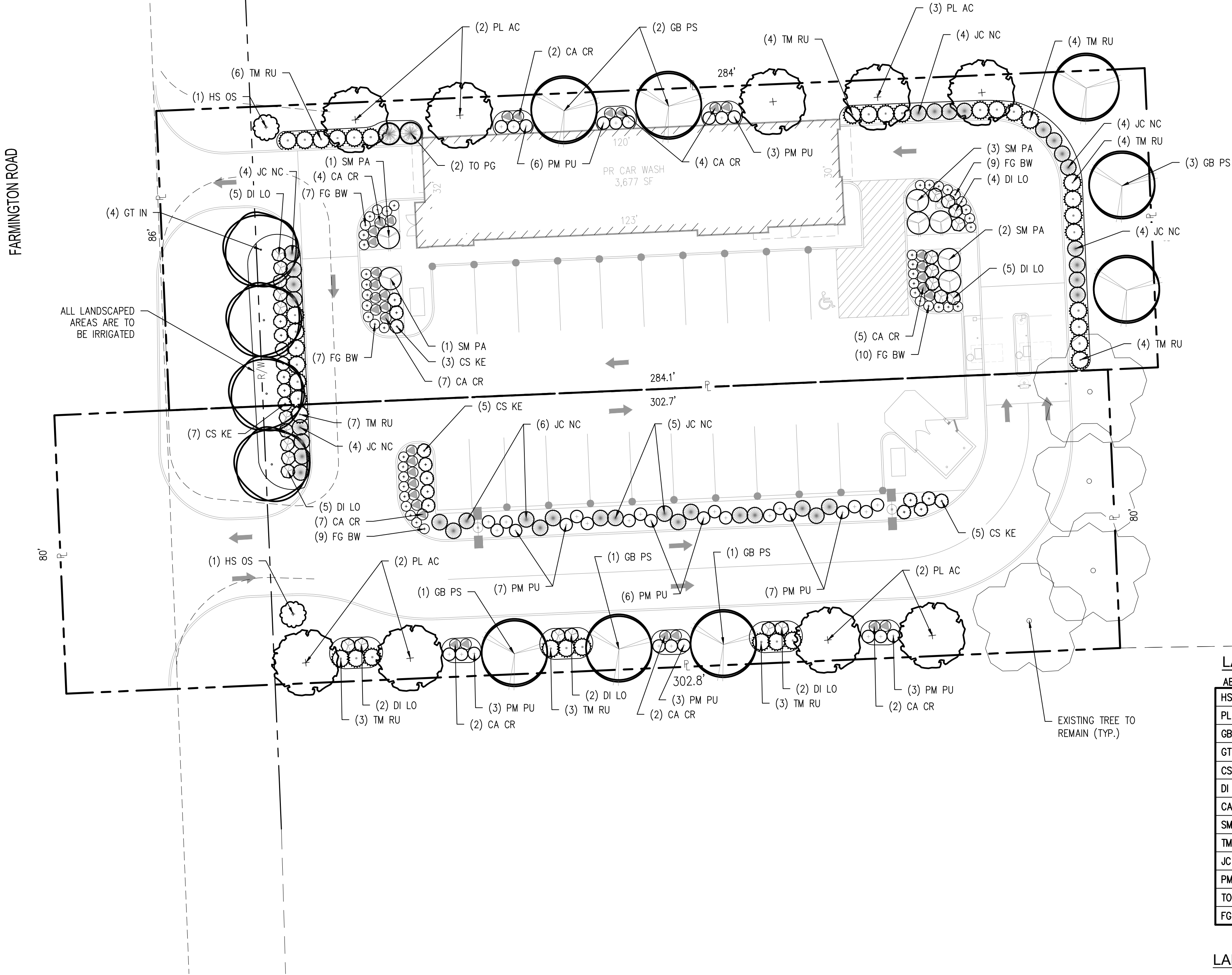
REQUIRED:	PROVIDED:
LIVONIA ZONING ORDINANCE – ARTICLE X	
10.3.1. THE FOLLOWING FRONTAGE LANDSCAPING SHALL BE PROVIDED IN THE FRONT YARD AREA ADJACENT TO THE R/W: 1 DECIDUOUS/EVERGREEN TREE PER 40' OF FRONTAGE, 1 ORNAMENTAL TREE PER 100' OF FRONTAGE, AND 8 SHRUBS PER 40' OF FRONTAGE. R/W FRONTAGE = 126' 126' / 40' = 4 DECIDUOUS/EVERGREEN TREES AND 32 SHRUBS REQUIRED 126' / 100' = 2 ORNAMENTAL TREES REQUIRED	4 DECIDUOUS TREES, 33 SHRUBS, AND 2 ORNAMENTAL TREES PROVIDED ADJACENT TO R/W
10.3.2.A. PARKING LOT SCREENING LANDSCAPING SHALL INCLUDE A YARD AT LEAST 5 FEET IN WIDTH CONTAINING AN OPAQUE SCREEN OF LANDSCAPING AT LEAST 3 FEET IN HEIGHT, WITHIN 10 FEET OF THE PAVED GROUND SURFACE IN BETWEEN THE PUBLIC R/W AND PAVED GROUND SURFACE	SCREENING PROVIDED THROUGH LANDSCAPING.
10.3.5. A 10 FOOT WIDE BUFFER WITH ONE TREE PER 30 LINEAR FEET IS REQUIRED TO SCREEN BETWEEN ADJACENT COMMERCIAL DISTRICTS	TREES PROVIDED ALONG PROPERTY LINES ADJACENT TO COMMERCIAL DISTRICTS.
10.3.8. AN ENCLOSURE OF SUFFICIENT HEIGHT TO COMPLETELY SCREEN THE DUMPSTER IS REQUIRED ON THREE (3) SIDES OF THE WASTE RECEPTACLE WITH A SOLID GATE ON THE FOURTH SIDE.	DUMPSTER SCREENING PROVIDED THROUGH MASONRY WALL.
PERCENTAGE OF LANDSCAPING PROVIDED. 15% OF TOTAL SITE REQUIRED.	19% LANDSCAPED AREA PROVIDED

LANDSCAPE PLANT LIST

ABRV.	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE
HS OS	2	HIBISCUS SYRIACUS 'ORCHID SATIN'	ORCHID SATIN ROSE OF SHARON	2" CALIPER	B&B	ORNAMENTAL TREE
PL AC	9	PLATANUS X ACERIFOLIA	LONDON PLANETREE	3" CALIPER	B&B	DECIDUOUS TREE
GB PS	8	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3" CALIPER	B&B	DECIDUOUS TREE
GT IN	4	GLEDITSIA TRIACANTHOS VAR. INERMIS	THORNLESS HONEY LOCUST	3" CALIPER	B&B	DECIDUOUS TREE
CS KE	20	CORNUS SERICEA 'KELSEY'	KELSEY DWARF DOGWOOD	3 GALLON	CONTAINER	DECIDUOUS SHRUB
DI LO	25	DIERVILLA LONICERA	DWARF BUSH-HONEYSUCKLE	3 GALLON	CONTAINER	DECIDUOUS SHRUB
CA CR	35	CLETHRA ALNIFOLIA 'CRYSTALINA'	SUGARTINA CRYSTALINA	1 GALLON	CONTAINER	DECIDUOUS SHRUB
SM PA	7	SYRINGA MEYERI 'PALIBAN'	DWARF KOREAN LILAC	3 GALLON	CONTAINER	DECIDUOUS SHRUB
TM RU	38	TAXUS X MEDIA 'RUNYAN'	RUNYAN YEW	3 GALLON	CONTAINER	EVERGREEN SHRUB
JC NC	36	JUNIPERUS CONFERTA 'NICKS COMPACT'	NICKS COMPACT JUNIPER	3 GALLON	CONTAINER	EVERGREEN SHRUB
PM PU	38	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE	3 GALLON	CONTAINER	EVERGREEN SHRUB
TO PG	2	THUJA OCCIDENTALIS 'POLAR GOLD'	POLAR GOLD ARBORVITAE	3 GALLON	CONTAINER	EVERGREEN TREE
FG BW	42	FESTUCA GLAUCA 'BLUE WHISKERS'	BLUE WHISKERS FESCUE	1 GALLON	CONTAINER	ORNAMENTAL GRASS

LANDSCAPE IRRIGATION SYSTEM

LANDSCAPE CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF A LANDSCAPE IRRIGATION SYSTEM WITH COVERS THE ENTIRE SITE PROPERTY. LAWNS, TREES AND LANDSCAPE BEDS SHALL BE IRRIGATED ON SEPARATE ZONES. IRRIGATION SYSTEM SHALL INCLUDE A SMART ELECTRONIC CONTROLLER WITH WEATHER SENSOR, RAIN DELAY SEASONAL ADJUST AND WATER BUDGET FEATURES. A SEPARATE IRRIGATION METER AND BACKFLOW PREVENTOR PER CITY REQUIREMENTS AND ANY PERMITS SHALL BE INCLUDED. PROVIDE COMPLETE IRRIGATION DESIGN DRAWINGS AND SPECS FOR OWNER REVIEW PRIOR TO INSTALLATION. A COMPLETE SINGLE SOURCE IRRIGATION SYSTEM FROM HUNTER, RAINBIRD AND TORO WILL ONLY BE ACCEPTED.



DESCRIPTION	BY	DATE	NO.
607 SHELBY STREET SUITE 300 DETROIT, MI 48226 TEL: 313.961.9500 FAX: 313.961.9509			
PROJECT NO: 1390023			
PROJECT DATE: 11/10/2022			
DRAWN BY: MNF			
CHECKED BY: KUY			

TECHNICAL SKILL.
CREATIVE SPIRIT.

Mannik Smith Group

www.MannikSmithGroup.com

PREPARED FOR:

CLEAN

EXPRESS AUTO WASH

13375 NATIONAL ROAD, SITE C,
REYNOLDSBURG, OH 43082

SITE IMPROVEMENT PLAN FOR

EXPRESS WASH

20340 FARMINGTON RD., LIVONIA, MI 48152

**PRELIMINARY
LANDSCAPE PLAN**

L100

1. THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND VEGETATION PROPOSED ON THE LANDSCAPING PLAN. ANY TREES, SHRUBS, GROUND COVER OR OTHER VEGETATION PLANTED AS PART OF THIS PROJECT THAT DO NOT SURVIVE ONE YEAR FROM PLANTING SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

3. REFER TO THE LANDSCAPE PLAN FOR ADDITIONAL NOTES. LANDSCAPE IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF ODOT CONSTRUCTION SPECIFICATIONS.

5. PLANTING BEDS. ONE MONTH BEFORE CULTIVATION AND AFTER DAYTIME TEMPERATURES HAVE WARMED TO 60° CONSISTENTLY, TREAT ALL PLANTING BEDS THAT ARE TO BE DEVELOPED IN AREAS OF EXISTING TURF WITH PRE-EMERGENT AND POST-EMERGENT TYPE HERBICIDES. USE A STATE-LICENSED PESTICIDE APPLICATOR TO APPLY THE HERBICIDE. REPEAT HERBICIDE APPLICATION TWO WEEKS LATER AND UNTIL ALL HERBACEOUS MATERIALS HAVE BEEN KILLED. BEFORE PLANTING, TOP DRESS ALL PLANTING BEDS WITH A MINIMUM OF 6 INCHES OF BACKFILL MIX, THEN CULTIVATE PLANTING AREA TO A DEPTH OF 6 INCHES USING A PLOW, DISC OR ROTO-TILLER.

C. ONE PART EPA RATED CLASS IV COMPOST.

E. IF SOIL AREAS ARE OF HIGH PH (GREATER THAN 6.5), APPLY 1.25 POUNDS OF ELEMENTAL SULFUR PER CUBIC YARD OF BACKFILL MIX.

7. MULCH. SMOOTH AND SHAPE THE BACKFILL MIX TO FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PLANTING HOLE

MULCH ALL PLANTING AREAS WITH A LAYER OF FINELY SHREDDED BARK OF UNIFORM TEXTURE & SIZE. PLANTS GROUPED IN MASSING SHALL HAVE THE ENTIRE CONTIGUOUS PLANTING BED OR ISLAND MULCHED. USE SHREDDED HARDWOOD BARK AGED MIN. ONE YEAR. RAKE AND SMOOTH THE ENTIRE AREA OF THE PLANTING BEDS, MULCH TO A DEPTH OF 3 INCHES. AFTER MULCHING AND BEFORE WATERING, ADD A SLOW RELEASE COMMERCIAL FERTILIZER (12-12-12 OR EQUAL), IN GRANULAR FORM, TO THE TOP OF THE MULCH AT A RATE OF 5 POUNDS PER 1000 SQUARE FEET. DO NOT ALLOW FERTILIZER TO CONTACT THE STEMS, BRANCHES, ROOTS OR LEAVES.

8. PERIOD OF ESTABLISHMENT, BEFORE FINAL INSPECTION, PLACE ALL PLANTS AND CARE FOR THEM FOR A PERIOD OF ESTABLISHMENT. THE PERIOD OF ESTABLISHMENT BEGINS IMMEDIATELY UPON COMPLETION OF THE PLANTING OPERATIONS AND CONTINUES UNTIL OCTOBER 1. THE MINIMUM PERIOD OF ESTABLISHMENT IS ONE GROWING SEASON, JUNE 1 THROUGH OCTOBER 1. DURING THE PERIOD OF ESTABLISHMENT, FOLLOW STANDARD HORTICULTURAL PRACTICES TO ENSURE THE VIGOR AND GROWTH OF THE TRANSPLANTED MATERIAL. WATER, REMULCH, RESTEAK, GUY, AND CULTIVATE AS NECESSARY. PERFORM AT LEAST TWO WEEDING AND MOWING PROGRAMS (AROUND TREES, GUY STAKES, SHRUBS, AND BED EDGES) OF SUCH INTENSITY AS TO COMPLETELY RID THE PLANTED AND MULCHED AREAS OF WEEDS AND GRASSES. BEGIN THE FIRST PROGRAM ON OR ABOUT JUNE 15 AND THE SECOND APPROXIMATELY 8 WEEKS LATER. ON OR ABOUT AUGUST 15, THE ENGINEER WILL INSPECT THE PLANTING AND SUPPLY THE CONTRACTOR WITH A LIST OF MISSING AND DEAD PLANTS AND THOSE THAT HAVE DIED BACK BEYOND NORMAL PRUNING LINES. REPLANT AS REQUIRED ACCORDING TO THE SPECIFICATIONS OF THE ORIGINAL MATERIAL. REPLACEMENT PLANTS ARE SUBJECT TO A NEW PERIOD OF ESTABLISHMENT. IMMEDIATELY REPLACE PLANTS PLANTED INITIALLY IN THE FALL THAT HAVE DIED BEFORE THE SPRING PLANTING SEASON. CARE FOR THE REPLACEMENT PLANTS DURING THE NEW ESTABLISHMENT PERIOD.

9. RESTORATION OF DISTURBED AREAS FOR NEW LAWN:

ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT OR LANDSCAPE PLANTING BEDS SHALL BE SHALL BE PREPARED FOR GRASS SEED AND SEEDING. LOOSEN RUTS AND WORK THE SOIL AREAS TO A MINIMUM OF 6" DEEP PRIOR TO FINE GRADING AND SEEDING WORK. AREAS TO RECEIVE GRASS SEED SHALL HAVE A MIN. 4" TOPSOIL PLACED, SEEDING AND A STRAW/MULCH BLANKET COVER PLACED OVER THE SEEDED AREAS PER ODOT SPECIFICATIONS. FERTILIZE WITH ONE POUND OF ACTUAL NITROGEN PER 1000 SQUARE FEET WITH A SLOW RELEASE COMMERCIAL STARTER FERTILIZER (LESCO 18-24-12 OR EQUAL).

10. LANDSCAPE TREES, SHRUBS AND PERENNIAL WATERING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, DELIVERING, APPLYING, MEASURING AND SCHEDULING A SUFFICIENT AMOUNT OF WATER NECESSARY TO KEEP EACH PLANT IN A HEALTHY GROWING CONDITION THROUGHOUT THE PERIOD OF ESTABLISHMENT. THE CONTRACTOR SHALL APPLY 1" OF WATER PER WEEK TO ALL NEW PLANTS. THE CONTRACTOR SHALL INSTALL & MAINTAIN SUPPLEMENTAL DRIP WATERING TUBE BAGS (SUCH AS 20 GALLON TREE GATOR WATER BAG) TO PROVIDE ADEQUATE, SLOW RELEASE OF WATER. WATER BAGS SHALL BE REMOVED AT THE END OF THE SECOND GROWING SEASON.

11. TURF GROUNDCOVER (SODDING, SEEDING AND SEED MULCHING)

ALL SEEDING INSTALLATION SHALL CONFORM TO ODOT SPECIFICATIONS AND NOTE 9 ABOVE. SEED AT 6 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE:

TITAN TALL-TYPE TURF FESCUE

SR 4100 PERENNIAL RYEGRASS

MERIT KENTUCKY BLUEGRASS

70%

20%

10%



NO SCALE



ALL SHRUBS PLANTED IN ROWS OR MASSES SHALL BE MATCHED IN SIZE AND FORM.

SHRUBS SHALL BEAR SAME RELATION TO FINISH GRADE AS THEY BORE TO EXISTING GRADE IN THE PREVIOUSLY PLANTED CONDITION.

MASS SHRUB PLANTING DETAIL (B&B OR CONTAINER)

NO SCALE



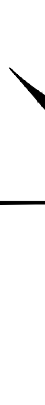
NO SCALE



NOT TO SCALE

TREE PROTECTION NOTES

1. TREE PROTECTION MEASURES SHALL BE INSTALLED PER THIS PLAN SHEET AT THE CRITICAL ROOT ZONE OF TREES TO BE PRESERVED PRIOR TO THE START OF ANY CLEARING, GRADING OR OTHER CONSTRUCTION ACTIVITY.
2. NO STORAGE OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND BACKFILLED WITH TOPSOIL WITHIN THE SAME DAY.
3. ALL VEGETATION THAT IS NOT DESIGNATED ON THE PLANS TO BE REMOVED SHALL BE PROTECTED FROM DAMAGE. TREES THAT ARE DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

L101	LANDSCAPE NOTES & DETAILS	SITE IMPROVEMENT PLAN FOR EXPRESS WASH 20340 FARMINGTON RD, LIVONIA, MI 48152	 13375 NATIONAL ROAD, SITE C, REYNOLDSBURG, OH 43062	 TECHNICAL SKILL, CREATIVE SPIRIT. www.MannikSmithGroup.com	607 SHELBY STREET SUITE 300 DETROIT, MI 48226 TEL: 313.961.9500 FAX: 313.961.9509	NO.	DATE	BY	DESCRIPTION
					PROJECT DATE: 11/10/2022 PROJECT NO: M3900023 DRAWN BY: MNF CHECKED BY: KJM				

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

[illegible]

Edward and Raymond Craven, Sons, Co. Craven Brothers, Co. Arthur Todd Zimm, Co. E. Meritt Co. Dr. P. and E. D. Jones, Dr. C. O. Casey O'Neil, Information Systems Dr.

1. WAIVER PETITION: Plaintiff C... .., r... Plaintiff 2022-10-02-20
 T...M...& S... ..Gr..., l... ..r... ..r... ..,
x... ..r... ..d... ..d... ..r... ..
 (C... ..Ex...), ...20330 & 20340 F... ..R... ..
 F... ..R... ..N... ..A... ..d E... ..M... ..R... ..N... ..
 S... ..3.

Mr. Turner, President Edwards, Dr. [redacted], [redacted] and [redacted]
[redacted] C[redacted].

C++-ni qoʻl Kompileri Mda qoʻl yozilgan kodni maʼlum bir dasturlash tiliga aylantirish, shu tarzda qoʻl yozilgan kodni C++Aparat, PaaSBroker va boshqalar bilan oʻqitish imkonini beradi. C++-ni qoʻl Mda qoʻl yozilgan kodni maʼlum bir dasturlash tiliga aylantirish imkonini beradi. Maʼlum Tizim maʼlum maʼlum maʼlum dasturlash tiliga aylantirish imkonini beradi. C++-ni qoʻl Mda qoʻl yozilgan kodni maʼlum bir dasturlash tiliga aylantirish imkonini beradi.

C... .. M... .. d... .. m... .. m... .. r... ..
... .. o... .. S... ..
... .. C... .. T... .. OHM
with and doesn't feel there would be an issue

Councilman Mr. Morand responded to Mr. EMMERD and Mr. Taormina indicated there has not been a traffic study and doesn't appear to be any.

Congratulations to our Resident Director, Mr. David R. Smith, for his exceptional leadership and dedication to the community. He has been instrumental in the success of the program and the well-being of the residents. We are proud to have him as our leader and look forward to his continued guidance. Mr. Smith's commitment to excellence and his passion for service are truly inspiring. We are grateful for his hard work and dedication to the community. We are proud to have him as our leader and look forward to his continued guidance. Mr. Smith's commitment to excellence and his passion for service are truly inspiring. We are grateful for his hard work and dedication to the community.

Pratt and Jim Jones would have to make a lot of other adjustments to the property and doesn't see that the pressure will be a problem. He could speak with the Fr. Dwyer about the other things that would be needed to make the property.

Memo for the Staff Meeting Date: May 5, 2022

Conduct a review of the Board Meeting Minutes and ensure that the record reflects the discussion and decisions made. The review should include the following items: the Board's discussion of the proposed budget, the Board's discussion of the proposed strategic plan, and the Board's discussion of the proposed policy on the use of public funds. The review should also include a summary of the Board's actions and a list of the Board's recommendations.

Conduct a review of the Board Meeting Minutes and ensure that the record reflects the discussion and decisions made.

DIRECTION:

APPROVAL

DENIAL

REGULAR



LETTER TO THE LIVONIA CITY COUNCIL

1.

Planning
November 16, 2022

MEETING DATE

S150522/R121422

PREPARED BY

Stephanie Reece, Program Supervisor,

AGENDA ITEM

WAIVER PETITION: Planning Commission, re: Petition 2022-10-02-20 submitted by The Mannik & Smith Group, Inc. requesting to redevelop the site, including demolishing the existing commercial building and constructing a new automated auto wash facility (Clean Express), at 20330 & 20340 Farmington Road, located on the east side of Farmington Road between Norfolk Avenue and Eight Mile Road in the Northwest ¼ of Section 3.

BACKGROUND

November 18, 2022

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2022-10-02-20 - Clean Express

Dear Council Members:

At the 1,193rd Public Hearings and Regular Meeting held by the City Planning Commission on November 15, 2022, the following resolution was unanimously adopted:

RECOMMENDATION

#11-55-2022 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on November 15, 2022, on Petition 2022-10-02-20 submitted by The Mannik & Smith Group, Inc. requesting waiver use approval pursuant to Section 6.07 of the Livonia Vision 21 Zoning Ordinance, as amended, in connection with a proposal to redevelop the site, including demolishing the existing commercial building and constructing a new automated auto wash facility (Clean Express), at 20330 & 20340 Farmington Road, located on the east side of Farmington Road between Norfolk Avenue and Eight Mile Road in the Northwest ¼ of Section 3, the Planning Commission does hereby recommend to the City Council that Petition 2022-10-02-20 be approved subject to the following conditions:

1. That the Site Plan identified as C200, dated November 10, 2022, prepared by the Mannik Smith Group. is hereby approved and shall be adhered to.
2. All parking spaces, except the required handicapped spaces, shall be doubled striped at ten feet (10') wide by twenty feet (20') in length.

3. That the hours of operation shall be limited to the following: Monday thru Saturday from 7:00 a.m. to 8:00 p.m. and Sunday from 9:00 a.m. to 6:00 p.m.
4. That the Landscape Plan identified as L100, dated November 10, 2022, prepared by the Mannik Smith Group. is hereby approved and shall be adhered to, except that the final landscape plan details shall be approved by the Planning Department.
5. That all disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding.
6. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.
7. That the Elevation Plan identified as A2-1, dated July 21, 2022, prepared by SBA Studios, is hereby approved and shall be adhered to.
8. That the three walls of the trash dumpster area shall be constructed out of the same brick used in the construction of the building or in the event a poured wall is substituted, the wall's design, texture and color shall match that of the building. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass.
9. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building.
10. That all light fixtures shall not exceed twenty (20) feet in height and shall be aimed and shielded to minimize stray light from trespassing across property lines and glaring onto adjacent roadways. In addition, the lighting plan shall be modified such that the maximum level of illumination for the average of the site shall be as specified in Section 7.22(2)(B) of the Livonia Vision 21 Zoning Ordinance, and the exterior lights shall either be turned off or dimmed after business hours.
11. That only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.
12. That no LED light band or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows.
13. That unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.
14. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and,
15. Pursuant to Section 13.13 of the Livonia Vision 21 Zoning Ordinance, this approval is valid for a period of one year only from the date of approval by City Council, and unless a building permit is

obtained, this approval shall be null and void at the expiration of said period.

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

FISCAL CONSIDERATION

ATTACHMENTS

1. S120522 Petition 2022-10-02-20 Resident Letter (3) Recd 11-22-22
2. S120522 Petition 2022-10-02-20 Resident Letter (2) Recd 11-22-22
3. S120522 Petition 2022-10-02-20 Resident Letter (1) Recd 11-22-22
4. S120522 Petition 2022-10-02-20 Resident Letter Recd 11-21-22
5. 2022-10-02-20_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: November 18, 2022



Maureen Miller Brosnan, Mayor

Date: November 18, 2022

Kasprowicz, Sara

From: LUCY EISENHARDT-BALDASSARRA <lucyspandas@aol.com>
Sent: Saturday, December 3, 2022 12:45 AM
To: Kasprowicz, Sara
Subject: Re: Drive thru car wash on Farmington Rd

Follow Up Flag: Follow up
Flag Status: Flagged

I apologize for a few typos I did this via my mobile phone and apparently I missed them before I sent. However the just of my email can be understood. My address number is actually 20306 Shadyside st. My father in law at 20260 Shadyside who is Alfredo Baldassarra also disapproves of the car wash in that location as well and he had asked I relay his concerns as well.

Thank you fir your tim.

Respectfully,

Lucy Baldassarra

Sent from my iPhone

On Dec 2, 2022, at 1:08 PM, Kasprowicz, Sara <skasprowicz@livonia.gov> wrote:

Hi Lucy,

Thank you for your thoughts!

I have provided your email to Council for their review before the meeting on Monday.

Have a nice weekend,

Sara

Sara Kasprowicz

Program Supervisor

[<CitySeal100x100_8f7d9122-](#)

[2022-4a3b-86d9-](#)

[f05a096c6a3c.png>](#)

City of Livonia | City Council Office

(734) 466-2250

skasprowicz@livonia.gov

www.livonia.gov

[<Livonia-Logo-250_2521acb0-d42c-429b-900f-b59ac98c1049.png>](#)

[<SocialLink_Facebook_32x32_15fe2196-de42-486f-ac8c-bd89c9da8fd7.png>](#)

[<SocialLink_Twitter_32x32_a844deab-cb87-48f2-9175-647012b70cfe.png>](#)

[<SocialLink_Youtube_32x32_9b8afb50-3b86-4678-b53d-7e423a9d8771.png>](#)

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-----Original Message-----

From: LUCY EISENHARDT-BALDASSARRA <lucyspandas@aol.com>

Sent: Friday, December 2, 2022 12:55 PM
To: Kasproicz, Sara <skasproicz@livonia.gov>
Subject: Drive thru car wash on Farmington Rd

Hello my name is Lucy Baldassarra residing at 30406 Shadyside St, Livonia, MI 48152 I want to express my concern and DISAPPROVAL of the car wash sites in the old NAPA building area. As restaurants were being build adjacent to my street we had concerns of traffic- we were assured with the positioning of driveway's additional traffic wouldn't be an issue. That's had proved WRONG-we have people flying down our street daily making right turns to avoid the traffic lights at the corner of 8 and Farmington. If a car wash is planned for the NAPA location we will incur alot more traffic for people to make the easy right turn into the car wash. I STRONGLY disapprove the car wash fir traffic reasons as well as for water pressure in our area as well as our water bill fees could raise due to more use age causing more sewer/maintenance fees. Already our water bills have fees that our double and triple our usage. So please bring forward yo the council board the citizens in the immediate area to the proposed location DO NOT WISH this go forward. There are additionally several local car washes with 1/2 mile of each other a fourth is jot necessary. I recommend the corner lit at 7 and Farmington as it would have 2 major roads to disperse traffic both ways. There are plenty of other better locations empty in Livonia just not old NAPA location please.

Sincerely,
Lucy Baldassarra

Sent from my iPhone

Kasprowicz, Sara

From: noreply@civicplus.com
Sent: Thursday, December 1, 2022 2:30 PM
To: CityCouncil
Subject: Online Form Submittal: City Council Inquiries

City Council Inquiries

This form is for any questions, comments, or concerns you may have for the City in regards to city council meetings or other city council inquiries. If you leave contact information, the City will reply within 2 business days. If this is an emergency, please dial 9-1-1.

First Name	Debra
Last Name	Ford
Address	19729 Parker Street
Email Address	ladydeebeth@gmail.com
Phone Number	2488544801
Topic	Other City Council Inquiry
Date of Issue	12/1/2022
Attachment (Optional)	<i>Field not completed.</i>
Comments	I am concerned about the car wash proposal on Farmington and 8 mile! That intersection is very busy and known for accidents! It is hard to turn left or right whether from Farmington Rd or 8 Mile! There are alot of walkers, gas stations, Walgreens etc that cause enough chaos! This can only hurt businesses rather than help! There are certain intersections that we all avoid because of access and traffic! Was this presented to the Livonia residents? Will there be an opportunity to voice my opinion at council meeting as well as my neighbors! (I have no trouble finding a car wash within 2 miles of my house)

Email not displaying correctly? [View it in your browser.](#)

Kasprowicz, Sara

From: Marti Quinn <martiquinn@sbcglobal.net>
Sent: Sunday, November 27, 2022 9:44 AM
To: Kasprowicz, Sara
Subject: New Car Wash at Farmington and 8 mile

Attn: Livonia City Council

Council Members-

I have been a homeowner on Shadyside Street near 8 Mile and Farmington Road for over 40 years and am strongly against allowing a car wash to be built on the former site of the Napa Auto Parts store for the following reasons:

- 1, I am concerned about water pressure. We already have issues with low water pressure in the area and this will put additional strain on the system due to excessive use from the car wash.
2. Increased car traffic on residential streets - motorists are already using Shadyside and Norfolk to bypass the stoplight at 8 Mile and Farmington Road. This would increase greatly if another retail establishment is built on the east side of Farmington Road.
3. In addition to increased traffic, I have noticed that speed limits of 25 mph or less are routinely being ignored on Shadyside and especially, Norfolk. Cars fly by on Norfolk on the way to Webster School and Jaycee Park at speeds in excess of 40+ mph or more. Because there are no sidewalks in the immediate area, this creates a major safety issue to pedestrians.

Thank you for your consideration in this matter,

Margaret Quinn

248.345.2220

Kasprowicz, Sara

From: JIM MESSER <jdm319@aol.com>
Sent: Tuesday, November 22, 2022 3:34 PM
To: Kasprowicz, Sara
Subject: Proposed car wash at NAPA Auto Parts site

There must be better options for this site that wouldn't adversely affect residential water pressure in the surrounding area, while cannibalizing business from the existing car wash located at 8 Mile and Gill, thus compromising the viability of both businesses.

Thank you,
Jim Messer

Sent from my iPhone

Kasprowicz, Sara

From: Sara Jones (Vericast) <Sara.Jones@vericast.com>
Sent: Tuesday, November 22, 2022 10:46 AM
To: Kasprowicz, Sara
Subject: Car wash 8 and Farmington

Hello,

I live in the neighborhood near the old Napa auto store at 8 and Farmington. I am against there being a car wash at that site. That intersection is already very busy and even hard to get out of our sub at time. Please re consider that.

Thank you,
[Sara Jones](#)

DO NOT open attachments or click on links from unknown senders or unexpected emails

Kasprowicz, Sara

From: Contract Kitchens and Bath Inc <contractkitchens@msn.com>
Sent: Monday, November 21, 2022 9:14 PM
To: Kasprowicz, Sara
Subject: Car wash proposed

Hello,

I am a Livonia resident in the 8 mile and Farmington area. I would be all in on a car wash on the old Napa auto parts property. 👍

Someone posted a heads up on the Neighbors App and had negative thoughts. Not me, I think a good auto wash would be an asset to the neighborhood. I have been in my home 22 years.

Philip Carr
20120 Parker
Livonia 48152



Ewa Kedzierska

Folker's Farmington Acres • 3

Possible car wash on Farmington/8

Did you know that the City of Livon already considered an application for a car wash at this site? the next meeting is on Council. Please be sure to express your plan to Sara Kasproicz at [skaspro](#) still go to the meeting. Concerned that a car wash is not appropriate for the area and the car wash may put a strain on water pressure as well as more traffic on Farmington Road. There are car washes on Farmington Road. Do we need yet another one? Thank you



20320-20330 Mayfield Street

Be the first to react

Kasprowicz, Sara

From: Jan Irvin <janmi@rocketmail.com>
Sent: Monday, November 21, 2022 3:03 PM
To: Kasprowicz, Sara
Subject: Proposed Car Wash for the 8 Mile/Farmington Rd area

Dear Sara,

Please forward our letter of Concern to the City Council Members. We are aware of the fact that a car wash is being proposed for our area and will be addressed on the Dec. 5th agenda. Thank you.

Sincerely,
Jan and Ron Irvin

Dear Livonia Council Members,

We are aware that a drive through car wash is being proposed for the old Napa Auto Parts Store on Farmington Rd. near 8 Mile Rd. We wish to write in our concerns about this proposal. That block is currently a very neat and well kept stretch of properties which includes a nice medical center, a remodeled restaurant and several stores. A car wash would look out of place in this location. We also already have a water pressure problem in this area. We are sure this will not help the situation. Although they are on the Farmington city side, there are already car washes on 8 Mile just 2 blocks away and another on 9 Mile about a mile from the other one. We can't see how we need a third car wash in a mile radius. Therefore, we do not want this proposal to go through.

Sincerely,

Jan and Ron Irvin

20181 Shadyside, Livonia 48152 248 477-3677

Petition 2022-10-02-20 submitted by The Mannik & Smith Group, Inc. requesting waiver use approval pursuant to Section 6.07 of the Livonia Vision 21 Zoning Ordinance, as amended, in connection with a proposal to redevelop the site, including demolishing the existing commercial building and constructing a new automated auto wash facility (Clean Express), at 20330 & 20340 Farmington Road, located on the east side of Farmington Road between Norfolk Avenue and Eight Mile Road in the Northwest ¼ of Section 3.

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

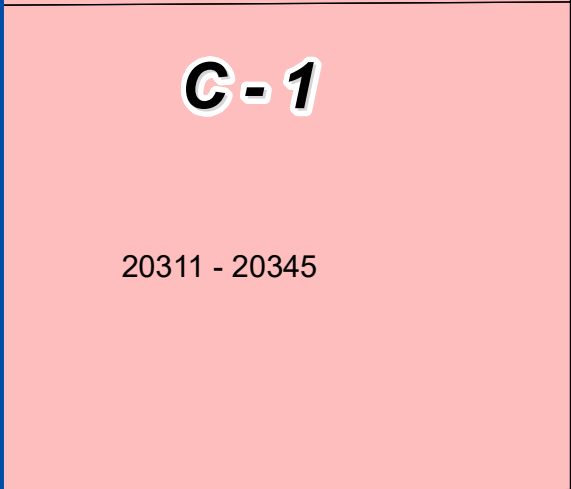
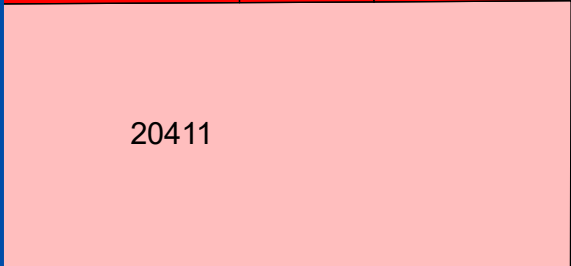
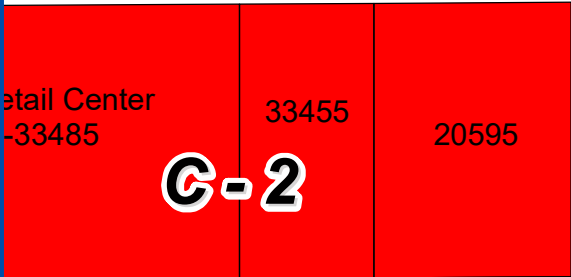
Date Filed: 10-18-22¹⁷ Petition # 2022-10-03-01²⁰
Site Address: 20340 Farmington Road, Livonia, MI Sidwell _____ Zoning of Property C-2
Requesting Approval To Construction of a new Express Car Wash
Applicant: Kyle Wrentmore Business/Company: The Mannik & Smith Group, Inc.
Applicant's Address: 1160 Dublin Road City: Columbus State: OH Zip Code: 43125
Applicant's Phone # (614) 441-4222 Applicant's Email kwrentmore@manniksmithgroup.com
Contact Person: Dennis Miller Business/Company: DMC Real Estate Advisors
Contact's Address: 2600 W Big Beaver, Suite 41 City: Troy State: MI Zip Code: 48084
Contact's Phone # (248) 342-1426 Contact's Email dennismiller@mkiezi.com

Please provide the following information:

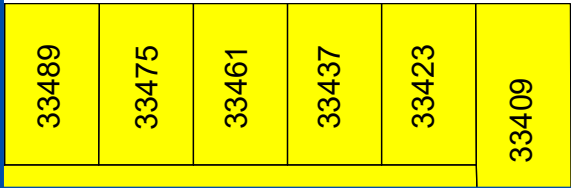
- 1) **Site Plan** showing:
 - property dimensions, including road right-of-way & building setback lines
 - foot print of building(s), including dimensions & square footage
 - all easements, protective walls, sidewalks & existing trees
 - any significant topographic features (existing or proposed)
 -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

You are invited and encouraged to review your proposal with the Planning Department staff. Only

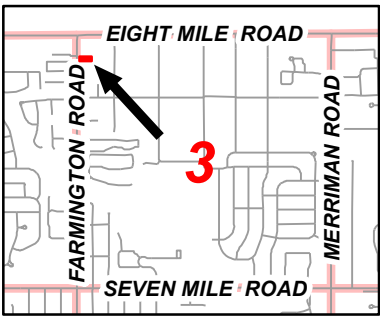
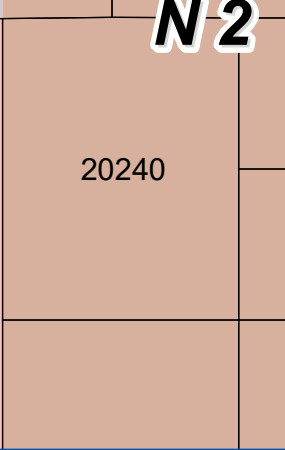
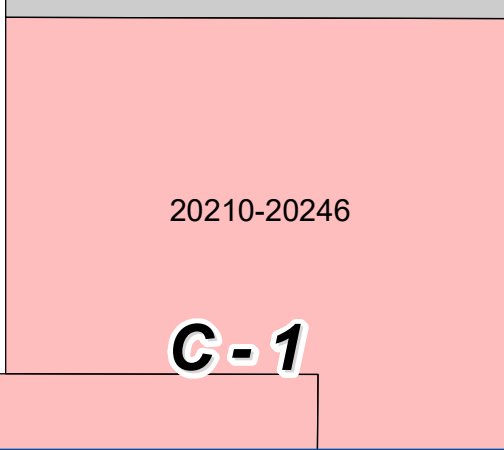
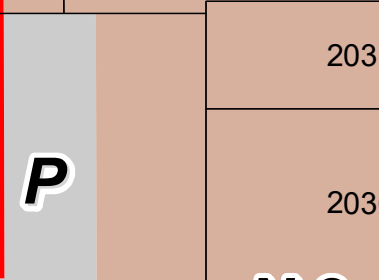
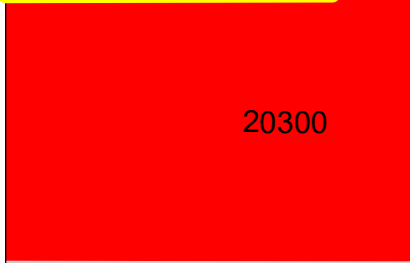
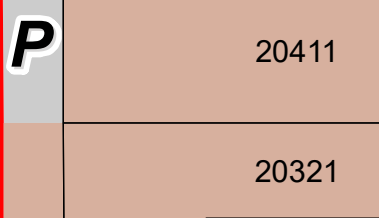
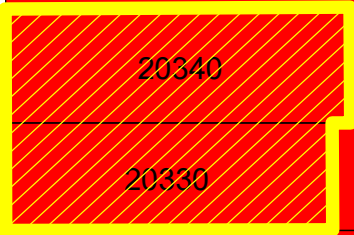
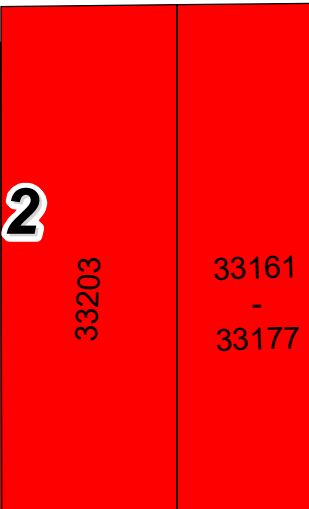
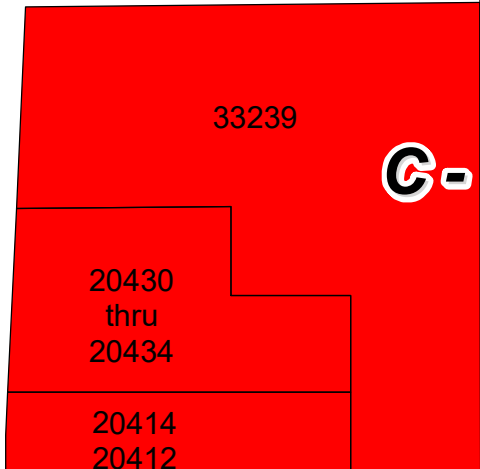
EIGHT MILE ROAD



CAPRI CT.



FARMINGTON ROAD



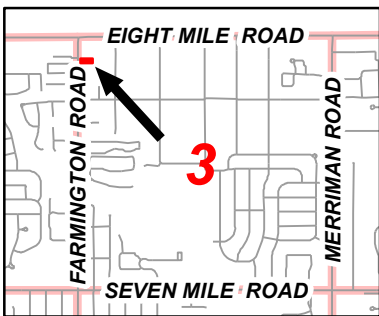
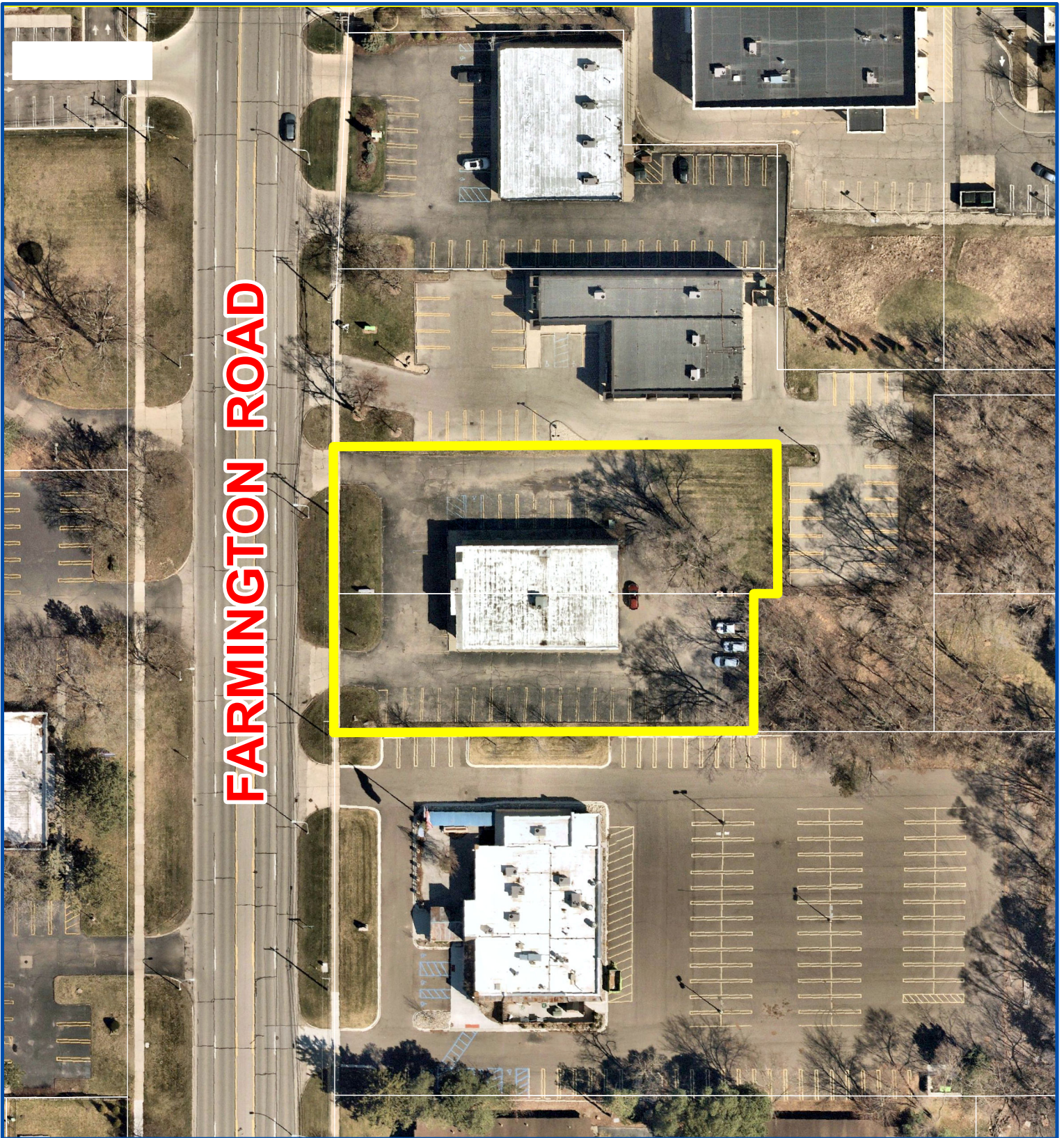
Address & Zoning Map

Petition 2022-10-02-20
Clean Express Auto Wash
20330 & 20340 Farmington Road
to construct a new automatic auto wash facility



Not to Scale

City of Livonia
Planning Department



Aerial Map

Petition 2022-10-02-20
Clean Express Auto Wash
20330 & 20340 Farmington Road
to construct a new automatic auto wash facility



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 1

Petition 2022-10-02-20 submitted by The Mannik & Smith Group, Inc. requesting waiver use approval pursuant to Section 6.07 of the Livonia Vision 21 Zoning Ordinance, as amended, in connection with a proposal to redevelop the site, including demolishing the existing commercial building and constructing a new automated auto wash facility (Clean Express), at 20330 & 20340 Farmington Road, located on the east side of Farmington Road between Norfolk Avenue and Eight Mile Road in the Northwest ¼ of Section 3.

November 1, 2022: Study Meeting:

This petition involves the redevelopment of the site of the former NAPA Auto Parts Store located on the east side of Farmington Road approximately 400 feet south of Eight Mile Road. The plan is to demolish the existing commercial building and replace it with a new automated car wash facility called Clean Express Auto Wash. The subject site is zoned C-2 (General Commercial) which treats auto wash establishments as a waiver use pursuant to Section 6.07 of the Livonia Vision 21 Zoning Ordinance.

The overall site is made up of two (2) parcels. The northerly parcel, 20340 Farmington Road, has eighty-six feet (86') of road frontage and the southerly parcel, 20330 Farmington Road, has eighty feet (80') of frontage. Together, the two (2) parcels comprise approximately 1.0 acre of developable land area. The existing 3,677 square foot commercial building is located near the center of the two properties with parking available on all four sides of the building. Two (2) driveways provide access to the site: one (1) on the north side of the property and the other on the south side. Site plan approval was granted in 1979 for the existing auto parts store. Napa Auto Parts has moved to a new location and the building is now vacant.

To the north of the subject property is C-2 zoning and a variety of commercial businesses that front along Farmington Road. Immediately to the south is the former G. Subu's Leather Bottle restaurant recently converted into a new restaurant called Bad Brads BBQ. Bordering the site to the east is land that is attached to the commercial property to the north and which contains parking for the business, zoned C-2 and P (Parking), and an undeveloped area, zoned C-2 and N2 (Neighborhood). Extending further east are residential homes that are zoned N-2. And to the west, across Farmington Road, are commercial properties, zoned C-1 (Local Business).

The proposed 3,677 square foot automated car wash building would be positioned along the north side of the property. The overall dimensions of the building are 32' x 123'. Access would be provided from the two (2) existing drive approaches which would remain in their current configuration. The south approach is designed to accommodate two-way traffic for both ingress and egress to the site, whereas the north approach would only be for vehicles exiting the car wash facility. Access to the proposed auto wash facility would be provided via two (2) service lanes that would commence along the south side of the

property, then maneuver west and north in a U-shaped pattern around to the east side of the building where the facility's entrance is located. The pay kiosks would be located along the service lanes at the east end of the site. The plan shows ample space for vehicles to queue before entering the wash facility. The point-of-sales kiosks would have digital menu boards and self-serve pay devices and be covered overhead by non-illuminated structural canopies. Automated gates would control vehicle access. Just ahead of the entrance to the facility, the two (2) lanes taper to form a single lane. A twelve (12) foot wide "escape" lane would be provided before entering the building. Parking with vacuum equipment would be available in the area between the building and the service lanes. As customers exit the car wash, they would have the option of either going straight and exiting the site by turning onto Farmington Road or remaining on the property by turning left along a short drive aisle that loops back around to both the parking lot and vacuums or the south drive aisle where the approach and service lanes are located.

In a C-2 district, the minimum required front yard setback is fifteen (15) feet. At its closest point, the proposed building would be set back approximately forty-six (46) feet from the future right-of-way of Farmington Road. For the rear yard, the minimum required setback is eight feet (8'). Measured from the east property line, the site plan shows the proposed building having a rear yard setback of eighty-eight feet (88'). For the side yards, Section 6.07 requires that a building be situated no closer than thirty-five feet (35') on one (1) side of the property with a minimum requirement of eight feet (8') on the other side. From the south side property line, the building would be set back 124 feet, and on the north side, the setback would be eleven feet (11'). The proposed building complies with all required yard regulations.

The submitted floor plan shows the layout of the automated auto wash facility. In general, the north half of the building would be occupied by the car wash bay and the south half would contain the mechanical systems, a unisex bathroom and an office.

For auto wash establishments, the ordinance requires at least twenty (20) parking spaces. The site plan shows twenty-one (21) parking spaces available within the parking lot on the south side of the building. Each parking space would have a self-serve vacuum station and each vacuum station would contain a built-in waste receptacle, an aluminum vacuum hose, and vacuum tools. All parking spaces, except the required handicap spaces, would measure ten feet (10') wide by twenty feet (20') in length.

Materials on the outside of the building would be composed of a combination of panel brick (Quik Brik) and Nichiha fiber cement horizontal siding. The exterior would be in three (3) different colors: brown for the siding and white and grey for the brick. Windows would be installed on both sides of the building. The one-story structure would have a maximum height, as measured from the finished grade to the top edge of the structure, of twenty-two feet four inches (22'-4").

A dumpster enclosure is shown in the southeast corner of the parking lot, across from the rear of the building. The enclosure walls would be seven feet four inches (7'-4") in height

and would be constructed out of a panel brick (Quik Brik) to match the building. The swing gates would be constructed out of chain-link fencing with privacy slat inserts. The design of the enclosure gates is inconsistent with the City's policy of requiring a long-lasting solid panel material.

No details are available on how stormwater would be managed. Underground detention is the most likely the approach that will be taken, but the location of the outlet has yet to be determined. The petitioner will need to provide drainage and storm water treatment details to the Engineering Department prior to obtaining building permits.

Pursuant to Section 10.03, no fewer than four (4) full size trees, two (2) ornamental trees, and twenty-six (26) shrubs are required along Farmington Road. The plan shows four (4) full size trees (Thornless Honey Locust), two (2) ornamental trees (Orchid Satin Rose of Sharon), and thirty-two (32) shrubs along the frontage of the site. Landscaped greenbelts would also be created along the sides and rear of the property. On the south side, the width of the greenbelt would be approximately seventeen feet (17'), on the north side it would be eleven feet (11') wide, and along the rear of the property the width would vary between eleven feet (11') and twenty-five feet (25'). All three of these areas would contain full size trees planted in rows. A note on the plan states that "*All Landscape areas are to be irrigated.*"

The submitted photometric plan provides detailed information on site lighting, including the location and type of light sources and illumination levels. A note on the plan indicates that the mounting height of the lights would twenty-two feet (22') above finish grade (AFG), including twenty-foot (20') high poles on a two-foot (2') base. All exterior light fixtures should be consistent with the guidelines of the City of Livonia Outdoor Lighting Policy for the installation of exterior lighting in all non-residential zoning districts, which specifies that pole-mounted lights shall not exceed a height of twenty feet (20') above grade. The plan also states that lights on the building, in the form of wall packs, would be arranged nine feet (9') AFG.

The building would be allowed thirty-two (32) square feet of wall sign area based on a requirement of one (1) square foot for each lineal foot of the building frontage. Additionally, one (1) ground-mounted monument sign is allowed, not to exceed thirty (30) square feet in area and six feet (6') in height with a setback of at least ten feet (10') from any right-of-way line. The submitted Elevations Plan (A2-1) shows a total of three (3) walls signs totaling 89.4 square feet. They include one (1) sign on the front elevation and two (2) signs on the south side elevation. On the front, the sign measures twenty (20) square feet (10' x 2') in area, and on the side, the two (2) signs measure fifty-two (52) square feet (13' x 4') and 17.4 square feet (13.9' x 1.25'), respectively. The renderings and Site Details sheet (A6-1) also show a monument sign that appears to conform with the size requirements; however, the location of the sign is not shown on the site plan. Any signage in excess of what is permitted by the sign ordinance would require a variance from the Zoning Board of Appeals.

PUBLIC HEARING

ITEM 1 Petition 2022-10-02-20 – Clean Express Auto Wash

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A special requirement of Section 6.07 specifies that a proposed auto wash establishment must be located at least 150 feet away from any church, public or parochial school, or playground, as measured from property to property. No church, school or playground exists within 150 feet of the subject site.

The closest automatic car wash facility is the existing Zax Auto Wash located at 34650 Eight Mile Road, which is on the north side of the street just west of Gill Road in Farmington Hills, slightly less than $\frac{3}{4}$ of a mile from the subject site.

November 15, 2022: Public Hearing:

Suggested changes discussed at the Study Meeting were: 1) additional landscape buffering along the sides and rear of the property; 2) more information and details of the panel brick proposed for the exterior of the building; 3) limiting the overall height of the light fixtures to twenty feet (20'); and 4) demonstrating that all roof-mounted mechanical equipment will be screened from public view.

Approving Resolution: That the request to construct a new automated auto wash facility (Clean Express), at 20330 & 20340 Farmington Road, is hereby approved, subject to City Council approval and the following conditions:

1. That the Site Plan identified as C200, dated November 10, 2022, prepared by the Mannik Smith Group. is hereby approved and shall be adhered to.
2. All parking spaces, except the required handicapped spaces, shall be doubled striped at ten feet (10') wide by twenty feet (20') in length.
3. That the hours of operation shall be limited to the following: Monday thru Saturday from 7:00 a.m. to 8:00 p.m. and Sunday from 9:00 a.m. to 6:00 p.m.
4. That the Landscape Plan identified as L100, dated November 10, 2022, prepared by the Mannik Smith Group. is hereby approved and shall be adhered to, except that the final landscape plan details shall be approved by the Planning Department.
5. That all disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding.
6. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.

PUBLIC HEARING

ITEM 1 Petition 2022-10-02-20 – Clean Express Auto Wash

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7. That the Elevation Plan identified as A2-1, dated July 21, 2022, prepared by SBA Studios, is hereby approved and shall be adhered to.
8. That the three walls of the trash dumpster area shall be constructed out of the same brick used in the construction of the building or in the event a poured wall is substituted, the wall's design, texture and color shall match that of the building. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass.
9. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building.
10. That all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring into adjacent roadway.
11. That only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.
12. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows.
13. That unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.
14. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and,
15. Pursuant to Section 13.13 of the Livonia Vision 21 Zoning Ordinance, this approval is valid for a period of one year only from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

Denying Reasons: That the request to construct a new automated auto wash facility (Clean Express), at 20330 & 20340 Farmington Road, is hereby denied for the following reasons:

1. That the petitioner has failed to comply with all general standards and requirements as set forth in Sections 1.02 and 13.13 of the Livonia Vision 21 Zoning Ordinance.

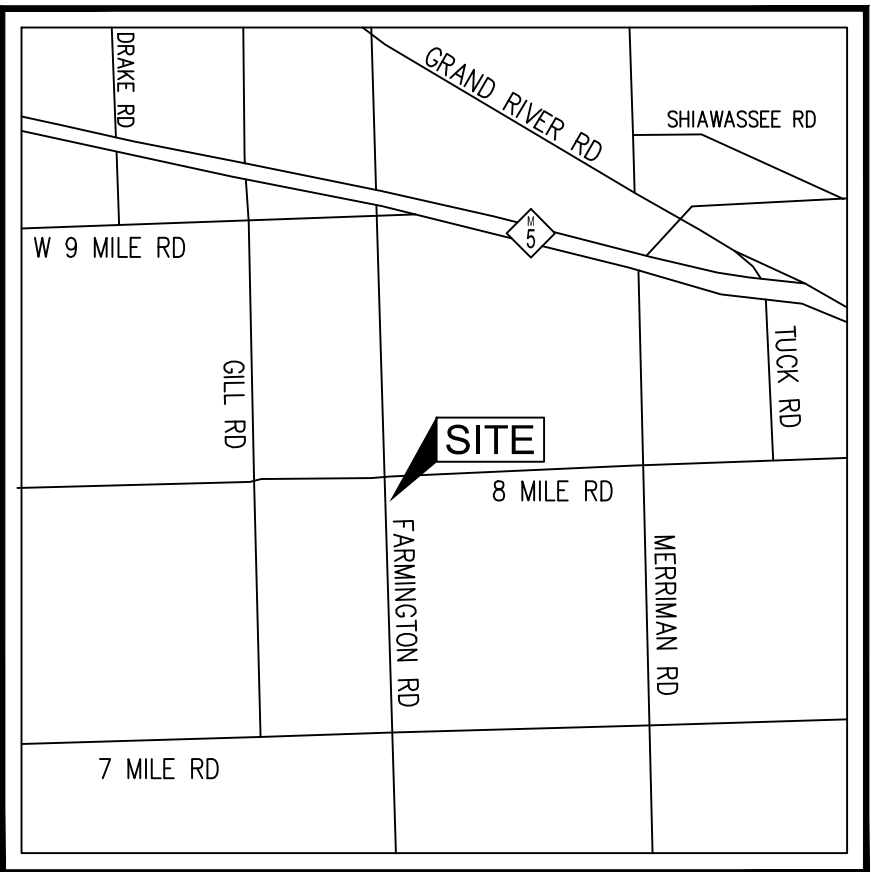
PUBLIC HEARING

ITEM 1 Petition 2022-10-02-20 – Clean Express Auto Wash

Page 6

2. That the intensity of the proposed use would have negative effects on the neighboring properties.
3. That the proposed use would unduly tax and conflict with the established and normal traffic flow of the area.
4. That the proposal creates significant adverse impacts on adjoining parcels, public services, and community planning efforts.
5. That the petitioner has failed to comply with all the concerns deemed necessary for the safety and welfare of the City and its residents.

SITE IMPROVEMENT PLANS FOR
EXPRESS CAR WASH
20340 FARMINGTON RD
LIVONIA, MI 48152



VICINITY MAP
NOT TO SCALE

PROJECT DESCRIPTION

REDEVELOPMENT OF A PREVIOUS AUTO PARTS STORE TO CARWASH WITH VACUUM STALLS AND ASSOCIATED PARKING. MAXIMUM NUMBER OF EMPLOYEES PER SHIFT WILL BE 7.

PARKING:
THE SITE WILL HAVE 18 VACUUM SPACES, 2 STANDARD SPACES AND 1 ADA SPACE WITH A TOTAL OF 21 SPACES.

SITE DATA

PROPERTY INFORMATION: ADDRESS: 20340 FARMINGTON ROAD, LIVONIA, MI 48152	BUILDING INFORMATION: GROSS BUILDING FOOTPRINT AREA: 3,677 SF BUILDING HEIGHT: 22'-4"
LOT SIZE: 1.12 AC PARCEL NUMBERS: 010-01-0007-001 & 010-99-0002-000 ZONING: C-2 PROPOSED USE: CAR WASH	PARKING AUTO-WASH ESTABLISHMENTS: AT LEAST TWENTY (20) PARKING SPACES. 21 PROVIDED
BUILDING SETBACKS: FRONT: 15' REQUIRED (73' PROVIDED) SIDE: 8' REQUIRED (11' PROVIDED) 35' REQUIRED FOR ONE SIDE (124' PROVIDED)	STACKING: 28 STACKING SPACES PROVIDED

LEGAL DESCRIPTION

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

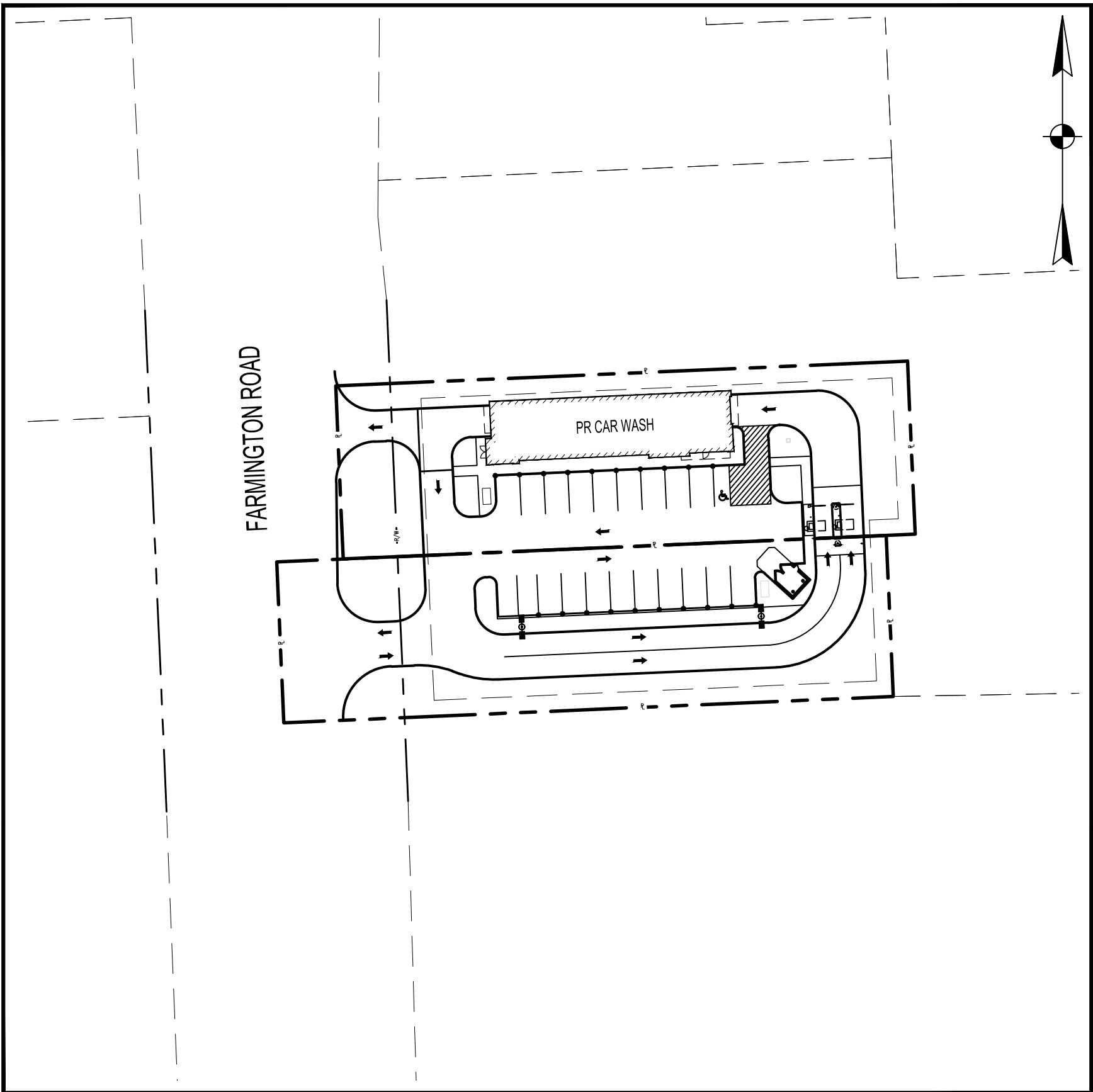
PARCEL 1: LOT 7, EXCEPT THE WEST 27 FEET, "FOLKER'S FARMINGTON ACRES," AS RECORDED IN LIBER 61, PAGE 90 OF PLATS, WAYNE COUNTY RECORDS.

PARCEL 2: A PARCEL OF LAND IN THE NORTHWEST ¼ OF SECTION 3, TOWN 1 SOUTH, RANGE 9 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF SAID SECTION 3 AS ABOVE DESCRIBED DISTANT SOUTH 533.96 FEET FROM THE

NORTHWEST CORNER OF SAID SECTION 3, TOWN 1 SOUTH, RANGE 9 EAST, THENCE NORTH 89 DEGREES 59 MINUTES EAST 302.70 FEET TO A POINT; THENCE SOUTH 0 DEGREES 04 MINUTES 30 SECONDS EAST 80 FEET TO A POINT; THENCE SOUTH 89 DEGREES 59 MINUTES

WEST 302.80 FEET TO A POINT IN THE WEST LINE OF SAID SECTION; THENCE NORTH 0 DEGREES 04 MINUTES 30 SECONDS WEST 80 FEET TO THE PLACE OF BEGINNING.

TAX ID NO. 010-01-0007-001 & 010-99-0002-000



INDEX MAP

0 50 100 200
SCALE: 1" = 100'

DESIGN CONSULTANT

THE MANNIK & SMITH GROUP, INC.
607 SHELBY STREET, SUITE 300
DETROIT, MICHIGAN 48226
CONTACT: KYLE J. WRENTMORE, P.E.
PHONE: (614) 441-4222
EMAIL: KWRENTMORE@MANNIKSMITHGROUP.COM

DEVELOPER

EXPRESS WASH CONCEPTS
13375 NATIONAL ROAD, SUITE D
ETNA, OHIO 43068
CONTACT: JEFF GILGER
PHONE: (614) 751-9274
EMAIL: JEFF@EXPRESSWASHCONCEPTS.COM

INDEX OF SHEETS

COVER SHEET	C000
EXISTING CONDITIONS	C100
SITE PLAN	C200
LANDSCAPE PLAN	L100
LANDSCAPE NOTES AND DETAILS	L101
ARCHITECTURAL FLOOR PLANS	A1-1
ARCHITECTURAL ELEVATIONS	A2-1
ARCHITECTURAL WALL SECTIONS	A4-1
SITE DETAILS	A6-1
PHOTOMETRIC PLAN	N/A

APPROVALS

SIGNATURES BELOW SIGNIFY CONCURRENCE WITH THE GENERAL PURPOSE AND LOCATION OF THE PROPOSED PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE DESIGN ENGINEER PREPARING THE PLANS.

TITLE	DATE
TITLE	DATE
TITLE	DATE
TITLE	DATE
TITLE	DATE
TITLE	DATE

ENGINEER



CONTACT: KYLE WRENTMORE
ADDRESS: 607 SHELBY STREET, SUITE 300
DETROIT, MICHIGAN 48226
PHONE: 614.441.4222
EMAIL: KWRENTMORE@MANNIKSMITHGROUP.COM

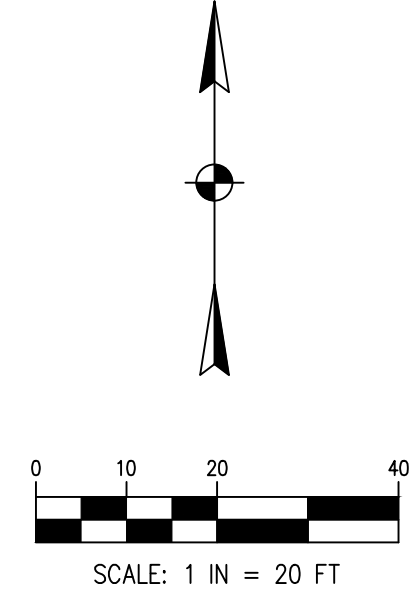
MIKE MCAVOY, PE
REGISTERED PROFESSIONAL ENGINEER
DATE

PRELIMINARY
NOT FOR CONSTRUCTION

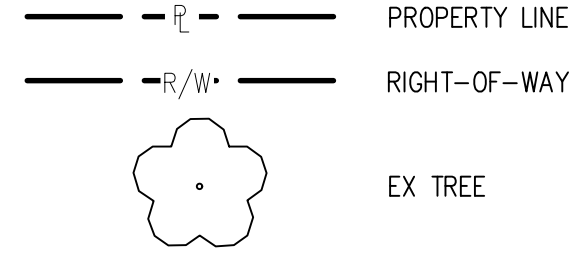
REV NO	DATE	BY	REVISION DESCRIPTION

PROJECT DATE: 11/10/22
PROJECT NO.: M3900023

C000

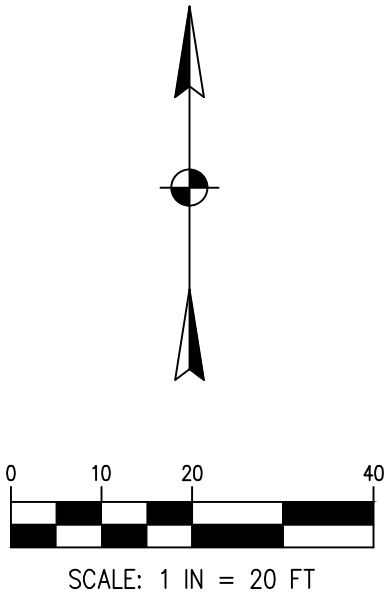
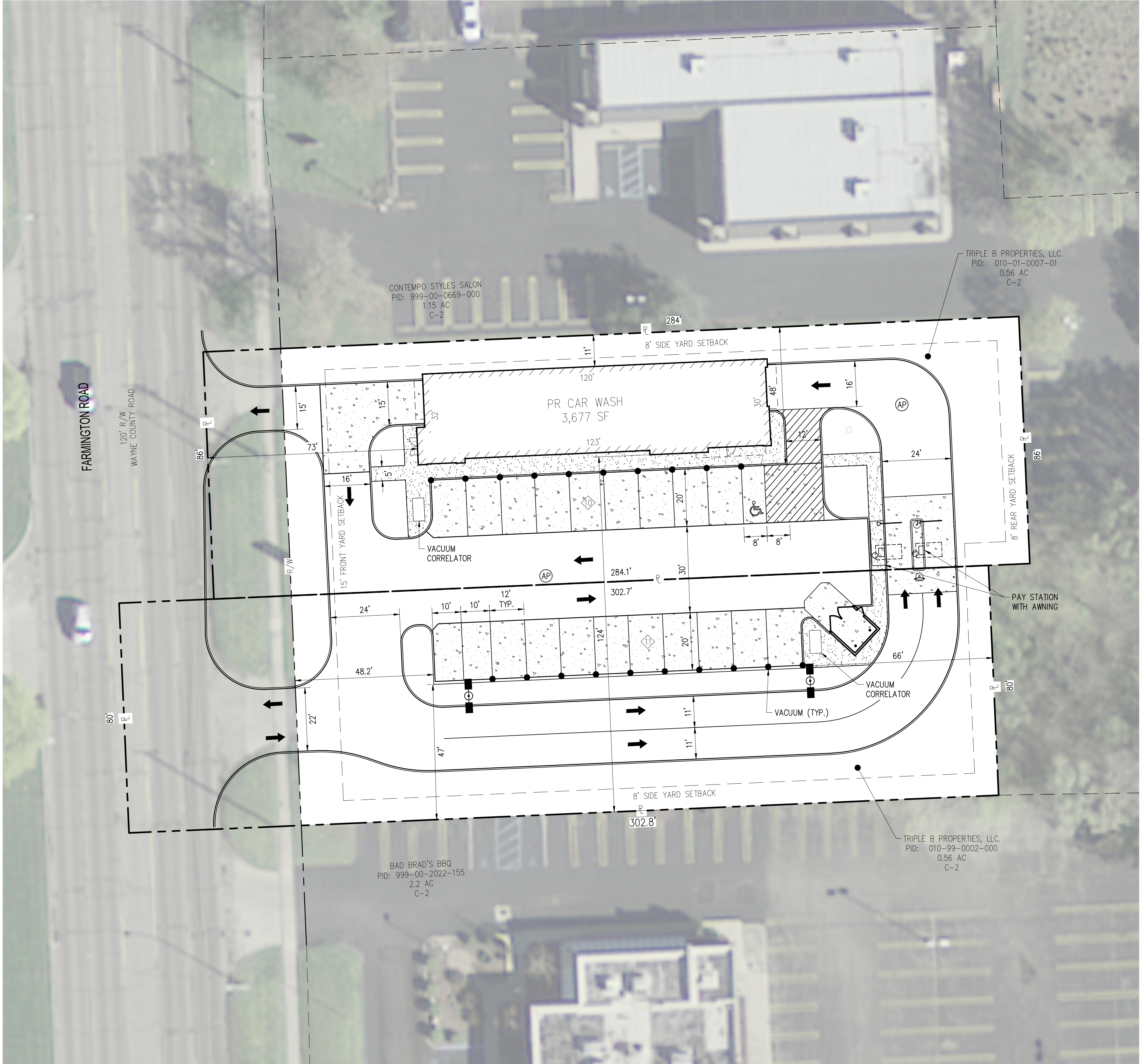


LEGEND



C100	EXISTING CONDITIONS	SITE IMPROVEMENT PLAN FOR EXPRESS WASH	 PREPARED FOR 13375 NATIONAL ROAD, SITE C, REYNOLDSBURG, OH 43082	 TECHNICAL SKILL CREATIVE SPIRIT www.MannikSmithGroup.com	607 SHELBY STREET SUITE 300 DETROIT, MI 48226 TEL: 313.961.9500 FAX: 313.961.9509 PROJECT DATE: 11/10/2022 PROJECT NO: M300023 DRAWN BY: MNF CHECKED BY: KUW	NO.	DATE	BY	DESCRIPTION

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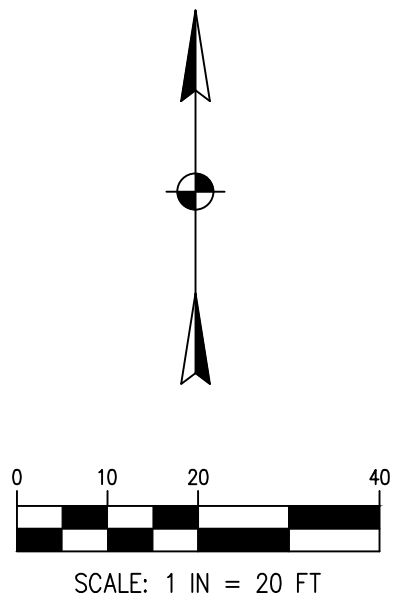
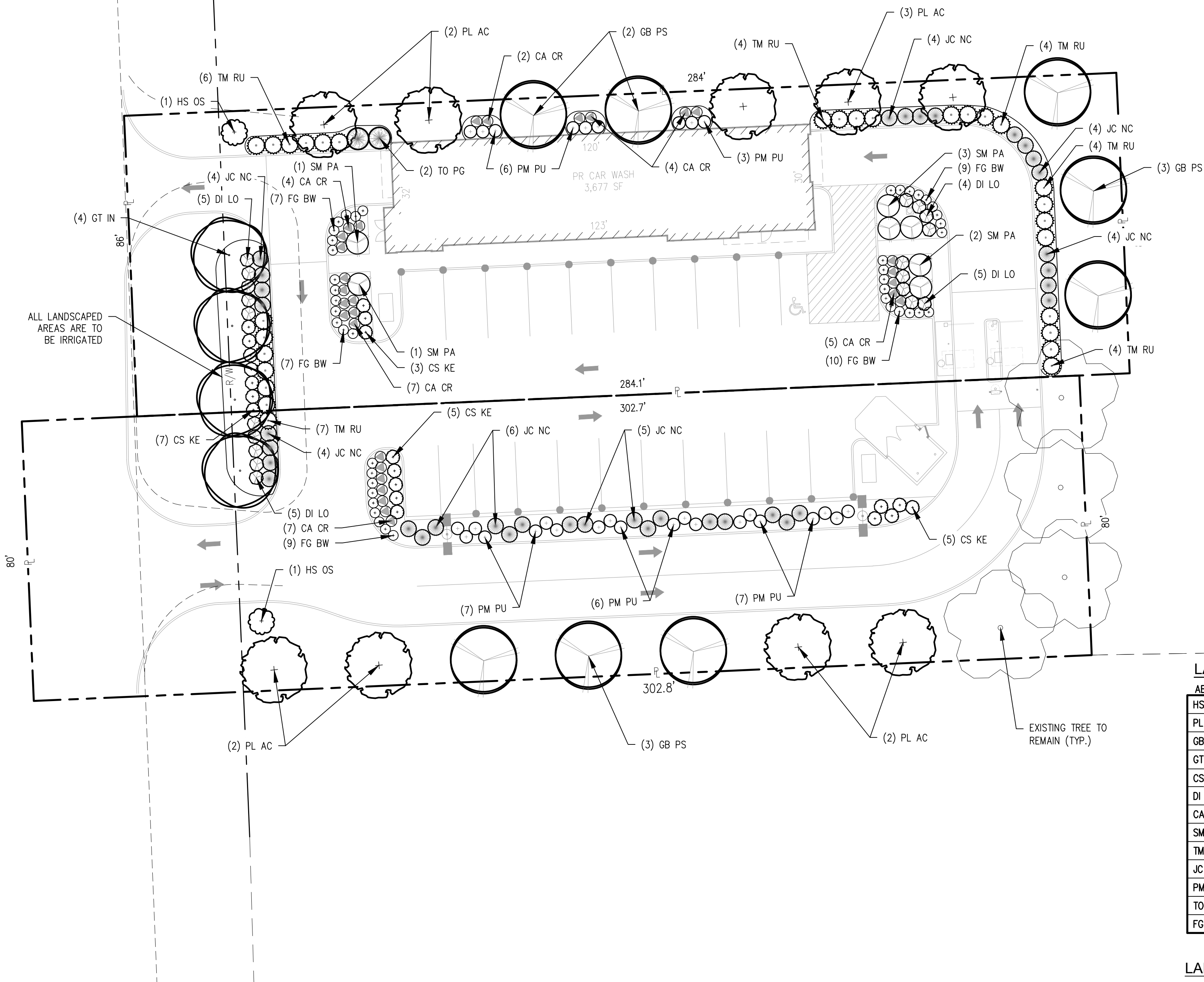


- LEGEND**
- P — PROPERTY LINE
 - R/W — RIGHT-OF-WAY
 - ◊ PARKING COUNT
 - ⊕ LIGHT POLE
 - AP PR CONCRETE PAVEMENT
 - PR ASPHALT PAVEMENT
 - PR SIDEWALK

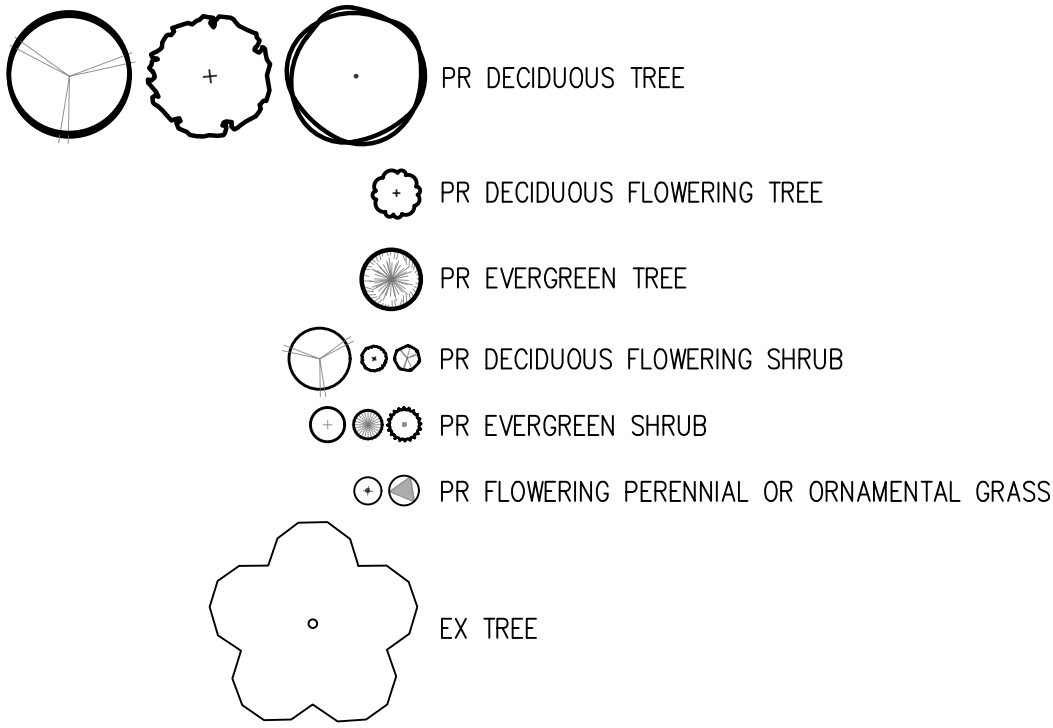
NO.	DATE	BY	DESCRIPTION
607 SHELBY STREET SUITE 300 DETROIT, MI 48226 TEL: 313.961.9500 FAX: 313.961.9509			
PROJECT NO: M390023	11/10/2022		
DRAWN BY: MNF			
CHECKED BY: KJW			
TECHNICAL SKILL: CREATIVE SPIRIT.			
Mannik Smith Group www.MannikSmithGroup.com			
PREPARED FOR: CLEAN EXPRESS AUTO WASH 13375 NATIONAL ROAD, SITE C, REYNOLDSBURG, OH 43082			
SITE IMPROVEMENT PLAN FOR EXPRESS WASH			
20340 FARMINGTON RD, LIVONIA, MI 48152			
PRELIMINARY SITE PLAN			
C200			

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FARMINGTON ROAD



LEGEND



LANDSCAPE CODE REQUIREMENTS

REQUIRED:	PROVIDED:
LIVONIA ZONING ORDINANCE – ARTICLE X 10.3.1. THE FOLLOWING FRONTAGE LANDSCAPING SHALL BE PROVIDED IN THE FRONT YARD AREA ADJACENT TO THE R/W: 1 DECIDUOUS/EVERGREEN TREE PER 40' OF FRONTAGE, 1 ORNAMENTAL TREE PER 100' OF FRONTAGE, AND 8 SHRUBS PER 40' OF FRONTAGE. R/W FRONTAGE = 126' 126' / 40' = 4 DECIDUOUS/EVERGREEN TREES AND 32 SHRUBS REQUIRED 126' / 100' = 2 ORNAMENTAL TREES REQUIRED	4 DECIDUOUS TREES, 33 SHRUBS, AND 2 ORNAMENTAL TREES PROVIDED ADJACENT TO R/W
10.3.2.A. PARKING LOT SCREENING LANDSCAPING SHALL INCLUDE A YARD AT LEAST 5 FEET IN WIDTH CONTAINING AN OPAQUE SCREEN OF LANDSCAPING AT LEAST 3 FEET IN HEIGHT, WITHIN 10 FEET OF THE PAVED GROUND SURFACE IN BETWEEN THE PUBLIC R/W AND PAVED GROUND SURFACE	SCREENING PROVIDED THROUGH LANDSCAPING.
10.3.5. A 10 FOOT WIDE BUFFER WITH ONE TREE PER 30 LINEAR FEET IS REQUIRED TO SCREEN BETWEEN ADJACENT COMMERCIAL DISTRICTS	TREES PROVIDED ALONG PROPERTY LINES ADJACENT TO COMMERCIAL DISTRICTS.
10.3.8. AN ENCLOSURE OF SUFFICIENT HEIGHT TO COMPLETELY SCREEN THE DUMPSTER IS REQUIRED ON THREE (3) SIDES OF THE WASTE RECEPTACLE WITH A SOLID GATE ON THE FOURTH SIDE.	DUMPSTER SCREENING PROVIDED THROUGH MASONRY WALL.
PERCENTAGE OF LANDSCAPING PROVIDED. 15% OF TOTAL SITE REQUIRED.	19% LANDSCAPED AREA PROVIDED

LANDSCAPE PLANT LIST

ABRV.	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE
HS OS	2	HIBISCUS SYRIACUS 'ORCHID SATIN'	ORCHID SATIN ROSE OF SHARON	2" CALIPER	B&B	ORNAMENTAL TREE
PL AC	9	PLATANUS X ACERIFOLIA	LONDON PLANETREE	3" CALIPER	B&B	DECIDUOUS TREE
GB PS	8	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3" CALIPER	B&B	DECIDUOUS TREE
GT IN	4	GLEDITSIA TRIACANTHOS VAR. INERMIS	THORNLESS HONEY LOCUST	3" CALIPER	B&B	DECIDUOUS TREE
CS KE	20	CORNUS SERICEA 'KELSEY'	KELSEY DWARF DOGWOOD	3 GALLON	CONTAINER	DECIDUOUS SHRUB
DI LO	19	DIERVILLA LONICERA	DWARF BUSH-HONEYSUCKLE	3 GALLON	CONTAINER	DECIDUOUS SHRUB
CA CR	29	CLETHRA ALNIFOLIA 'CRYSTALINA'	SUGARTINA CRYSTALINA	1 GALLON	CONTAINER	DECIDUOUS SHRUB
SM PA	7	SYRINGA MEYERI 'PALIBAN'	DWARF KOREAN LILAC	3 GALLON	CONTAINER	DECIDUOUS SHRUB
TM RU	29	TAXUS X MEDIA 'RUNYAN'	RUNYAN YEW	3 GALLON	CONTAINER	EVERGREEN SHRUB
JC NC	36	JUNIPERUS CONFERTA 'NICKS COMPACT'	NICKS COMPACT JUNIPER	3 GALLON	CONTAINER	EVERGREEN SHRUB
PM PU	29	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE	3 GALLON	CONTAINER	EVERGREEN SHRUB
TO PG	2	THUJA OCCIDENTALIS 'POLAR GOLD'	POLAR GOLD ARBORVITAE	3 GALLON	CONTAINER	EVERGREEN TREE
FG BW	42	FESTUCA GLAUCA 'BLUE WHISKERS'	BLUE WHISKERS FESCUE	1 GALLON	CONTAINER	ORNAMENTAL GRASS

LANDSCAPE IRRIGATION SYSTEM

LANDSCAPE CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF A LANDSCAPE IRRIGATION SYSTEM WITH COVERS THE ENTIRE SITE PROPERTY. LAWNS, TREES AND LANDSCAPE BEDS SHALL BE IRRIGATED ON SEPARATE ZONES. IRRIGATION SYSTEM SHALL INCLUDE A SMART ELECTRONIC CONTROLLER WITH WEATHER SENSOR, RAIN DELAY SEASONAL ADJUST AND WATER BUDGET FEATURES. A SEPARATE IRRIGATION METER AND BACKFLOW PREVENTOR PER CITY REQUIREMENTS AND ANY PERMITS SHALL BE INCLUDED. PROVIDE COMPLETE IRRIGATION DESIGN DRAWINGS AND SPECS FOR OWNER REVIEW PRIOR TO INSTALLATION. A COMPLETE SINGLE SOURCE IRRIGATION SYSTEM FROM HUNTER, RAIBIRD AND TORO WILL ONLY BE ACCEPTED.

DESCRIPTION

BY

DATE

NO.

607 SHELBY STREET
SUITE 300
DETROIT, MI 48226
TEL: 313.961.9500
FAX: 313.961.9509

PROJECT NO: M390023

PROJECT DATE: 11/10/2022

DRAWN BY: MNF

CHECKED BY: KUV

TECHNICAL SKILL:
CREATIVE SPIRIT.

www.MannikSmithGroup.com

PREPARED FOR:

13375 NATIONAL ROAD, SITE C,
REYNOLDSBURG, OH 43082

SITE IMPROVEMENT PLAN FOR

EXPRESS WASH

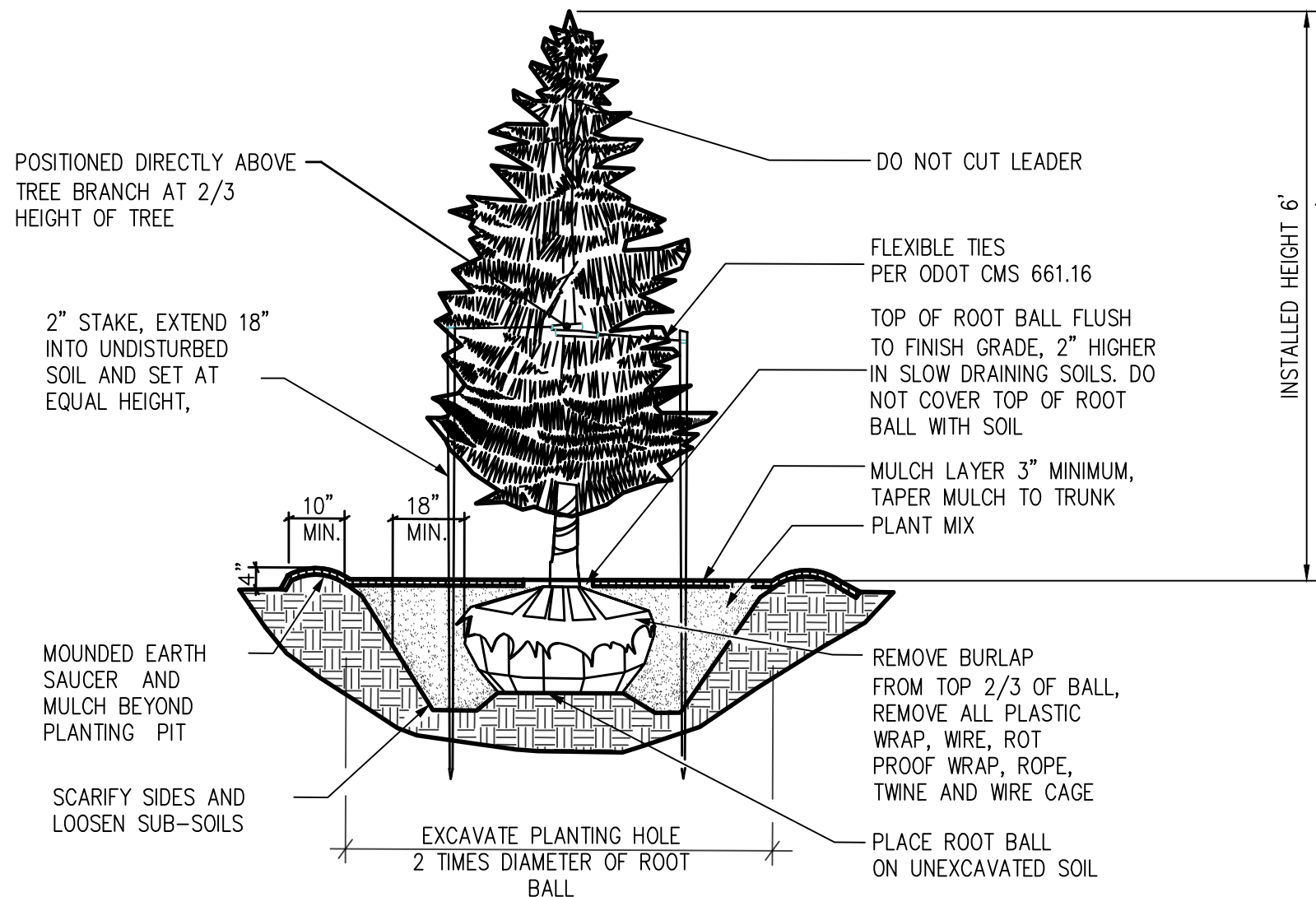
20340 FARMINGTON RD, LIVONIA, MI 48152

PRELIMINARY
LANDSCAPE PLAN

L100

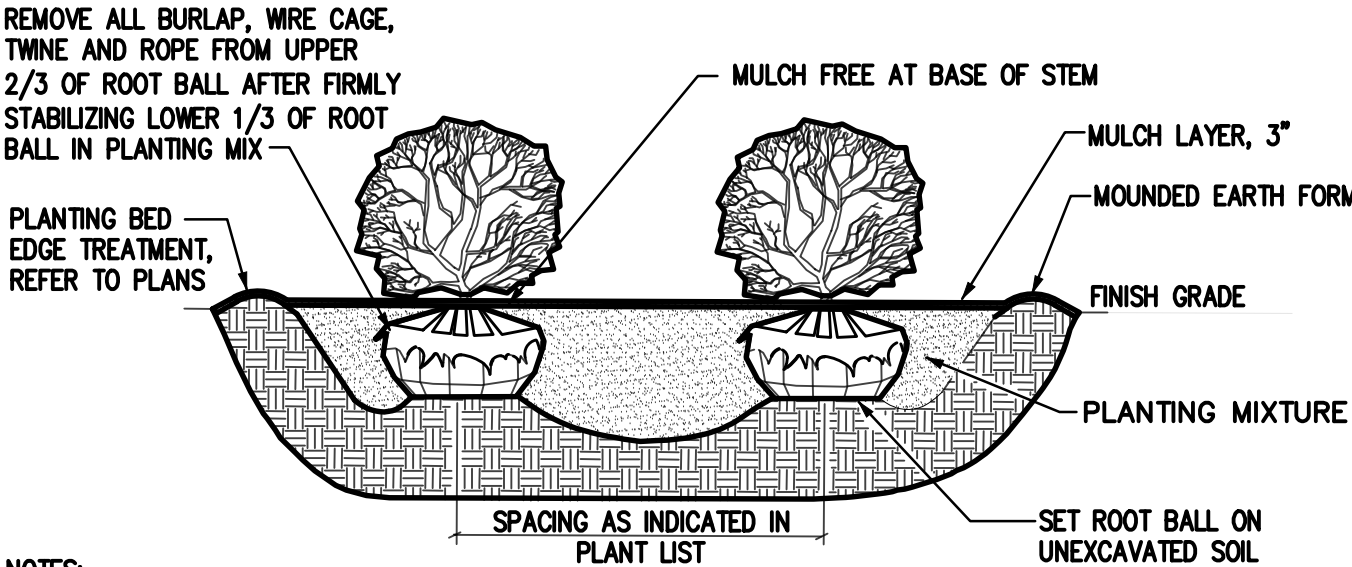
LANDSCAPE PLAN NOTES

1. THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND VEGETATION PROPOSED ON THE LANDSCAPING PLAN. ANY TREES, SHRUBS, GROUND COVER OR OTHER VEGETATION PLANTED AS PART OF THIS PROJECT THAT DO NOT SURVIVE ONE YEAR FROM PLANTING SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PERTINENT UTILITY COMPANIES THREE WORKING DAYS IN ADVANCE OF ANY DIGGING. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF ANY UTILITIES.
3. REFER TO THE LANDSCAPE PLAN FOR ADDITIONAL NOTES. LANDSCAPE IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF ODOT CONSTRUCTION SPECIFICATIONS.
4. ALL PLANTING MATERIALS: SHALL BE PLANTED PER ODOT SPECIFICATIONS, EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE BROKEN, LOW HANGING AND OTHER UNDESIRABLE GROWTH TO ENSURE HEALTHY AND SYMMETRICAL NEW GROWTH.
5. PLANTING BEDS, ONE MONTH BEFORE CULTIVATION AND AFTER DAYTIME TEMPERATURES HAVE WARMED TO 60° CONSISTENTLY, TREAT ALL PLANTING BEDS THAT ARE TO BE DEVELOPED IN AREAS OF EXISTING TURF WITH PRE-EMERGENT AND POST-EMERGENT TYPE HERBICIDES. USE A STATE-LICENSED PESTICIDE APPLICATOR TO APPLY THE HERBICIDE. REPEAT HERBICIDE APPLICATION TWO WEEKS LATER AND UNTIL ALL HERBACEOUS MATERIALS HAVE BEEN KILLED. BEFORE PLANTING, TOP DRESS ALL PLANTING BEDS WITH A MINIMUM OF 6 INCHES OF BACKFILL MIX, THEN CULTIVATE PLANTING AREA TO A DEPTH OF 6 INCHES USING A PLOW, DISC, OR ROTO-TILLER.
6. BACKFILL MIX. FOR ALL PLANTINGS, USE BACKFILL MIX CONSISTING OF THE FOLLOWING:
A. ONE PART EXCAVATED SOIL.
B. ONE PART TOPSOIL.
C. ONE PART EPA RATED CLASS IV COMPOST.
D. A SLOW RELEASE COMMERCIAL FERTILIZER (0-20-20 OR EQUAL) ADDED AT A RATE OF 5 POUNDS PER CUBIC YARD TO THE BACKFILL MIX.
E. IF SOIL AREAS ARE OF HIGH PH (GREATER THAN 6.5), APPLY 1.25 POUNDS OF ELEMENTAL SULFUR PER CUBIC YARD OF BACKFILL MIX.
NOTE: CONTRACTOR SHALL SUPPLY A DETAILED SOIL ANALYSIS PRIOR TO ALL PLANT BED PREPARATION. ANALYSIS SHALL INDICATE SOIL PH, TEXTURE, MAJOR NUTRIENTS, SALTS, ETC. SOIL ANALYSIS SHALL BE FROM A REPUTABLE, INDEPENDENT LAB. SOIL AMENDMENTS SHALL BE INCORPORATED INTO BACKFILL/PLANT MIX AS RECOMMENDED BY THE INDEPENDENT LAB.
7. MULCH. SMOOTH AND SHAPE THE BACKFILL MIX TO FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PLANTING HOLE. MULCH ALL PLANTING AREAS WITH A LAYER OF FINELY SHREDDED HARDWOOD BARK OF UNIFORM TEXTURE & SIZE. PLANTS GROUPED IN MASSES SHALL HAVE THE ENTIRE CONTIGUOUS PLANTING BED OR ISLAND MULCHED. USE SHREDDED HARDWOOD BARK AGED MIN. ONE YEAR. RAKE AND SMOOTH THE ENTIRE AREA OF THE PLANTING BEDS, MULCH TO A DEPTH OF 3 INCHES. AFTER MULCHING AND BEFORE WATERING, ADD A SLOW RELEASE COMMERCIAL FERTILIZER (12-12-12 OR EQUAL), IN GRANULAR FORM, TO THE TOP OF THE MULCH AT A RATE OF 5 POUNDS PER 1000 SQUARE FEET. DO NOT ALLOW FERTILIZER TO CONTACT THE STEMS, BRANCHES, ROOTS OR LEAVES.
8. PERIOD OF ESTABLISHMENT. BEFORE FINAL INSPECTION, PLACE ALL PLANTS AND CARE FOR THEM FOR A PERIOD OF ESTABLISHMENT. THE PERIOD OF ESTABLISHMENT BEGINS IMMEDIATELY UPON COMPLETION OF THE PLANTING OPERATIONS AND CONTINUES UNTIL OCTOBER 1. THE MINIMUM PERIOD OF ESTABLISHMENT IS ONE GROWING SEASON, JUNE 1 THROUGH OCTOBER 1. DURING THE PERIOD OF ESTABLISHMENT, FOLLOW STANDARD HORTICULTURAL PRACTICES TO ENSURE THE VIGOR AND GROWTH OF THE TRANSPLANTED MATERIAL. WATER, REMULCH, RESTAKE, GUY, AND CULTIVATE AS NECESSARY. PERFORM AT LEAST TWO WEEDING AND MOWING PROGRAMS (AROUND TREES, GUY STAKES, SHRUBS, AND BED EDGES) OF SUCH INTENSITY AS TO COMPLETELY RID THE PLANTED AND MULCHED AREAS OF WEEDS AND GRASSES. BEGIN THE FIRST PROGRAM ON OR ABOUT JUNE 15 AND THE SECOND APPROXIMATELY 8 WEEKS LATER. ON OR ABOUT AUGUST 15, THE ENGINEER WILL INSPECT THE PLANTING AND SUPPLY THE CONTRACTOR WITH A LIST OF MISSING AND DEAD PLANTS AND THOSE THAT HAVE DIED BACK BEYOND NORMAL PRUNING LINES. REPLANT AS REQUIRED ACCORDING TO THE SPECIFICATIONS OF THE ORIGINAL MATERIAL. REPLACEMENT PLANTS ARE SUBJECT TO A NEW PERIOD OF ESTABLISHMENT. IMMEDIATELY REPLACE PLANTS PLANTED INITIALLY IN THE FALL THAT HAVE DIED BEFORE THE SPRING PLANTING SEASON. CARE FOR THE REPLACEMENT PLANTS DURING THE NEW ESTABLISHMENT PERIOD.
9. RESTORATION OF DISTURBED AREAS FOR NEW LAWN:
ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT OR LANDSCAPE PLANTING BEDS SHALL BE SHALL BE PREPARED FOR GRASS SEED AND SEEDED. LOOSEN RUTS AND WORK THE SOIL AREAS TO A MINIMUM OF 6" DEEP PRIOR TO FINE GRADING AND SEEDING WORK. AREAS TO RECEIVE GRASS SEED SHALL HAVE A MIN. 4" TOPSOIL PLACED, SEEDED AND A STRAW/MULCH BLANKET COVER PLACED OVER THE SEEDED AREAS PER ODOT SPECIFICATIONS. FERTILIZE WITH ONE POUND OF ACTUAL NITROGEN PER 1000 SQUARE FEET WITH A SLOW RELEASE COMMERCIAL FERTILIZER (LESCO 18-24-12 OR EQUAL).
10. LANDSCAPE TREES, SHRUBS AND PERENNIAL WATERING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, DELIVERING, APPLYING, MEASURING AND SCHEDULING A SUFFICIENT AMOUNT OF WATER NECESSARY TO KEEP EACH PLANT IN A HEALTHY GROWING CONDITION THROUGHOUT THE PERIOD OF ESTABLISHMENT. THE CONTRACTOR SHALL APPLY 1" OF WATER PER WEEK TO ALL NEW PLANTS. THE CONTRACTOR SHALL INSTALL & MAINTAIN SUPPLEMENTAL DRIP WATERING TREE BAGS (SUCH AS 20 GALLON TREE GATOR WATER BAG) TO PROVIDE ADEQUATE, SLOW RELEASE OF WATER. WATER BAGS SHALL BE REMOVED AT THE END OF THE SECOND GROWING SEASON.
11. TURF GROUNDCOVER (SODDING, SEEDING AND SEED MULCHING):
ALL SEEDING INSTALLATION SHALL CONFORM TO ODOT SPECIFICATIONS AND NOTE 9 ABOVE. SEED AT 6 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE:
TITAN TALL-TYPE TURF FESCUE 70%
SR 4100 PERENNIAL RYEGRASS 20%
MERIT KENTUCKY BLUEGRASS 10%



EVERGREEN TREE PLANTING DETAIL

NO SCALE



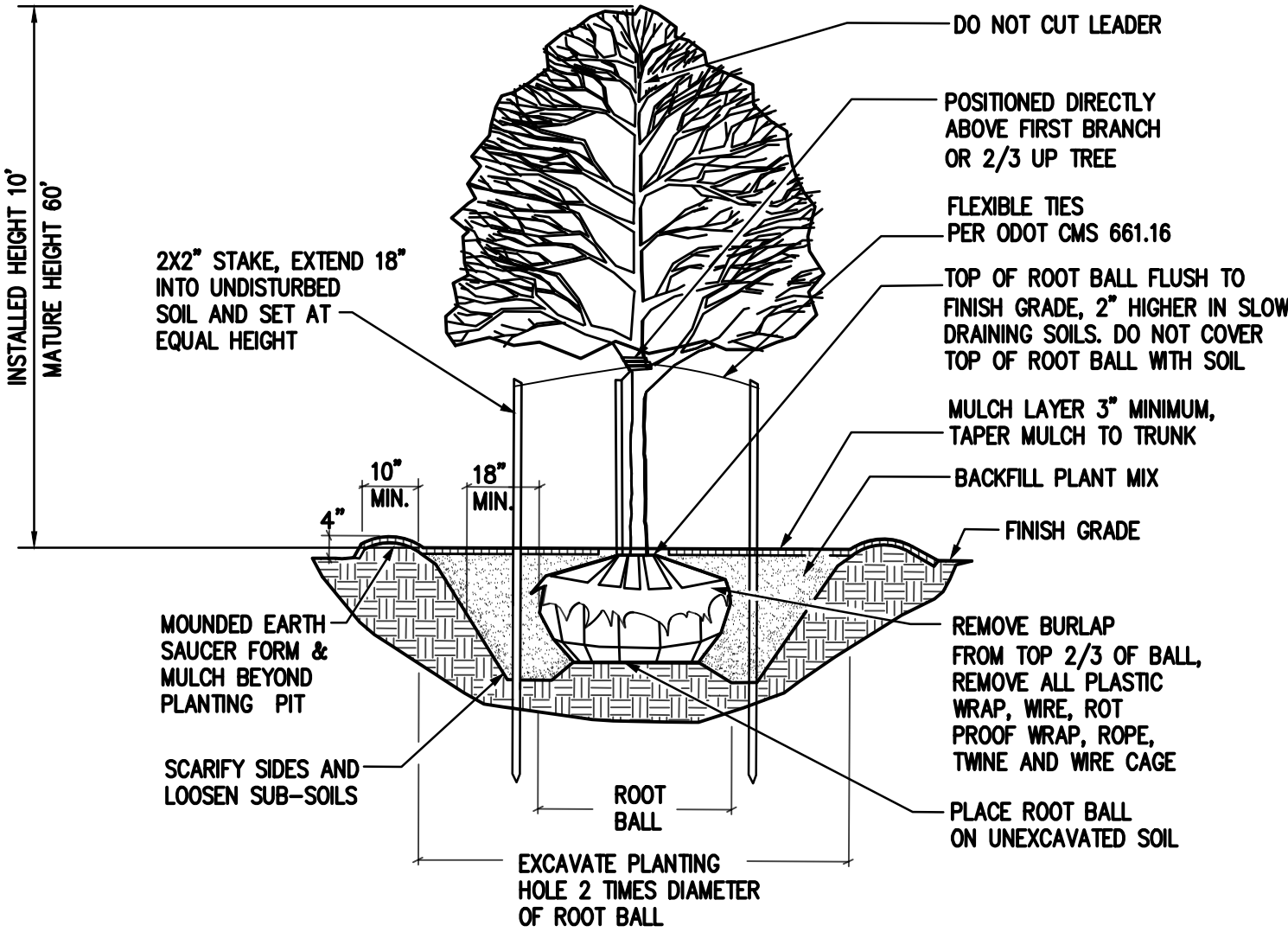
NOTES:

ALL SHRUBS PLANTED IN ROWS OR MASSES SHALL BE MATCHED IN SIZE AND FORM.

SHRUBS SHALL BEAR SAME RELATION TO FINISH GRADE AS THEY BORE TO EXISTING GRADE IN THE PREVIOUSLY PLANTED CONDITION.

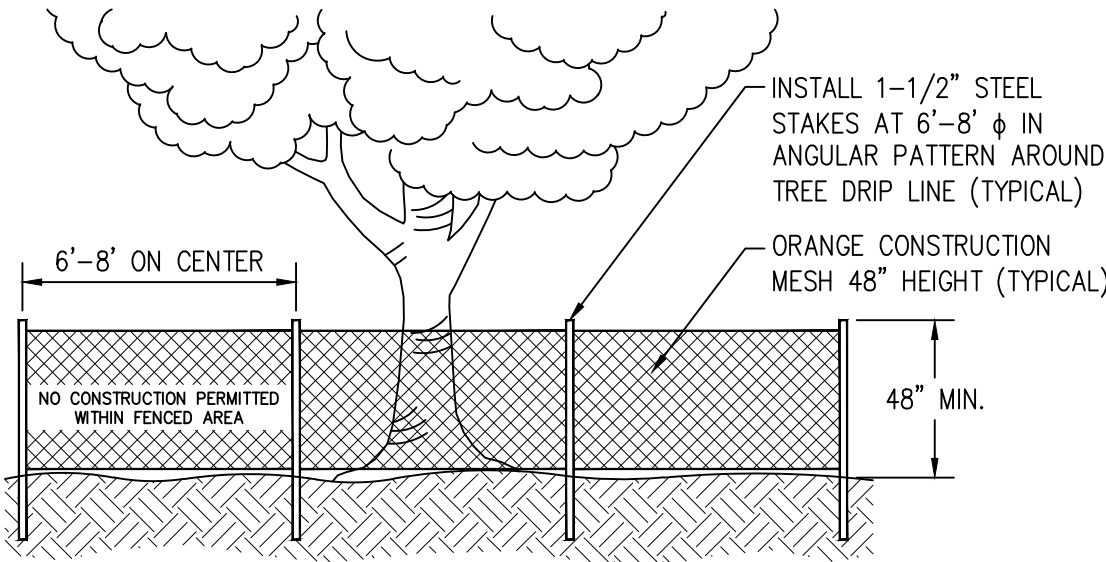
MASS SHRUB PLANTING DETAIL (B&B OR CONTAINER)

NO SCALE



DECIDUOUS TREE PLANTING DETAIL

NO SCALE



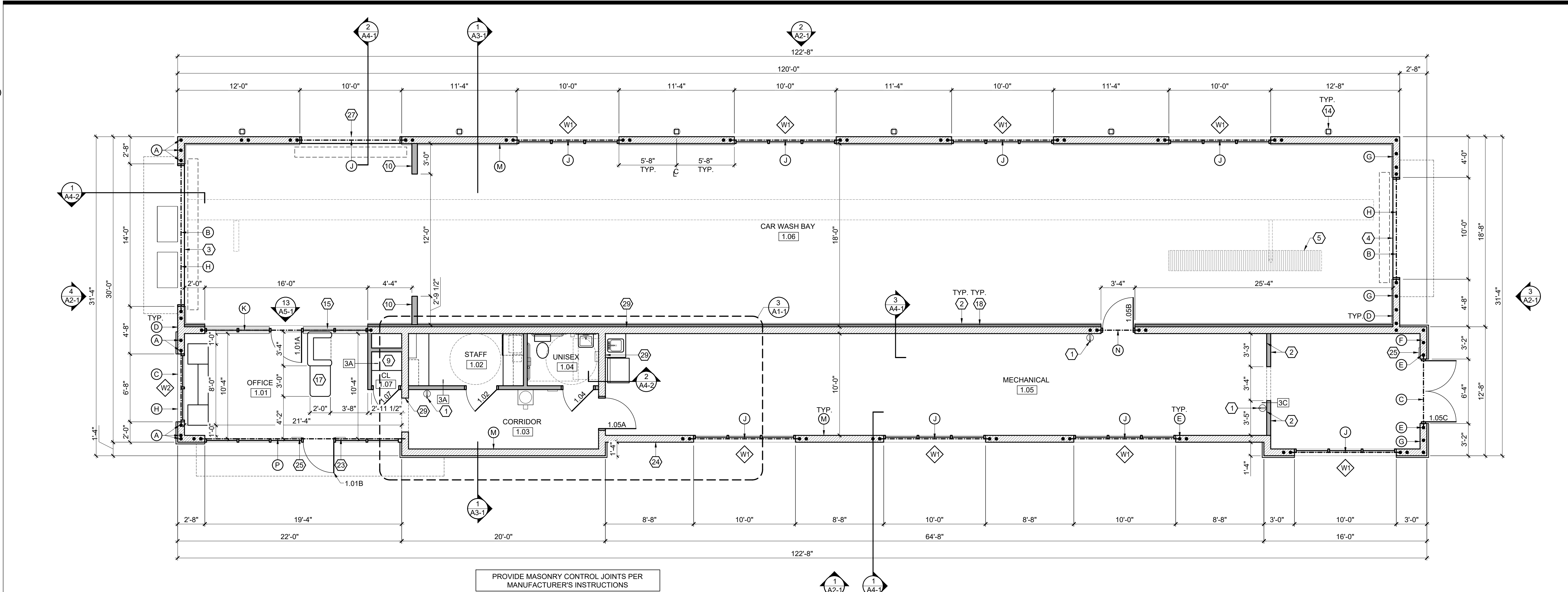
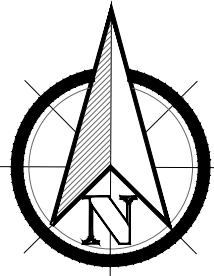
TREE PROTECTION DETAIL

NOT TO SCALE

TREE PROTECTION NOTES

1. TREE PROTECTION MEASURES SHALL BE INSTALLED PER THIS PLAN SHEET AT THE CRITICAL ROOT ZONE OF TREES TO BE PRESERVED PRIOR TO THE START OF ANY CLEARING, GRADING OR OTHER CONSTRUCTION ACTIVITY.
2. NO STORAGE OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND BACKFILLED WITH TOPSOIL WITHIN THE SAME DAY.
3. ALL VEGETATION THAT IS NOT DESIGNATED ON THE PLANS TO BE REMOVED SHALL BE PROTECTED FROM DAMAGE. TREES THAT ARE DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

NO.	DATE	BY	DESCRIPTION	PROJECT NO.	PROJECT DATE	DRAWN BY	CHECKED BY	MANNIK SMITH GROUP	TECHNICAL SKILL CREATIVE SPIRIT	PREPARED FOR	SITE IMPROVEMENT PLAN FOR	LANDSCAPE NOTES & DETAILS	L101
607	SHELBY STREET	SUITE 300	DETROIT, MI 48226	TEL: 313.961.9500	FAX: 313.961.9509	11/10/2022	M390023	MINF	KUM	13375 NATIONAL ROAD, SITE C, REYNOLDSBURG, OH 43082	EXPRESS WASH	20340 FARMINGTON RD, LIVONIA, MI 48152	



PROVIDE MASONRY CONTROL JOINTS PER MANUFACTURER'S INSTRUCTIONS

PROVIDE HORIZONTAL JOINT REINFORCING AT 16" O.C. MIN. W/1.7 BAR SIZE TYP. LAP MIN. 12", TYP.

ALL EXTERIOR DIMENSIONS ARE TO MASONRY UNITS / MASONRY OPENINGS, TYP.

PROVIDE (2) L4 x 3 1/2 x 5/16" LINTEL OVER 36"x24" LOUVERS AND @ LONG WALL OF BUILDING

WINDOW TYPES SCHEDULE

- W1 10'-0" WIDE BY 10'-0" TALL ALUMINUM STOREFRONT WINDOW HEAD HEIGHT = 10'-8" A.F.F.
- W2 6'-8" WIDE BY 10'-8" TALL ALUMINUM STOREFRONT WINDOW WINDOW HEAD HEIGHT = 10'-8" A.F.F.

ALL GLAZING SHALL HAVE A SHGC OF .40 MIN.

CAR WASH GENERAL NOTES

- CENTERLINE OF EQUIPMENT DOES NOT EQUAL CENTERLINE OF TRENCH
- CENTERLINE OF EQUIPMENT DOES NOT EQUAL CENTERLINE OF ENTRY DOOR
- CENTERLINE OF EQUIPMENT DOES EQUAL CENTERLINE OF EXIT DOOR
- CENTERLINE OF EQUIPMENT DOES EQUAL CENTERLINE OF TUNNEL BAY
- COORDINATE LOCATION OF TRENCH WITH CAR WASH MANUFACTURER'S DRAWINGS

PLAN GENERAL NOTES

- ALL DOORS TO BE 6" FROM ADJACENT WALL U.N.O.
- ALL SIGNS THAT DESIGNATE PERMANENT ROOMS AND SPACES SHALL HAVE RAISED AND BRAILED CHARACTERS AND PICTORIAL SYMBOL SIGNS, FINISH AND CONTRAST, AND MOUNTED 60 INCHES ABOVE THE FINISH FLOOR TO CENTERLINE OF THE SIGN PER ANSI
- ALL INTERIOR STUD WALLS TO BE WALL TYPE "3B", U.N.O.
- PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT ALL TOILET ROOMS

FLOOR PLAN CODED NOTES

- WALL MOUNTED FIRE EXTINGUISHER. EXTINGUISHER TO BE: RED ENEMELED FINISH HEAVY DUTY STEEL CYLINDER. UL AND FM APPROVED. ABC MULTI PURPOSE DRY CHEMICAL, 10 LB CAPACITY UL RATED 4A 60B: C. HOSE TYPE, UPRIGHT, SQUEEZE GRIP OPERATION
- INTERIOR WALL LINER PANEL
- 14'-0" x 8'-0" OVERHEAD DOOR
- 10'-0" x 8'-0" OVERHEAD DOOR
- CAR WASH TRENCH, SEE MANUFACTURER'S DRAWINGS
- DECORATIVE AWNING W/ BRACKETS, CENTER OVER WINDOWS / DOORS
- DEDICATED COMMERCIAL GRADE SINK FOR UTILITY SINK
- ANSI COMPLIANT BOTTLED WATER COOLER WITH CUP DISPENSER
- 12" DEEP SHELVING W/ STANDARDS AND BRACKETS
- WIND WALL, P.T. 2x6 WALL W/ 7/16" OSB SHEATHING & LINER PANEL BOTH SIDES
- NOT USED
- UNDER COUNTER REFRIGERATOR
- SERVER RACK, SEE SHEET A5-1
- DOWNSPOUT
- ALUMINUM STOREFRONT SYSTEM, WINDOW HEAD HEIGHT = 8'-0". SEE ELEVATION 13/A5-1, PROVIDE 1" INSULATED GLASS
- NOT USED
- RECEPTIONIST DESK BY OTHERS. ANSI COMPLIANCE IS THE RESPONSIBILITY OF THE DESK DESIGNER
- PROVIDE 2 1/2" METAL Z-FURRING STRIPS @ 24" HORIZONTAL W/ MIN R-13 RIGID INSULATION IN FURRING CAVITIES W/ 5 MIL VAPOR BARRIER
- ANSI COMPLIANT SIGNAGE DESIGNATING UNISEX TOILET ROOM
- COFFEE MAKER, SEE INTERIOR ELEVATION
- MICROWAVE, SEE INTERIOR ELEVATION
- STACKABLE WASHER / DRYER
- ANSI COMPLIANT SIGNAGE DESIGNATING MAXIMUM OCCUPANCY OF 15 PERSONS
- QUICK-BRIK MASONRY CONSTRUCTION
- ANSI COMPLIANT EXIT SIGNAGE, SEE 9/A5-1
- STORAGE CABINETRY, SEE INTERIOR ELEVATION ON SHEET A5-1
- 10'-0" x 8'-0" OVERHEAD DOOR
- HVAC PLATFORM ABOVE, SEE DETAILS ON SHEET A1-3
- 8" CMU WALL

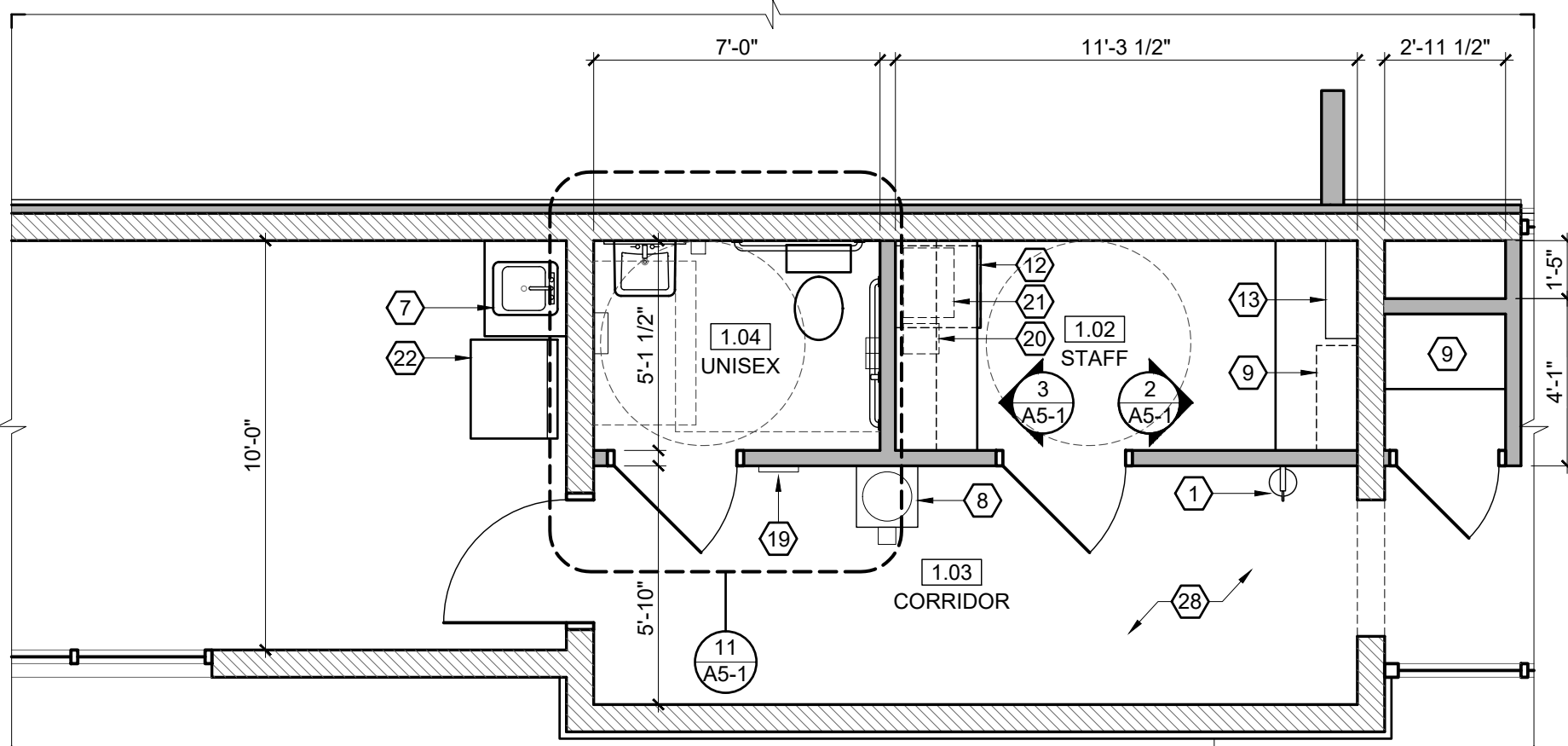
STRUCTURAL CODED NOTES

- A. #5 VERTICAL EACH CELL
- B. W8x28 W/ 5/16" PLATE, FASTEN TO WALL PER DETAIL 7/A4-2
- C. (2) L5x3-1/2x5/16 LLV
- D. PROVIDE HORZ. JOINT REINF. @ EACH COURSE IN END WALL
- E. (2) #5 VERT. TYP. @ ALL MASONRY OPENINGS
- F. PROVIDE HORIZONTAL JOINT REINFORCING @ EACH COURSE IN 18'-4" TALL WALLS
- G. #5 @ CORNERS AND 16" O.C. MAX @ END WALL
- H. PROVIDE #5 VERT. @ 48" O.C. IN WALL ABOVE OPENINGS
- I. NOT USED
- J. W8x24 W/ 5/16" PLATE
- K. W16x31 W/ 5/16" PLATE, FASTEN TO WALL PER DETAIL 7/A4-2
- L. W8x28 LINTEL W/ 5/16" PLATE
- M. PROVIDE #5 @ 48" O.C. VERT. & HORIZONTAL JOINT REINFORCING PER PLAN NOTES FOR ENTIRE WALL, TYP.
- N. (2) L3 1/2x3 1/2x5/16
- P. W12x30 W/ 5/16" PLATE

WALL TYPES SCHEDULE

#	ASSEMBLY DESCRIPTION	HR	NOTES
3A	2x4 WOOD STUDS @ 16" O.C. 5/8" GYP BD		FULL HEIGHT PARTITION, TERMINATE GYPSUM BOARD @ UNDERSIDE OF JOISTS. ASSEMBLY THICKNESS = 4 3/4"
3B	2x4 WOOD STUDS @ 16" O.C. 5/8" GYP BD 3" SOUND BATT		FULL HEIGHT PARTITION, TERMINATE GYPSUM BOARD @ UNDERSIDE OF JOISTS. ASSEMBLY THICKNESS = 4 3/4"
3C	2x4 WOOD STUDS @ 16" O.C. 5/8" GYP BD 3" SOUND BATT		FULL HEIGHT PARTITION, TERMINATE GYPSUM BOARD @ BOTTOM OF DECK. ASSEMBLY THICKNESS = 4 3/4"

4 FLOOR PLAN



SCALE: 1/4" = 1'-0"

NO.	ROOM NAME	SIZE	ELEV	MAT	RATING	GLASS	HDWR	FRAME	ELEV	MAT	REMARKS
1.01A	OFFICE	3070	02	AL/GS	0-HR	TEMP	SET 01	A	AL		CLOSER
1.01B	OFFICE	3070	02	AL/GS	0-HR	TEMP	SET 05	B	AL		CLOSER, ENTRY KEY
1.02	STAFF	3070	03	H.M.	0-HR	TEMP	SET 02	A	H.M.		
1.04	UNISEX	3070	01	H.M.	0-HR	N/A	SET 03	A	H.M.		
1.05A	MECHANICAL	3070	04	H.M.	0-HR	TEMP	SET 04	A	H.M.		
1.05B	MECHANICAL	3070	02	ALUM.	0-HR	N/A	SET 04	B	ALUM.		
1.05C	MECHANICAL	(2) 3070	05	AL/GS	0-HR	TEMP	SET 05	B	H.M.		
1.06	WASH BAY	3070	02	AL/GS	0-HR	TEMP	SET 05	B	ALUM.		
1.07	CLOSET	2670	01	WD	0-HR	N/A	SET 02	N/A	N/A		CUSTOM SLAT WALL DOOR

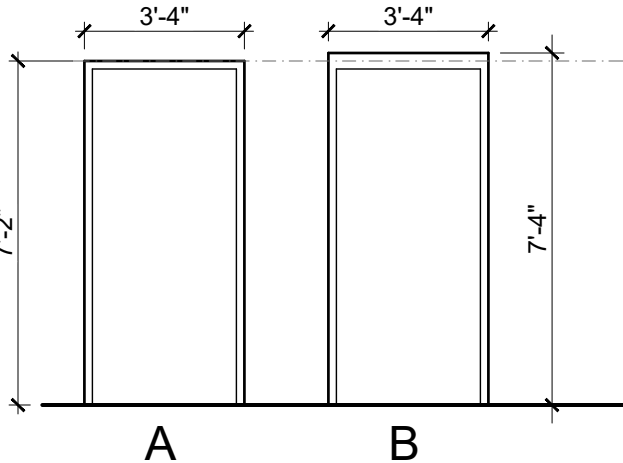
DOOR GENERAL NOTES

- ALL DOOR HARDWARE TO BE ANSI COMPLIANT LEVER STYLE
- ALL DOOR HARDWARE TO BE MOUNTED BETWEEN 34" - 48" A.F.F.
- ALL GLAZING IN NEW DOORS TO BE TEMPERED
- ALL DOORS TO RECEIVE (3) HINGES
- ALL DOORS TO RECEIVE (3) SILENCERS
- ALL DOORS TO RECEIVE DOOR STOP
- ALL EXTERIOR DOORS TO RECEIVE CLOSER
- ALL EXTERIOR DOORS TO HAVE ANIS COMPLIANT THRESHOLD (1/4" MAX)
- ALL EGRESS DOORS SHALL UNLATCH WITH ONLY ONE OPERATION OF THE DOOR HARDWARE, READILY OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. 2017 OBC 1010.1.9/1010.1.9.1/1010.1.9.5.

DOOR HARDWARE SETS

- SET 01: OFFICE LOCKSET
- SET 02: STORAGE LOCKSET
- SET 03: PRIVACY LOCKSET
- SET 04: PASSAGE LOCKSET
- SET 05: EXIT LOCKSET
- SET 06: PUSH / PULL
- KEY ALL DOORS ALIKE

5 DOOR SCHEDULE

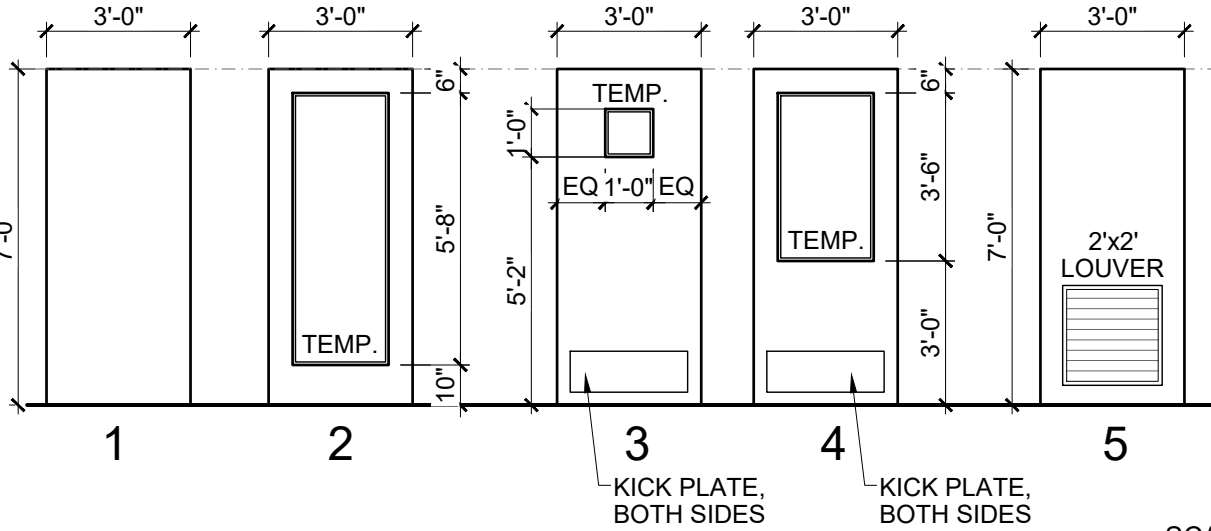


SCALE: 1/4" = 1'-0"

NO.	ROOM NAME	FLOOR	SPACE	FLOOR	WALLS	CLG	REMARKS
1.01	OFFICE	WD	VB	PT-2	PT-2	PT-2	NO
1.02	STAFF	WD	VB	PT-1	PT-1	PT-1	NO
1.03	CORRIDOR	WD	VB	PT-1	PT-1	PT-1	GYP
1.04	UNISEX	WD	VB	PT-1	PT-1	PT-1	GYP
1.05	MECHANICAL	NO	NO	PT-1	PT-1	PT-1	NO
1.06	WASH BAY	NO	NO	WL	WL	WL	NO
1.07	STORAGE	WD	VB	PT-1	PT-1	PT-1	NO

FLOORING	BASE	WALLS	CEILING
CPT CARPET VCT VINYL COMP TILE WD SIM WOOD FLR. NO NO FLOORING SIM WOOD FLOOR = AXISCOR PRO12 12x24 URBAN CONCRETE	VB VINYL BASE CT CERAMIC TILE EXG EXG BASE NO NO BASE	PT-1 WHITE PAINT PT-2 BLONDE PAINT SW 6128 WC WALL COVERING EXG EXG WALL FINISH WL WALL LINER PANEL BB BOARD AND BATTEN NO NO FINISH	ACT ACOUSTICAL CEILING TILE GYP SUSPENDED GYPSUM BOARD CEILING WL WALL LINER NO NO CEILING

4 FINISH SCHEDULE



SCALE: 1/4" = 1'-0"

3 ENLARGED FLOOR PLAN

2 FRAME ELEVATIONS

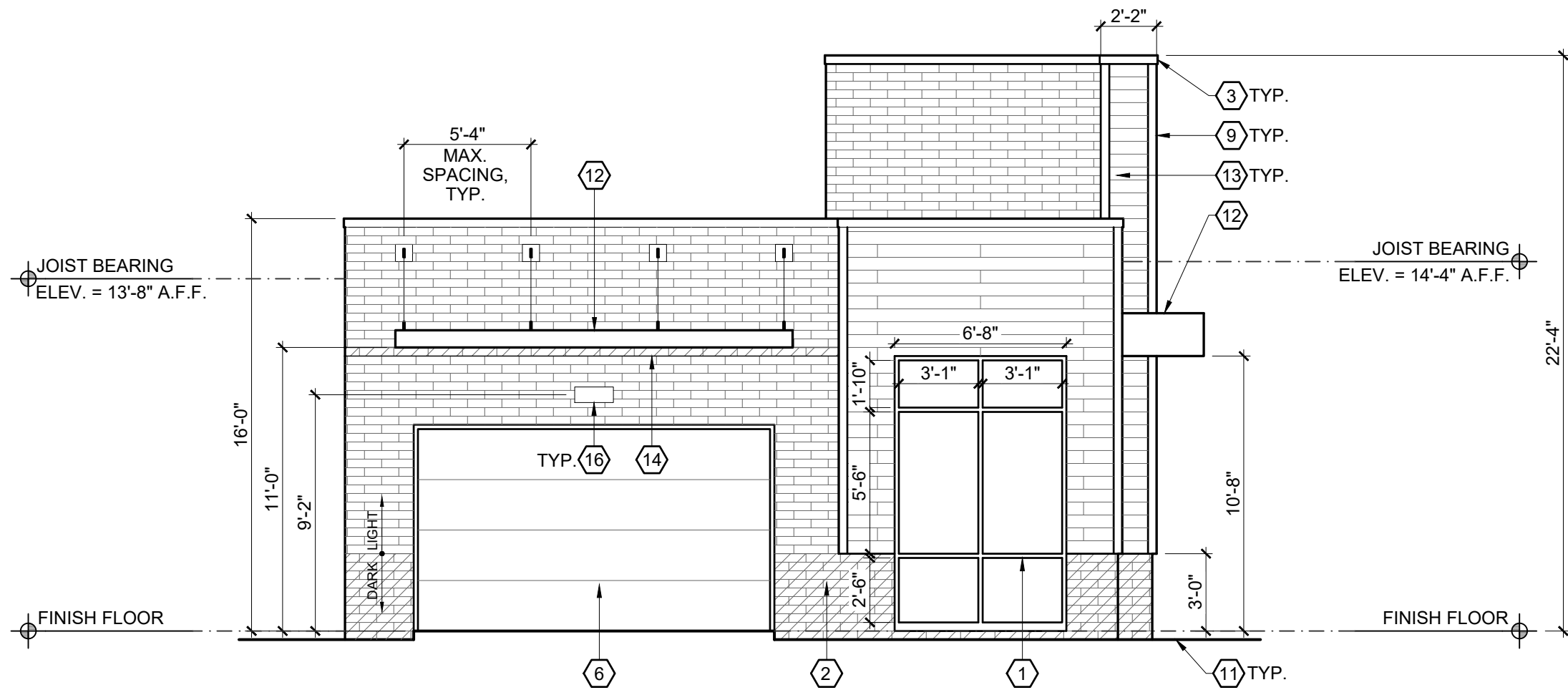
1 DOOR ELEVATIONS

ACLEAN
EXPRESS AUTO WASH

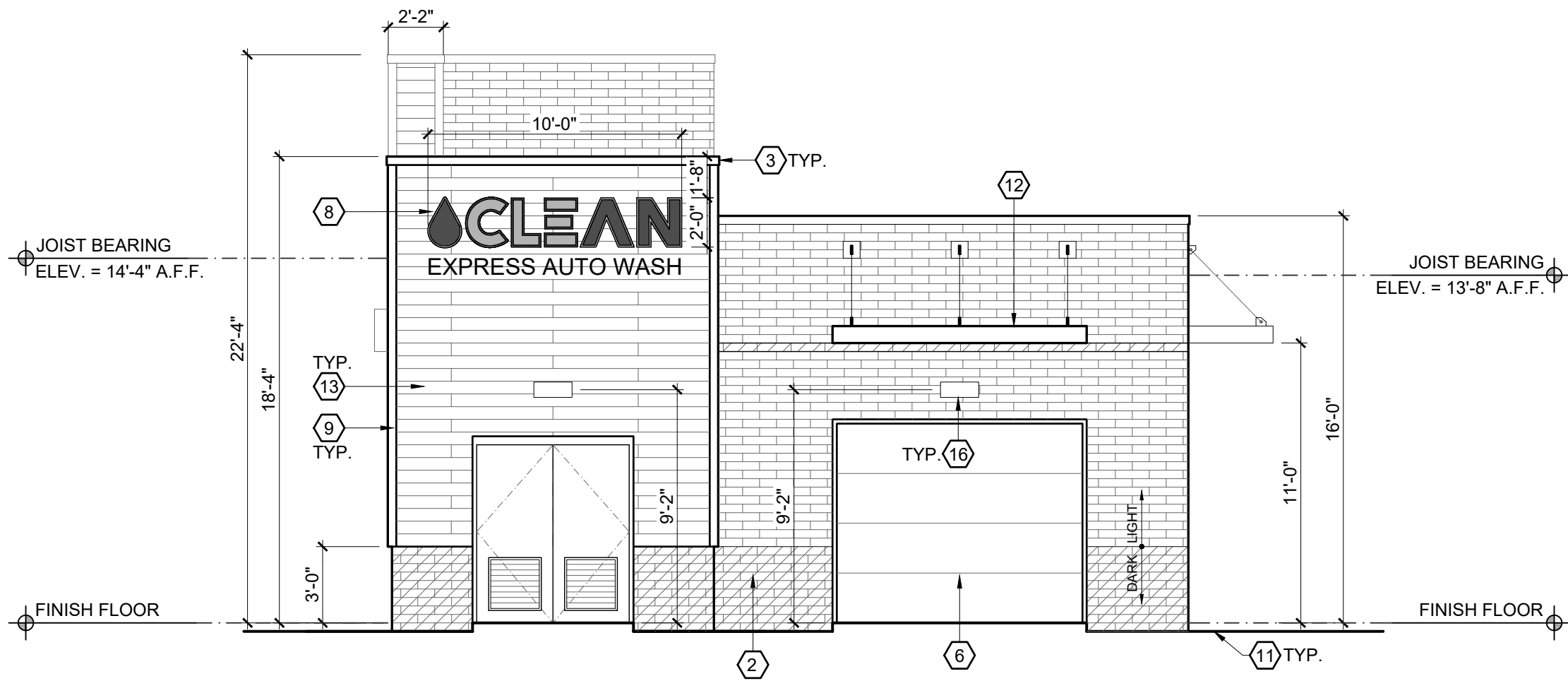
SBA STUDIOS
ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

STATE OF MINNESOTA
REGISTERED ARCHITECT
SCOTT B. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2023

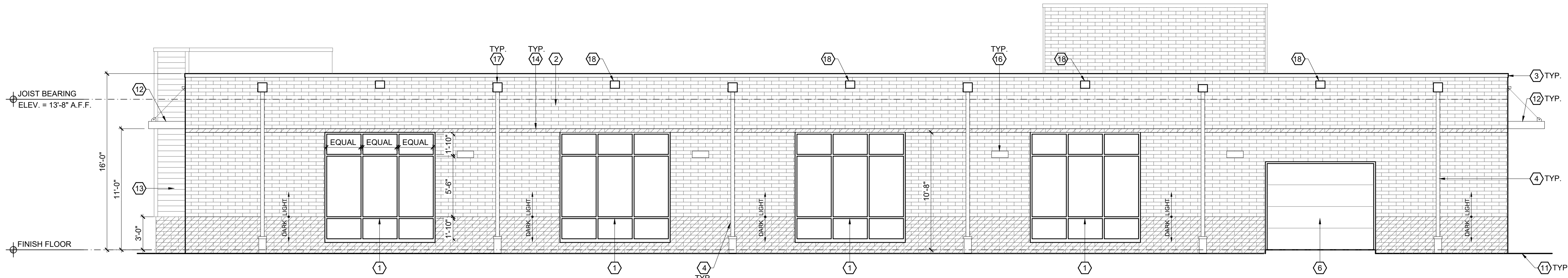
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SHEET # / DESCRIPTION
FLOOR PLAN
A1-1
DATE: 07.21.2022
DESIGN REVIEW
SBA STUDIOS PROJECT # 2022-000



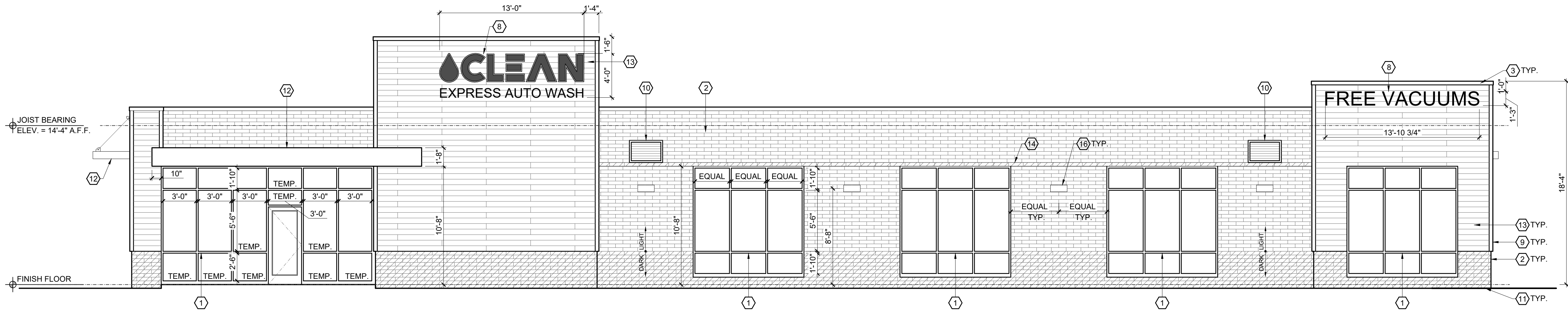
4 ENTRY ELEVATION



3 EXIT ELEVATION



2 SIDE ELEVATION

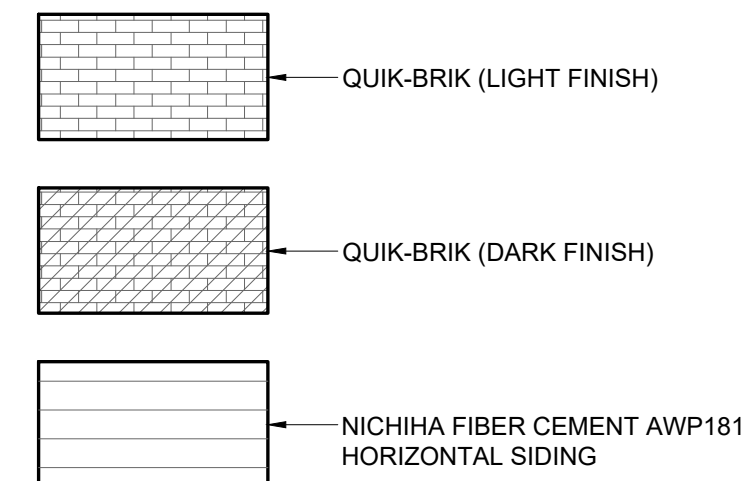


1 SIDE ELEVATION

ELEVATION CODED NOTES

1. ALUMINUM STOREFRONT GLAZING SYSTEM. MANUFACTURER TO DESIGN FOR WIND LOAD REQUIREMENTS PER CODE.
2. QUIK-BRIK CMU CONSTRUCTION. SEE MATERIALS LEGEND. INSTALL CONTROL JOINTS PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.
3. CONTINUOUS METAL COPING, TYP.
4. 4" METAL DOWNSPOUT
5. NOT USED
6. OVERHEAD DOOR
7. NOT USED
8. SIGNAGE PROVIDED BY OWNER.
9. 1x4 COMPOSITE CORNER TRIM, TYP.
10. 36"x24" METAL WALL LOUVER W/ 2" FRAME. SEE HVAC DRAWINGS. LOCATE SUCH THAT OPENING IS NOT DIRECTLY BENEATH A ROOF JOIST
11. GRADE. COORDINATE W/ CIVIL DRAWINGS.
12. PRE-MANUFACTURED ALUMINUM AWNING. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
13. NICHHA FIBER CEMENT AWP181 HORIZONTAL SIDING.
14. MASONRY BAND IN DARK FINISH TO MATCH BASE OF WALL.
15. NOT USED
16. DECORATIVE LIGHT FIXTURE
17. SCUPPER & DOWNSPOUT COLLECTION BOX
18. EMERGENCY OVERFLOW SCUPPER

ELEVATION MATERIAL LEGEND

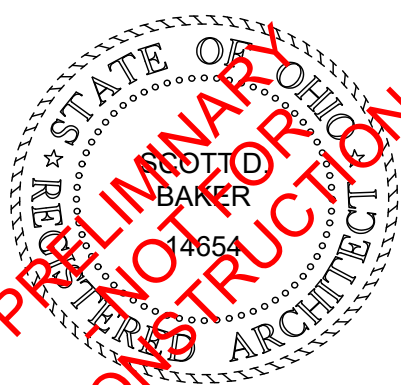


EXTERIOR MATERIAL NOTES:
1. COLOR OF METAL COPING TO MATCH STOREFRONT SYSTEM COLOR

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

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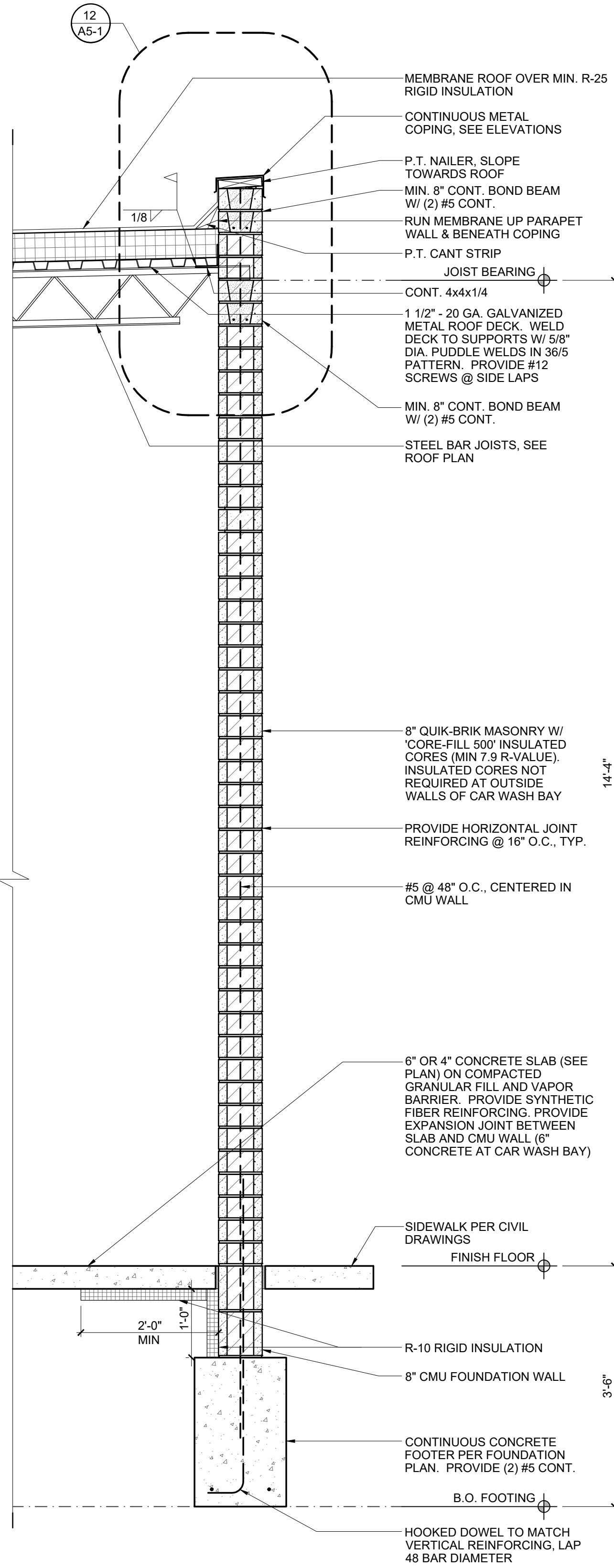
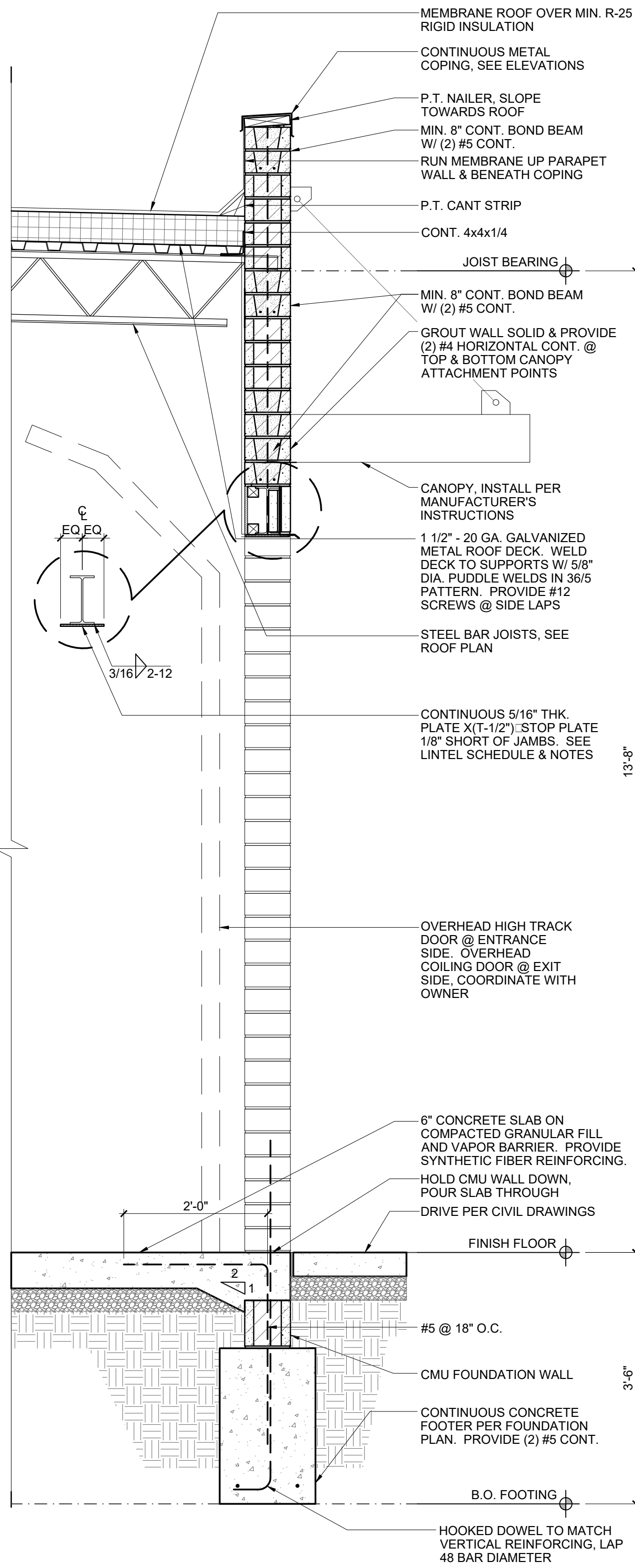
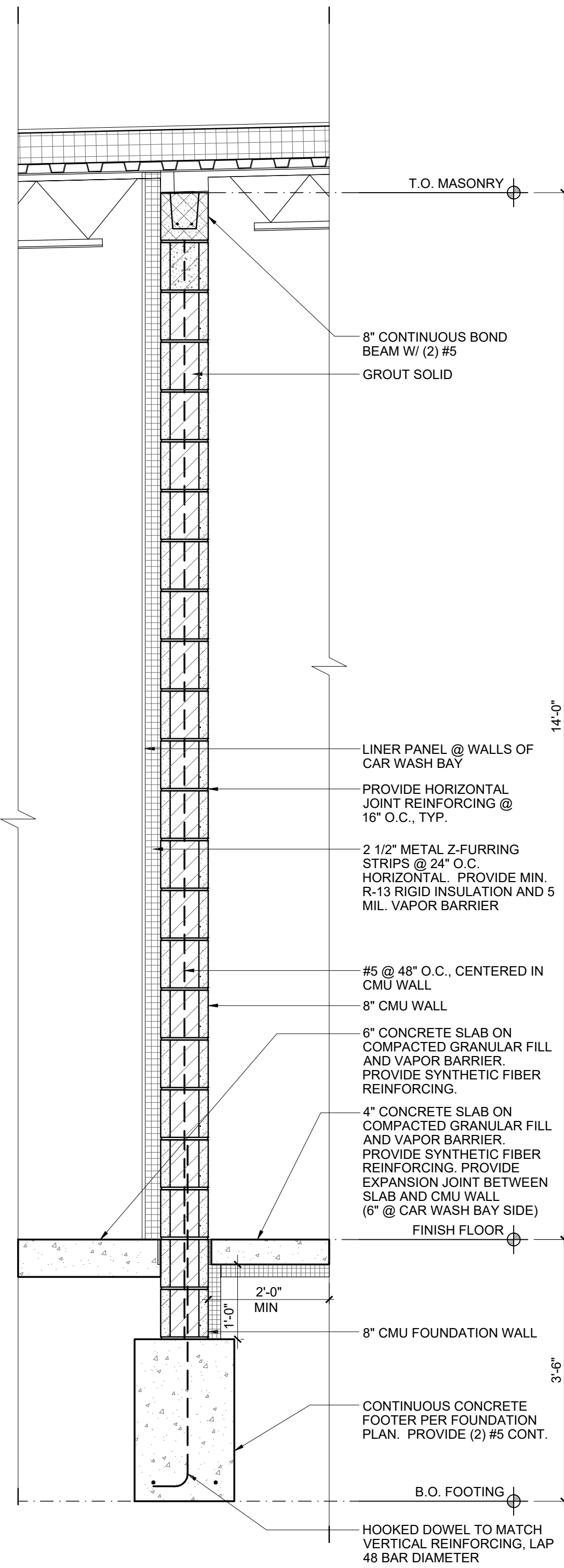
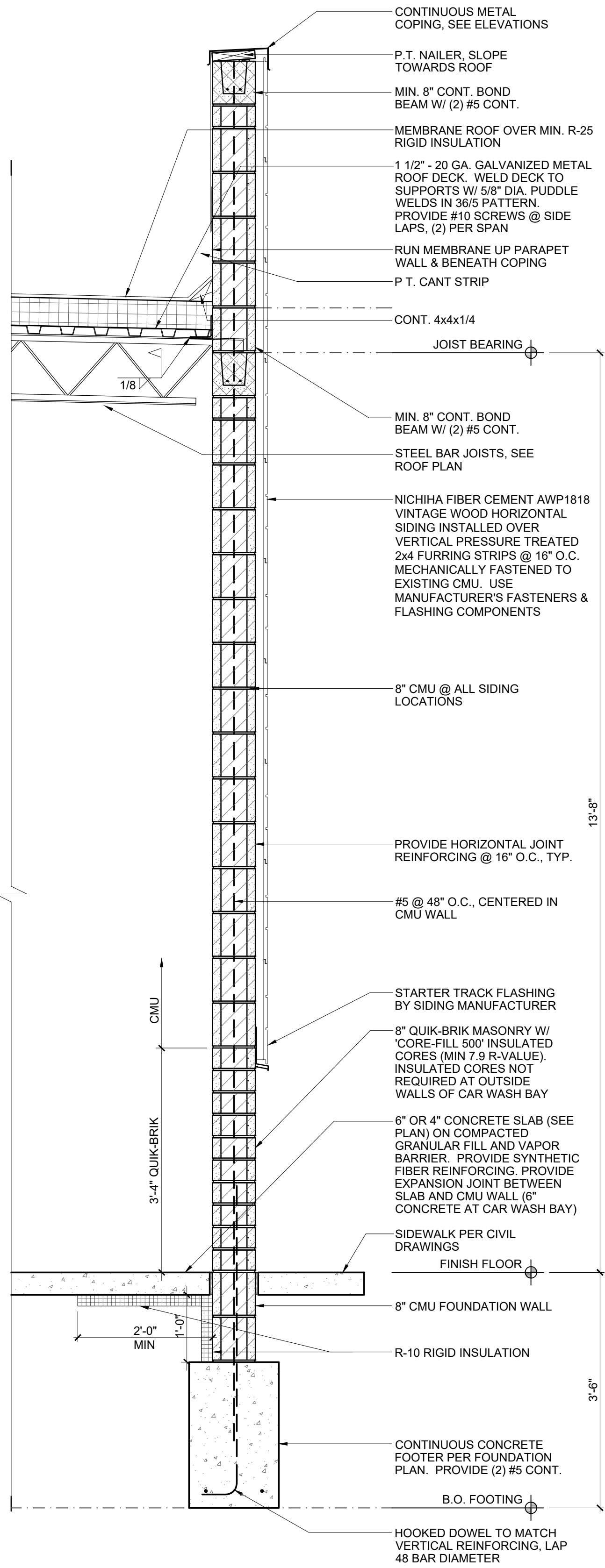
SCALE: 3/16" = 1'-0"
SHEET # / DESCRIPTION
EXTERIOR ELEVATIONS
A2-1
DATE: 07.21.2022
DESIGN REVIEW
SCOTT S. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2023
SBA STUDIOS PROJECT # 2022-000











WALL SECTION NOTES

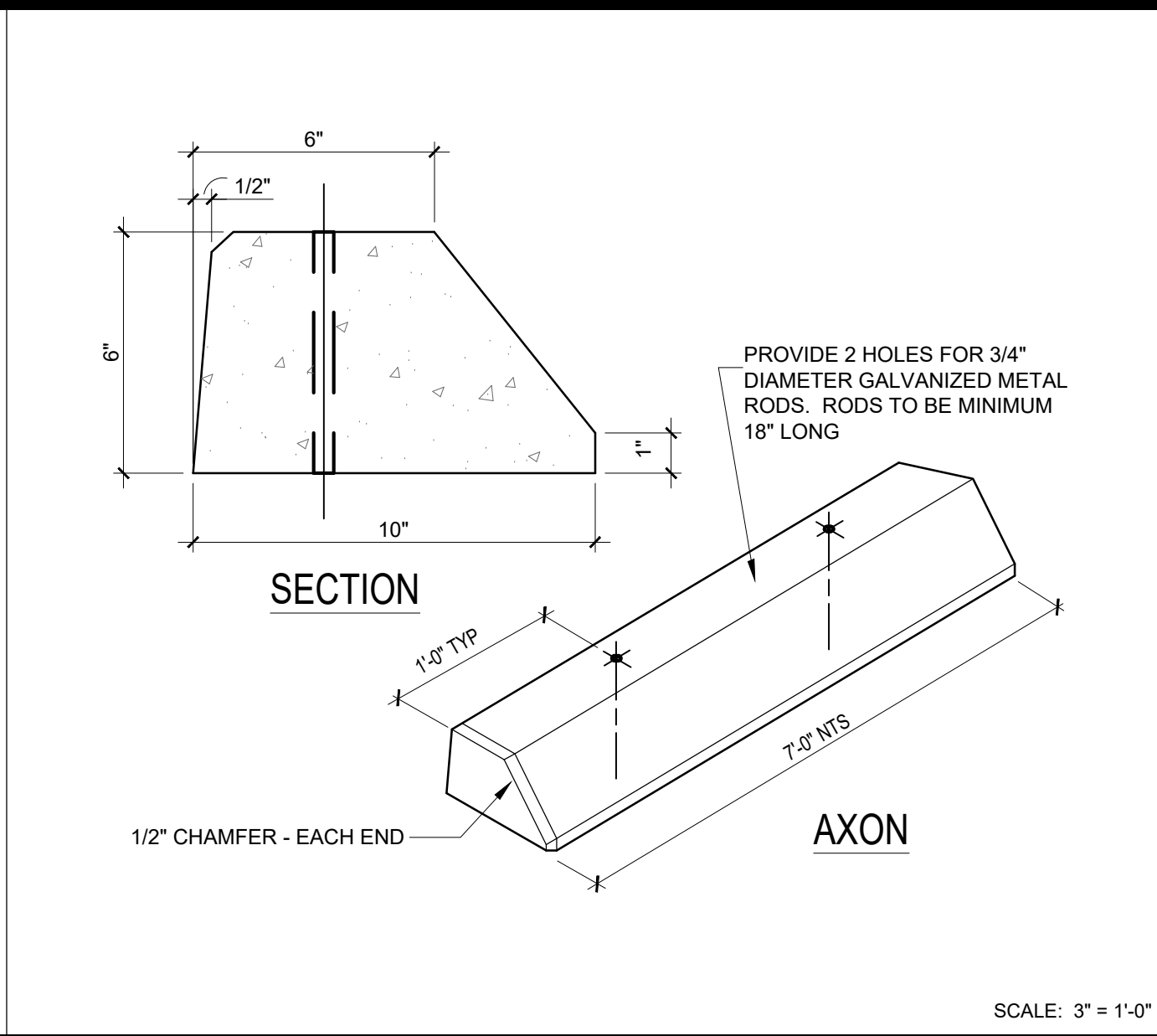
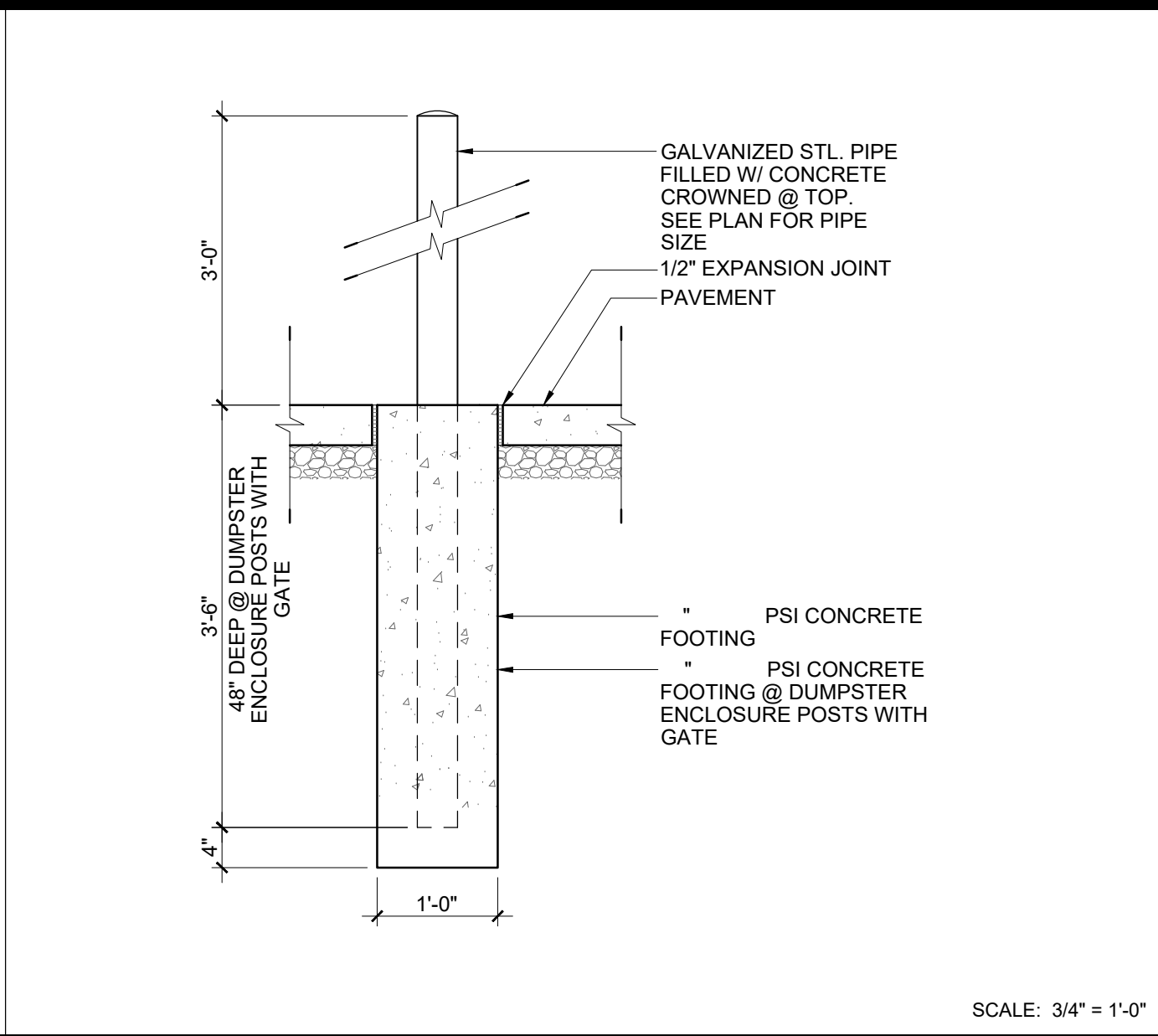
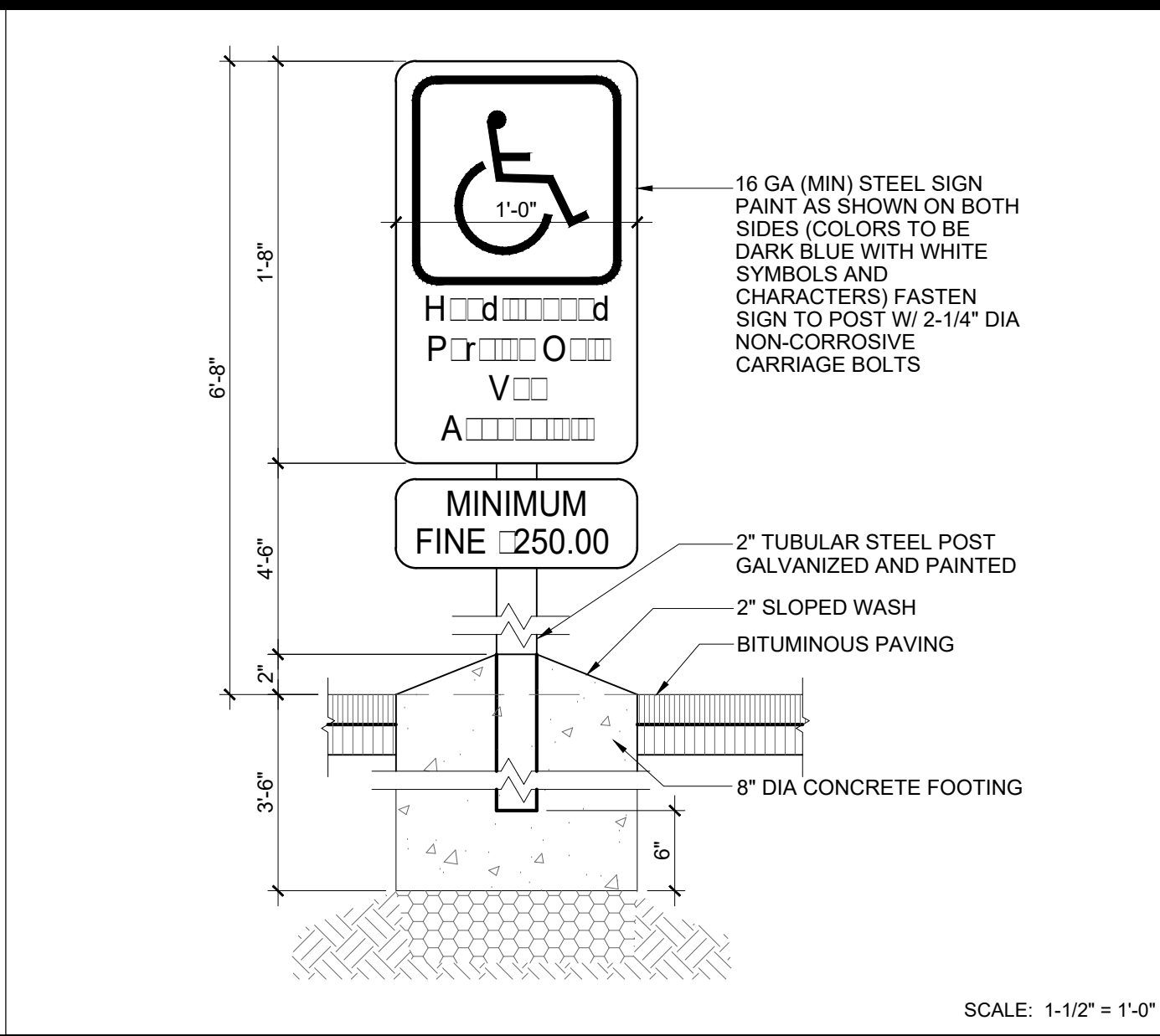
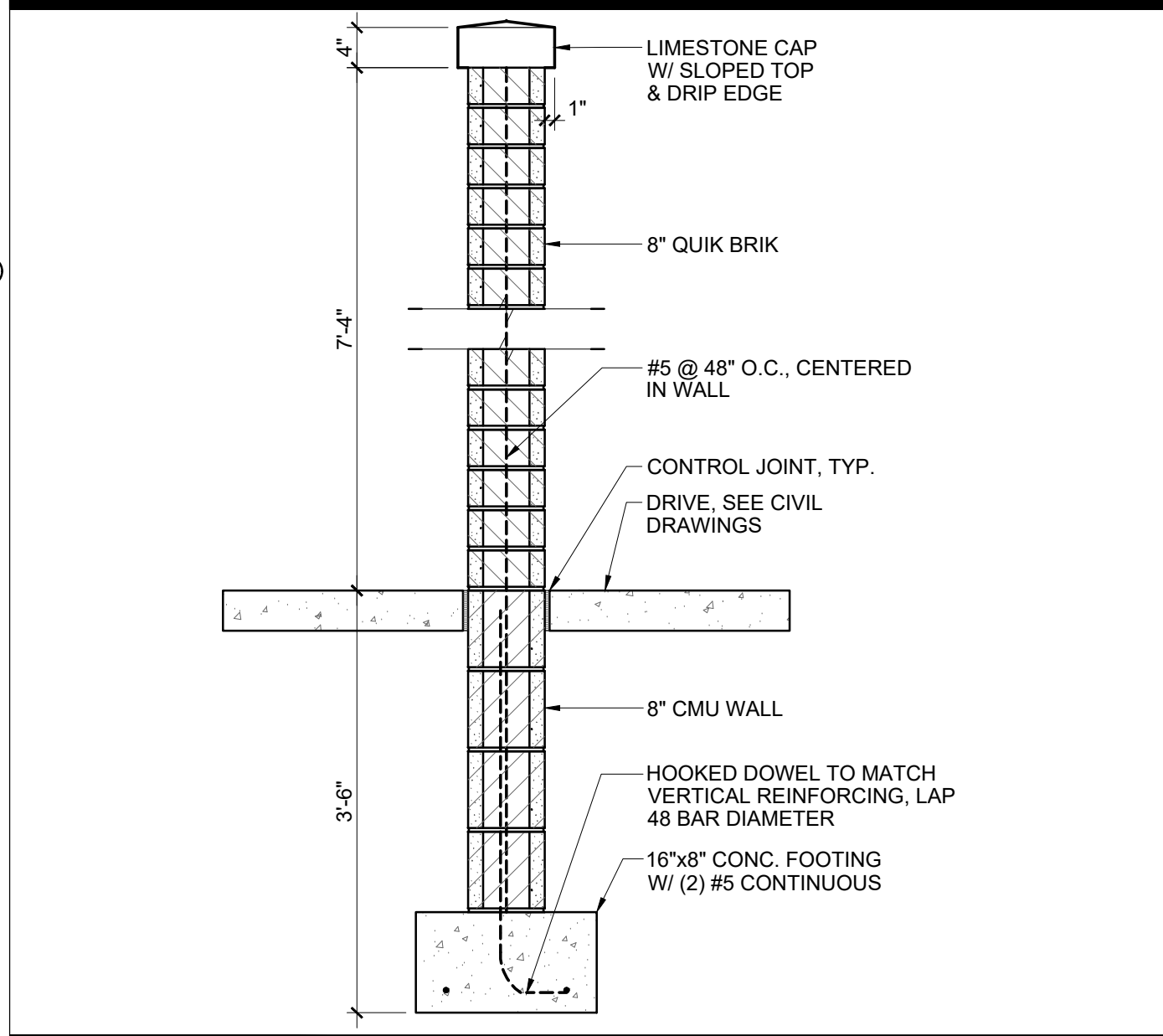
- ALL MATERIALS ARE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, INDUSTRY STANDARD AND APPLICABLE CODES
- SEE TRUSS / RAFTER PROFILES FOR TRUSS AND RAFTER BEARING HEIGHTS.
- ANY CONFLICTS WITH MATERIALS AND INSTALLATION SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY IN WRITING FOR CORRECTION OR CLARIFICATION.
- GRADE TO SLOPE 6" MIN. FOR THE FIRST 10' AWAY FROM THE BUILDING.
- APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PREVENTION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM RE-ENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
 - AT TOP OF ALL EXTERIOR DOOR AND WINDOW OPENINGS IN SUCH A MANNER AS TO BE LEAK-PROOF.
 - AT THE INTERSECTION OF CHIMNEYS OR ANY OTHER MASONRY WITH FRAME OR STUCCO WALLS, W/ PROJECTING LIPS.
 - UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
 - WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.
 - AT ALL WALL AND ROOF INTERSECTIONS.
 - ALL EXTERIOR PENETRATIONS INCLUDING BUT NOT LIMITED TO, EXHAUSTS / VENTS, INTAKES, CONDUITS, WIRES, PLUMBING, & CONDENSER LINES
 - LOCATIONS WHERE DISSIMILAR MATERIALS ABUT, CARE IS BE TAKING TO FLASH, CAULK, OR OTHERWISE SEAL TO PREVENT PENETRATION AT JOINTS

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

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 SCOTT B. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2023	SCALE: 3/4" = 1'-0"
	SHEET # / DESCRIPTION
	WALL SECTIONS
	A4-1
	DATE: 04.05.2022
	PLANNING REVIEW
SBA STUDIOS PROJECT # 2022-000	

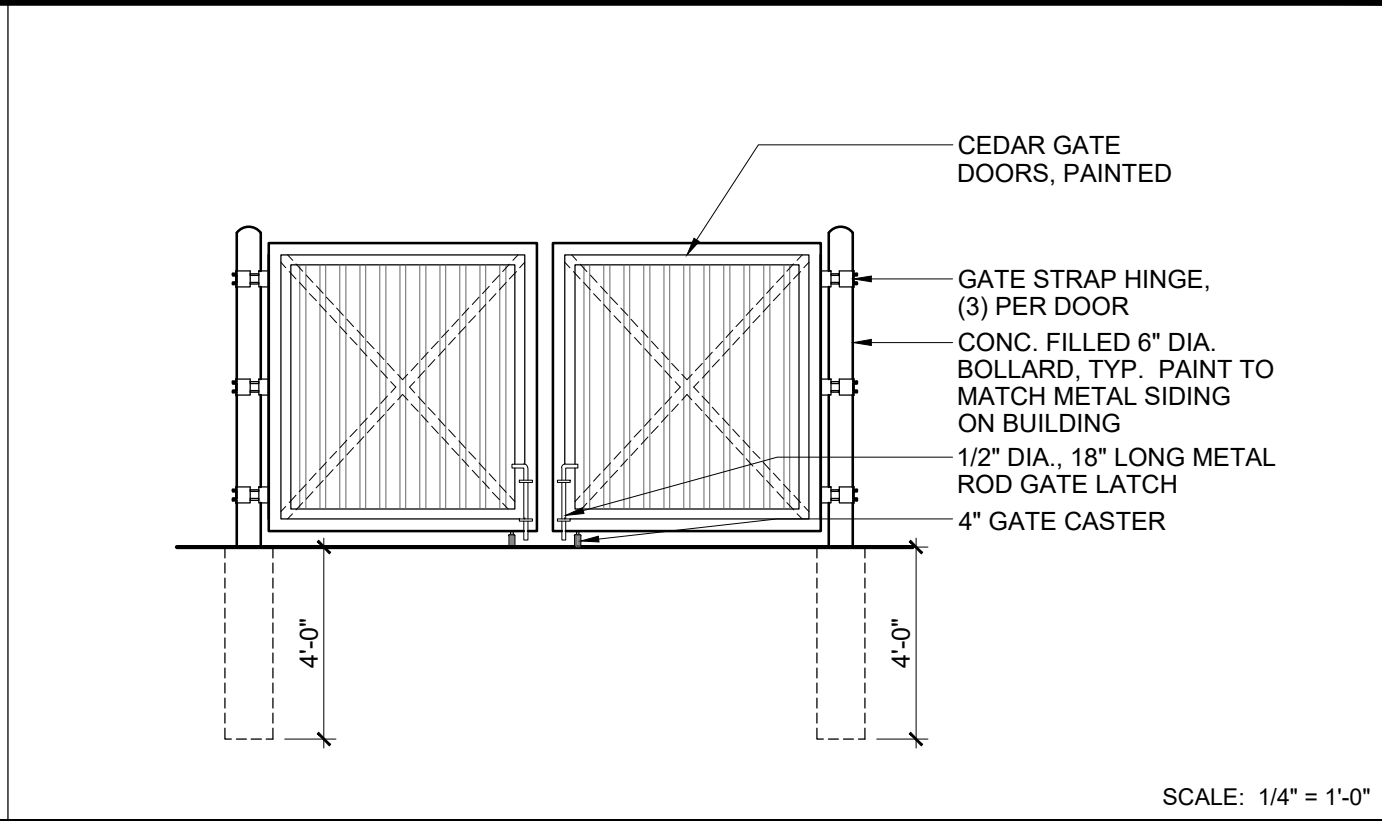
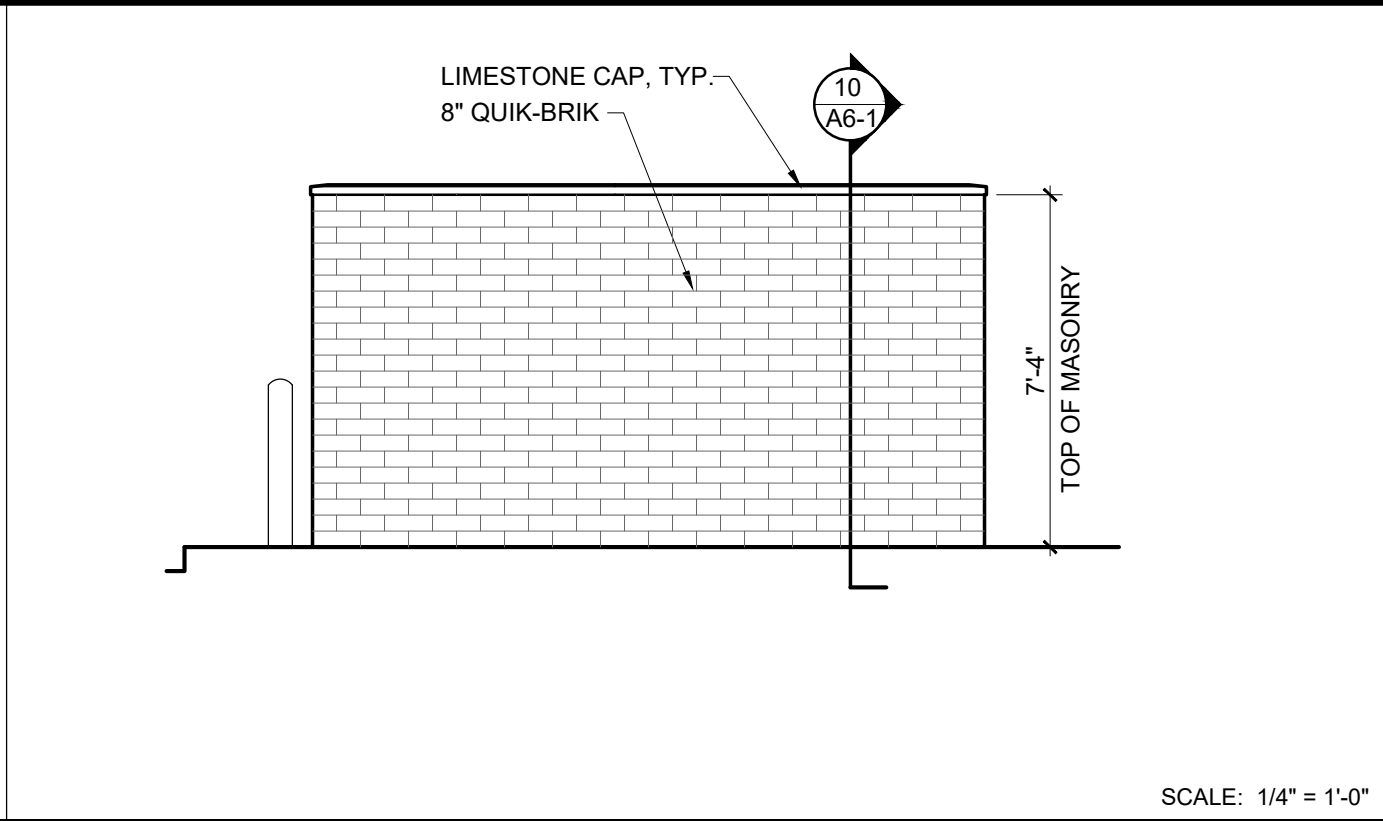
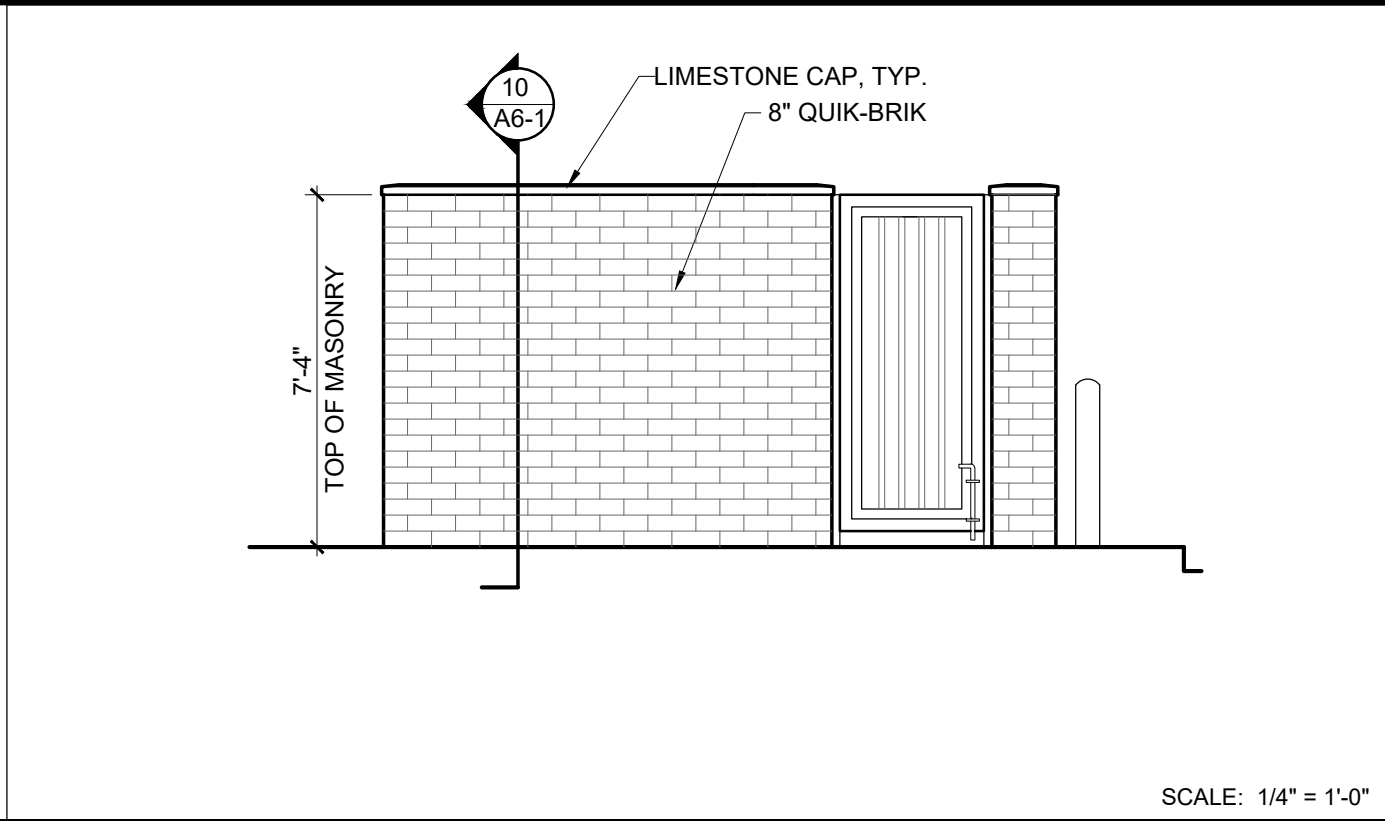
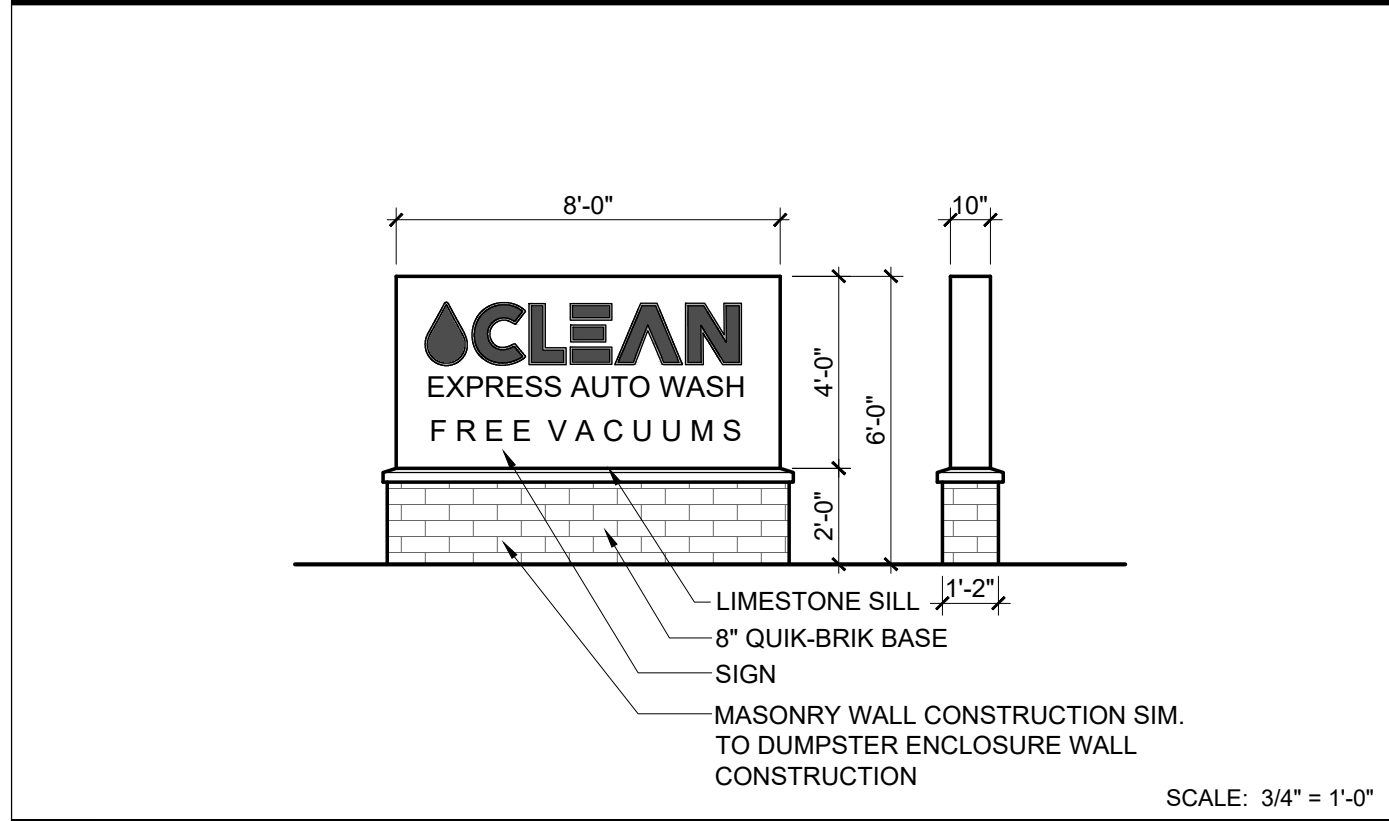


10 DUMPSTER ENCLOSURE SECTION

9 ACCESSIBLE PARKING SIGNAGE

5 PIPE BOLLARD DETAIL

4 PARKING BLOCK DETAIL

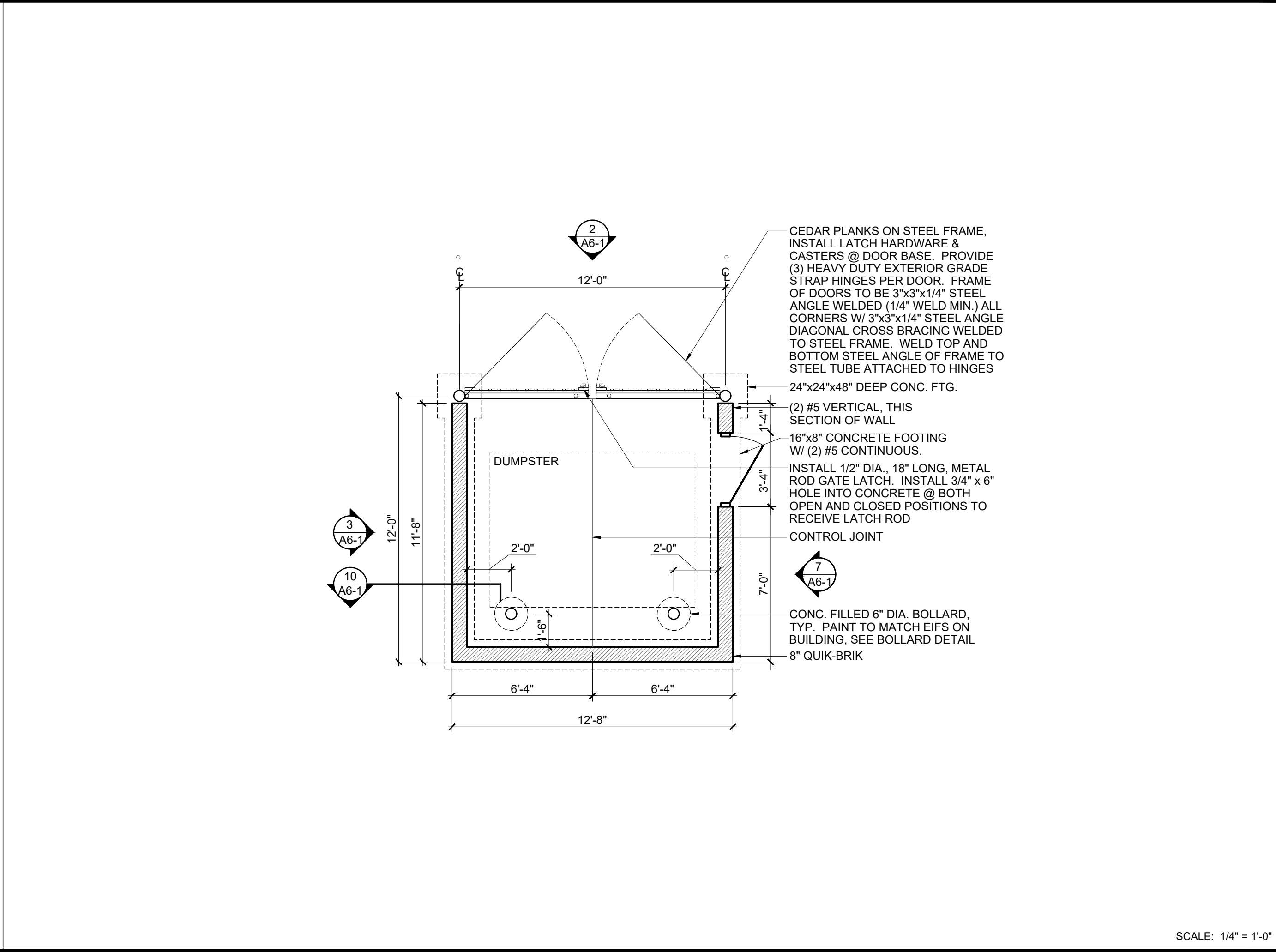
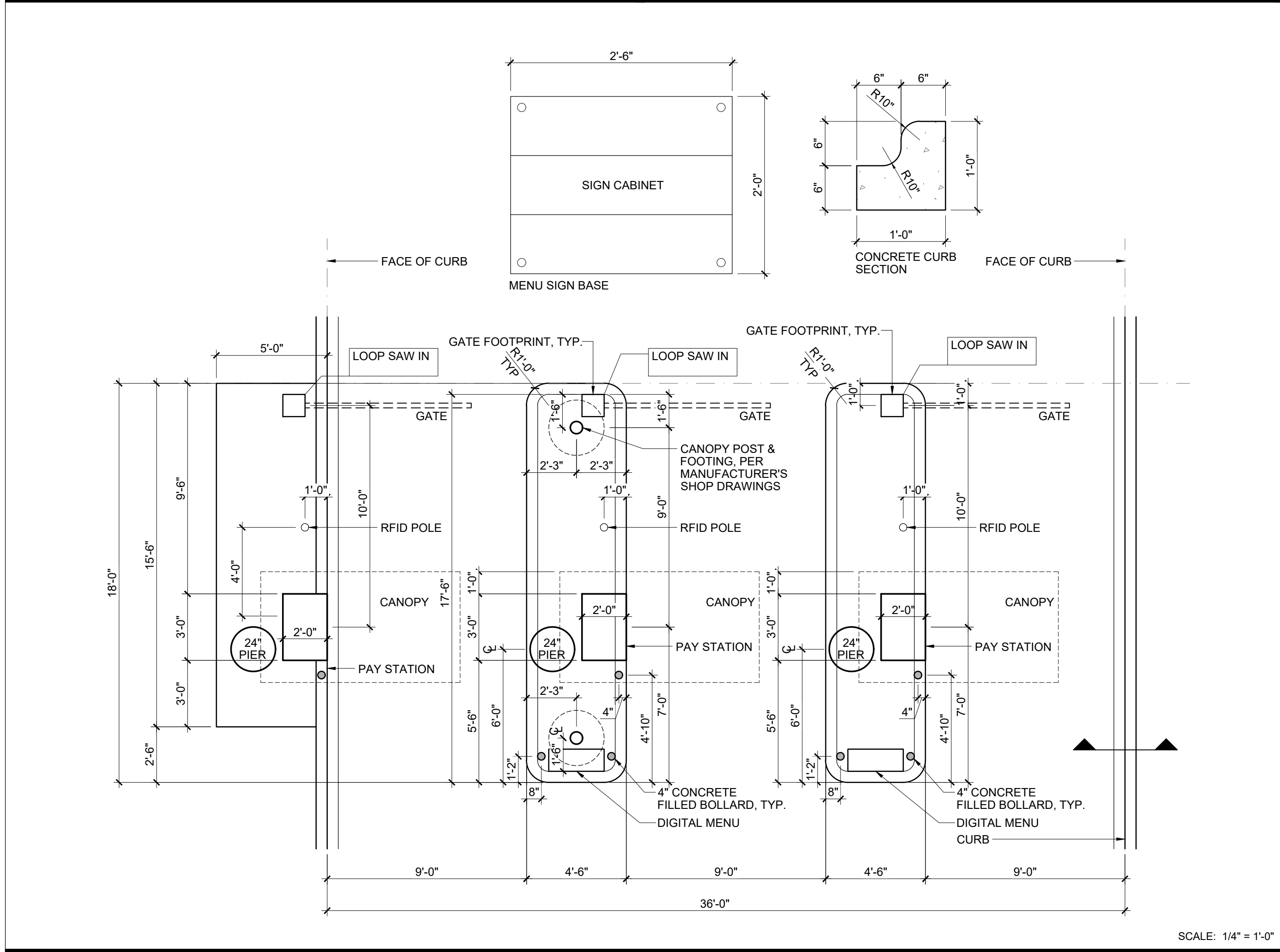


8 EXTERIOR MONUMENT SIGNAGE

7 DUMPSTER ENCLOSURE - ELEVATIONS

3 DUMPSTER ENCLOSURE - ELEVATIONS

2 DUMPSTER ENCLOSURE - ELEVATIONS



6 PAY STATION LAYOUT

1 DUMPSTER PLAN

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

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	SCALE: VARIES
	SHEET # / DESCRIPTION
	SITE DETAILS
	A6-1
	DATE: 04.05.2022
SCOTT B. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2023	CONSTRUCTION DOCUMENTS
	SBA STUDIOS PROJECT # 2022-157

Schedule

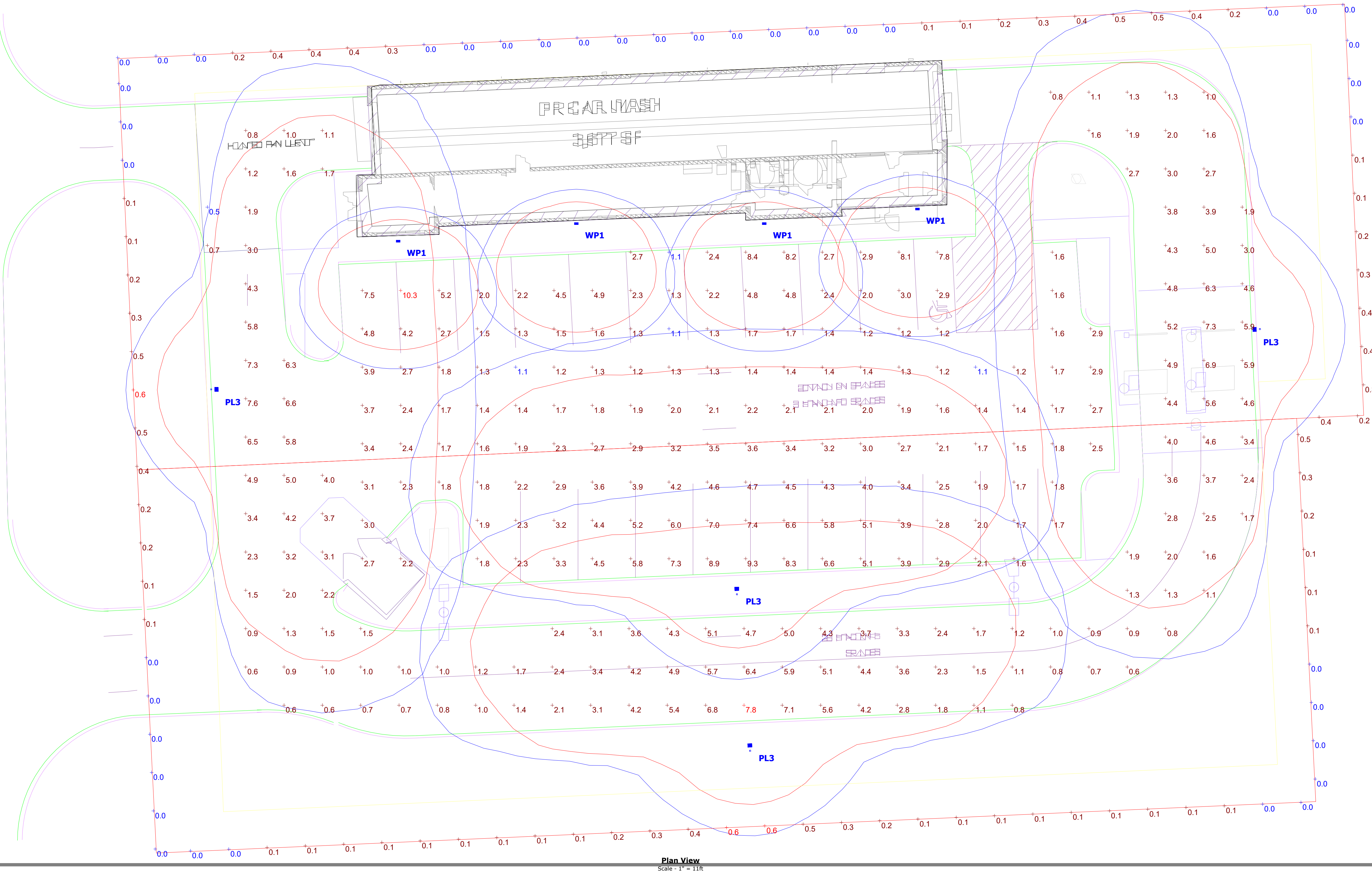
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	WP1	4	Lithonia Lighting	ARC2 LED P3 40K	ARC2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K	1	3388	0.95	23.7345
	PL3	4	Lithonia Lighting	RSX2 LED P4 40K R3 HS	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R3 Distribution with HS Shield	1	18440	0.95	189.5392

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
#01 PARKING LOT	+	3.0 fc	10.3 fc	1.1 fc	9.4:1	2.7:1
#02 DRIVING LANE	+	3.0 fc	7.8 fc	0.5 fc	15.6:1	6.0:1
#03 PROPERTY LINE	+	0.2 fc	0.6 fc	0.0 fc	N/A	N/A

Note

1. AREA LIGHTS MOUNTED AT 20' AFG
2. 18' POLE ON A 2' POLE BASE
3. WALL PACKS MOUNTED AT 9' AFG



Plan View

Scale - 1" = 11ft

FEATURES & SPECIFICATIONS

INTENDED USE — Only customers in USA are eligible for this program.

Square Straight Steel is a general purpose light pole for up to 25-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — **Pole Shaft:** The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, .12"), or 50 KSI (7-gauge, .18"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4" and 5".

Pole Top: A flush non-metallic black top cap is provided for all poles ordered without a tenon.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A color matched durable ABS plastic two-piece full base cover, is provided with each pole assembly.

Anchor Base/ Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

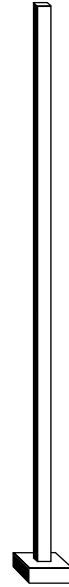
FINISH — Exterior parts are protected by a TGIC or Urethane polyester powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. Extra durable standard powder-coat finishes include Dark Bronze, Black and Natural Aluminum colors.

WARRANTY — 1-year limited warranty. Complete warranty terms located at:

www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Catalog Number
Notes
Type



SSS QS

SQUARE STRAIGHT STEEL – QUICK SHIP

ORDERING INFORMATION

Example: SSS QS 20 4C DM19AS DDBXD

SSS	QS	20'	4C	SPECIFIC	DDBXD	
Series	Quick Ship	Pole Length (FT)	Nominal shaft size/ wall thickness ¹	Mounting	Finish	Options
SSS	QS	10 10' 12 12' 14 14' 16 16' 18 18' 20 20' 25 25'	4C 4" / 11 Gauge 4G 4" / 7 Gauge 5C 5" / 11 Gauge 5G 5" / 7 Gauge	Tenon mounting PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) DSX/RSX Drill mounting ² DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° ESX Drill mounting ² DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 90° DM39ESX 3 at 90° DM49ESX 4 at 90°	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum	L/AB Less anchor bolts (Include when anchor bolts are not provided)

PROGRAM RULES:

- Only options listed in the ordering tree are valid for the Quick Ship program.
- Nomenclature must include "QS" after "SSS" to be qualified for Quick Ship.
Example: SSS QS 20 4C DM19AS DDBXD
- Total order quantity cannot exceed 10 poles.
- Anchor bolts will be shipped separately.
- Quick Ship orders cannot have "Not Before Date" or "Ship Date".
- Quick ship orders cannot have standard pole lines.
- All pole orders must include "Call Before Number" to avoid delays.

NOTES:

- Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.12" | "G" - 0.18".
- Refer to the luminaire spec sheet for the correct drilling template pattern and orientation compatibility.

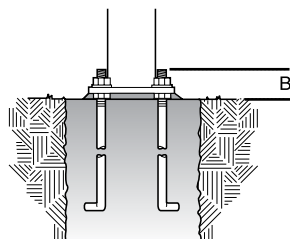
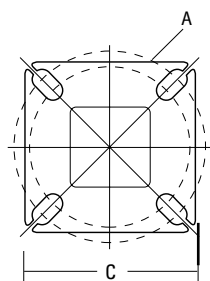
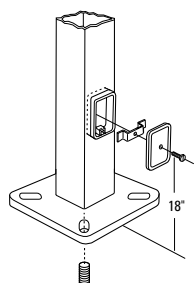
Square Straight Steel Poles – QUICK SHIP

TECHNICAL INFORMATION — EPA (ft ²) with 1.3 gust													
Catalog Number	Nominal Shaft Length (ft.)	Pole Shaft Size (Base in. x Top in. x ft.)	Wall thick (in)	Gauge	EPA (ft ²) with 1.3 gust						Bolt circle (in)	Bolt size (in. x in. x in.)	Approximate ship weight (lbs.)
					80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight			
SSS QS 10 4C	10	4.0 x 10.0	0.1196	11	30.6	765	23.8	595	18.9	473	8–9	3/4 x 18 x 3	75
SSS QS 12 4C	12	4.0 x 12.0	0.1196	11	24.4	610	18.8	470	14.8	370	8–9	3/4 x 18 x 3	90
SSS QS 14 4C	14	4.0 x 14.0	0.1196	11	19.9	498	15.1	378	11.7	293	8–9	3/4 x 18 x 3	100
SSS QS 16 4C	16	4.0 x 16.0	0.1196	11	15.9	398	11.8	295	8.9	223	8–9	3/4 x 18 x 3	115
SSS QS 18 4C	18	4.0 x 18.0	0.1196	11	12.6	315	9.2	230	6.7	168	8–9	3/4 x 18 x 3	125
SSS QS 20 4C	20	4.0 x 20.0	0.1196	11	9.6	240	6.7	167	4.5	150	8–9	3/4 x 18 x 3	140
SSS QS 20 4G	20	4.0 x 20.0	0.1793	7	14	350	11	275	8	200	8–9	3/4 x 30 x 3	198
SSS QS 20 5C	20	5.0 x 20.0	0.1196	11	17.7	443	12.7	343	9.4	235	10–12	1 x 36 x 4	185
SSS QS 20 5G	20	5.0 x 20.0	0.1793	7	28.1	703	21.4	535	16.2	405	10–12	1 x 36 x 4	265
SSS QS 25 4C	25	4.0 x 25.0	0.1196	11	4.8	150	2.6	100	1	50	8–9	3/4 x 18 x 3	170
SSS QS 25 4G	25	4.0 x 25.0	0.1793	7	10.8	270	7.7	188	5.4	135	8–9	3/4 x 30 x 3	245
SSS QS 25 5C	25	5.0 x 25.0	0.1196	11	9.8	245	6.3	157	3.7	150	10–12	1 x 36 x 4	225
SSS QS 25 5G	25	5.0 x 25.0	0.1793	7	18.5	463	13.3	333	9.5	238	10–12	1 x 36 x 4	360

* EPA values are based on ASCE 7-93 wind map.

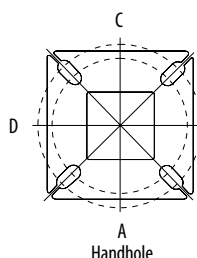
Plugs Nomenclature	Description
PL DT20	ESX Drillings
PL DT8	DSX/RSX Drillings

BASE DETAIL



POLE DATA						
Shaft base size	Bolt circle A	Bolt projection B	Base diameter C	Base plate thickness	Anchor bolt and template number	Anchor bolt description
4"C	8" – 9"	3.25"– 3.75"	8"– 8.25"	0.75"	ABSSS-4C	3/4"x18"x3"
4"G	8" – 9"	3.38"– 3.75"	8"– 8.25"	0.875"	ABSSS-4G	3/4"x30"x3"
5"	10" – 12"	3.5"– 4"	11"	1"	ABSSS-5	1"x36"x4"

HANDHOLE ORIENTATION

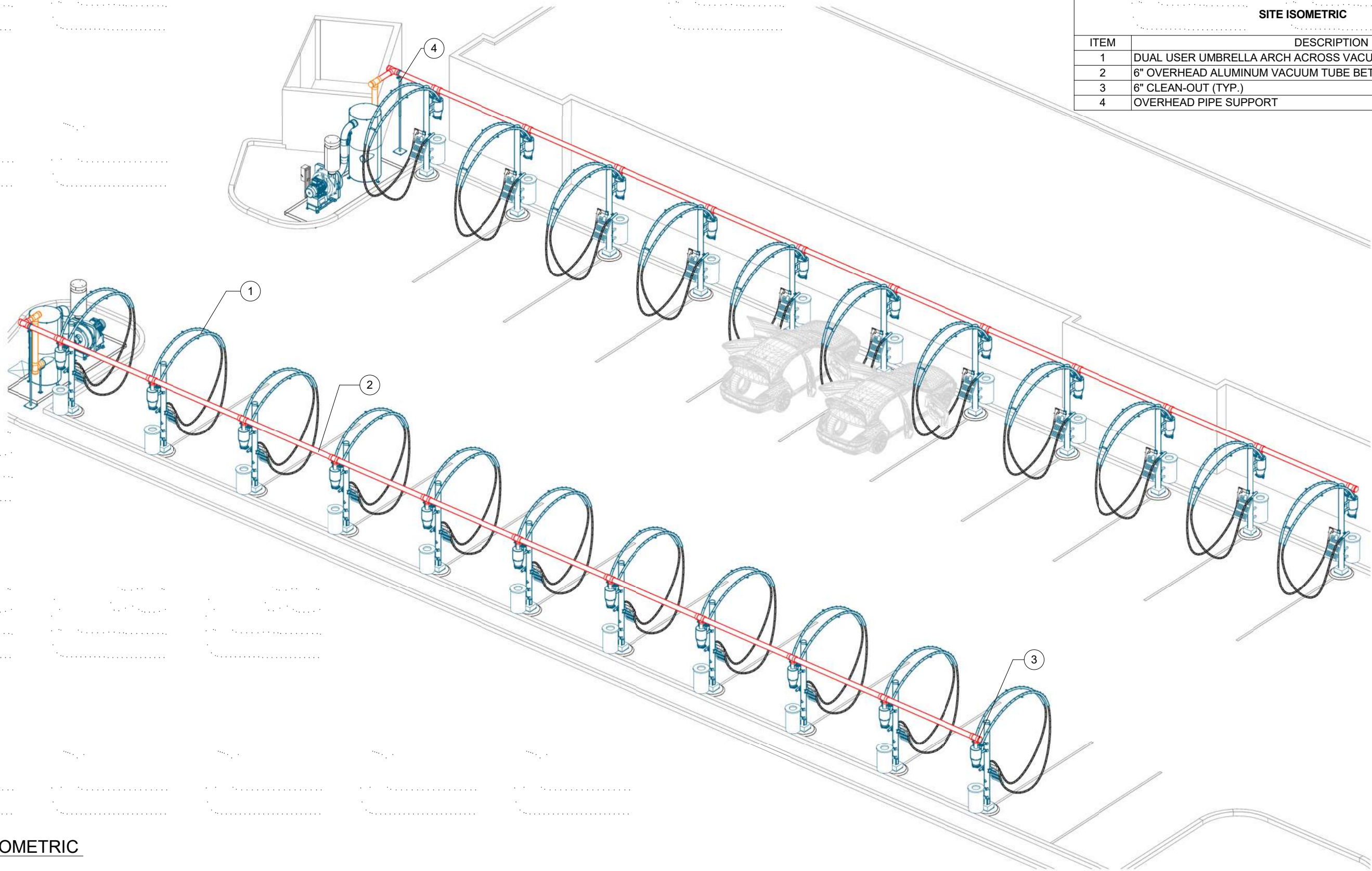


Default DM19AS is on side B.

IMPORTANT INSTALLATION NOTES:

- **Do not** erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.

SITE ISOMETRIC	
ITEM	DESCRIPTION
1	DUAL USER UMBRELLA ARCH ACROSS VACUUM SPACES
2	6" OVERHEAD ALUMINUM VACUUM TUBE BETWEEN ARCHES (BY OTHERS)
3	6" CLEAN-OUT (TYP.)
4	OVERHEAD PIPE SUPPORT



1 SITE ISOMETRIC

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1350 HI-TECH DRIVE
SHERIDAN, WY 82801
PHONE: (307) 675-1982
EMAIL: vacinfo@ncswash.com
WEB: www.vacutechllc.com

CLEAN EXPRESS CAR WASH

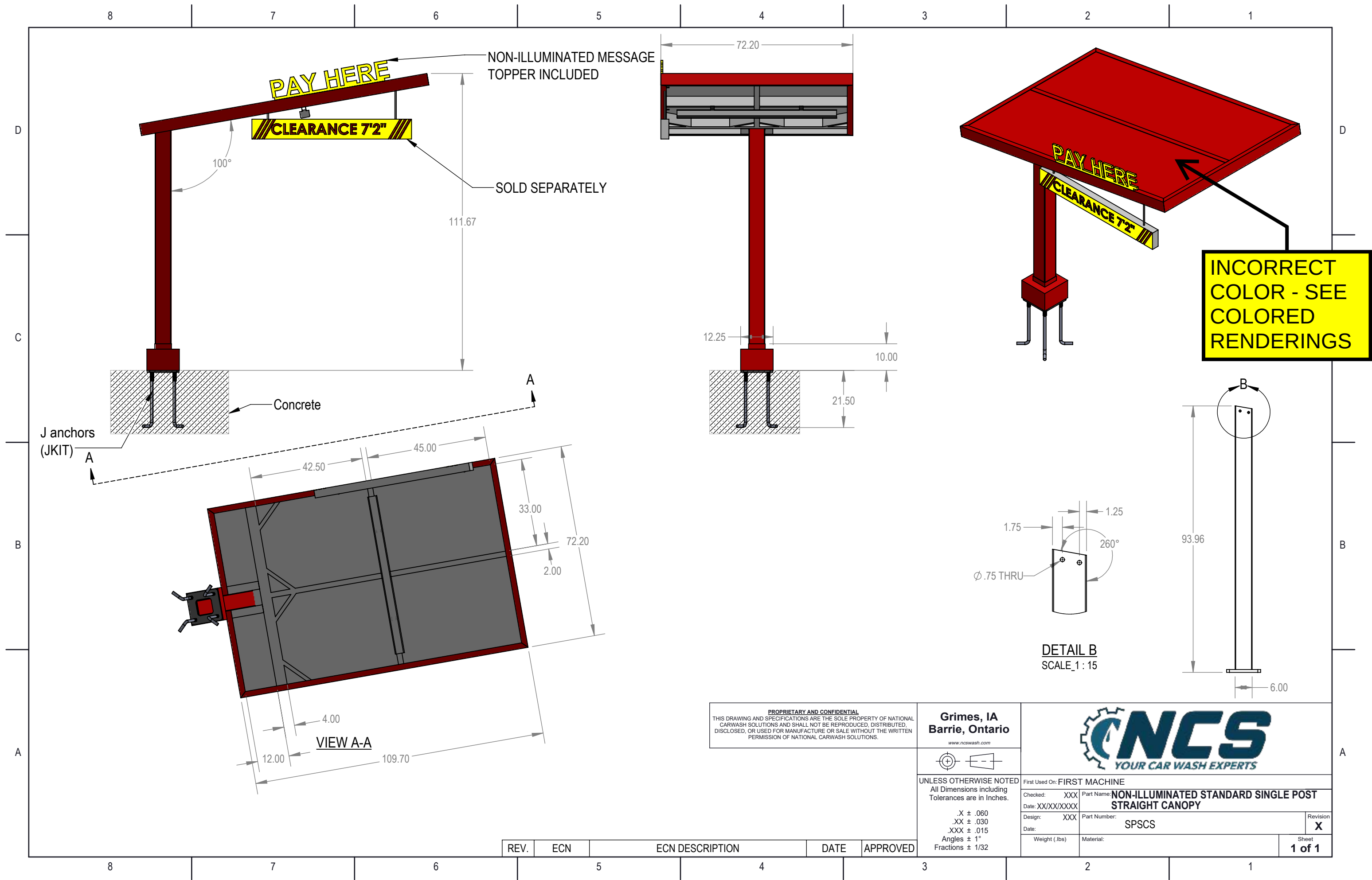
97 TARENTUM BRIDGE ROAD
NEW KENSINGTON, PENNSYLVANIA 15068

#	Revision	By	Chk	Date
1	ADDED A HOSE TO END ARCHES. ADDED 2 PIPE SUPPORT	AV	TD	7/23/21

VACUUM SITE ISOMETRIC

Project Number	100821
Date	8/2/21
Drawn By	ML
Checked By	KG

V121



PROPRIETARY AND CONFIDENTIAL
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Grimes, IA
Barrie, Ontario
www.ncswash.com



UNLESS OTHERWISE NOTED
All Dimensions including
Tolerances are in Inches.

.X ± .060
.XX ± .030
.XXX ± .015
Angles ± 1°
Fractions ± 1/32

First Used On: FIRST MACHINE			
Checked: XXX	Part Name: NON-ILLUMINATED STANDARD SINGLE POST STRAIGHT CANOPY		
Date: XX/XX/XXXX	Design: XXX		Revision: X
Date:	Part Number: SPSCS		
Weight (lbs)	Material:		Sheet 1 of 1

REV.	ECN	ECN DESCRIPTION	DATE	APPROVED
------	-----	-----------------	------	----------

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

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



MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

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

October 19, 2022

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2022-10-02-20 – #20330 & 20340 Farmington 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 subject parcels are assigned the addresses of **#20330 & 20340 Farmington Road**.

The legal description provided with the drawings does not match the legal descriptions on file with the Assessors office. Most notably, the southerly parcel does not exclude the west 60 feet of the property for Farmington Road right-of-way as the Assessor's description does. We would like to request that should the project receive approval and proceed forward, that the owner consolidate the parcels and provide a new overall description for the resultant parcel.

The existing parcel is currently served by public water main, sanitary sewer, but there is no information on proposed alterations to the services, so we cannot comment on impacts to the existing systems at this time. Should the service leads need to be revised, the owner will need to submit drawings to this department to determine if permits will be required. Most likely the water service will need to be upgraded for the proposed use of the property, which would require disturbing the Farmington Road pavement to access the existing main.

We are unable to comment on storm sewer and detention needs at this time, as we do not have detailed utility information to determine if the site already has storm sewer in place or not. The Engineers for the project have been in contact with this Department, and are aware of the requirements, but are still in the process of preparing detailed drawings for review.

To: Mr. Scott Miller
Re: Petition 2022-10-02-22 – 20330 & 20340 Farmington Road

October 19, 2022
Page 2

It should be noted that any work within the Five Mile Road right-of-way, will require the owner to obtain permits with the Wayne County Department of Public Services.

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

Sincerely,



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

cc: 2022 Petition File

OFFICE OF THE MAYOR

Maureen Miller Brosnan
MAYOR

Linda Gosselin
ASSESSOR



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2220
assessorforms@livonia.gov

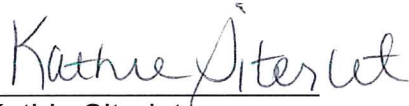
October 24, 2022

To: Planning Department

Re: **Petition 2022-10-02-20 – 20330 & 20340 Farmington Road**

The Mannik & Smith Group, Inc. are requesting approval of plans for the redevelopment of 20330 and 20340 Farmington Road. These plans include the demolition of the existing commercial building and reconstruction of a new car wash facility. Address 20340 Farmington is parcel 010-01-0007-001 and address 20330 Farmington is parcel 010-99-0002-000. Based on the site plan documents it necessary for these parcels to be combined. Please direct any questions to the Assessor's Office or Livonia.gov for the lot combination process.

Kindest Regards,


Kathie Siterlet
Residential Appraiser

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: October 31, 2022
TO: Scott O. Miller, Planner IV
FROM: Livonia Fire Prevention Division
SUBJECT: **Petition 2022-10-02-20, 20330 & 20340 Farmington Rd.**

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:

Access around building shall be provided for emergency vehicles with a minimum vertical clearance of thirteen feet six inches, a turning radius of fifty-three feet wall to wall and an inside turning radius of twenty-nine feet six inches. This stipulation is referring to fire suppression operations.

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

Sincerely,

Brian Kukla

Brian Kukla
Fire Marshal

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSNAN
MAYOR

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

October 19, 2022

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

Re: **Petition 2022-10-02-20 - 20330 & 20340 Farmington 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 Szczepanski, 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: November 1, 2022

To: Scott O. Miller

From: Jerome Hanna

RE: Petition 2022-10-02-20 – 20330 & 20340 Farmington Road

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

1. A variance from the Zoning Board of Appeals would be required for the excess signage proposed. Separate permits are required for all signs.

This Department has no further objections to this Petition.

I trust this provides the requested information.

Jerome Hanna

Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

Michael T. Slater
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSAN
MAYOR

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

October 25, 2022

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

Petition 2022-10-02-20 - 20330 & 20340 Farmington Road

Dear Mr. Miller,

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

Please contact me if you have any further questions.

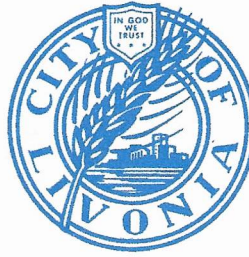
Very truly yours,

Connie Kumpula
Chief Accountant

CK: jw

OFFICE OF THE TREASURER

LYNDA L. SCHEEL
CITY TREASURER



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

October 19, 2022

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

Re: Petition 2022-10-02-20 20330 & 20340 Farmington Road

Dear Mr. Miller,

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

Sincerely,



Lynda L. Scheel
Treasurer, City of Livonia

From: [Douglas, Janet](#)
To: [Planning](#)
Subject: FW: Petition 2022-10-20
Date: Sunday, November 13, 2022 3:58:07 PM

Is this for your department?

Janet Douglas
Elections Coordinator
City of Livonia | City Clerk
(734) 466-2235
jdouglas@livonia.gov

From: Ewa Kedzierska <ewalicja1@gmail.com>
Sent: Saturday, November 12, 2022 9:02 AM
To: clerk <clerk@livonia.gov>
Subject: Petition 2022-10-20

Unfortunately I cannot attend the Public Hearing on Tuesday Nov 15th in person and am writing instead.

I am in opposition to Petition 2022-10-20 as the area where The Mannik group wishes to construct an automated auto wash facility is currently surrounded by professional and retail buildings, as well as a smart new restaurant.

I believe a car wash is not in keeping within this part of Farmington Road.

There is already a car wash not a mile away at 9 Mile/Farmington, granted this is not Livonia!

Thank you,
Ewa Kedzierska
20310 Mayfield, Livonia Mi 48152

**OTHER ITEMS
RELATED TO THE
PETITION**

UNAPPROVED MINUTES

1

MINUTES OF THE 1,193rd PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, November 15, 2022, the City Planning Commission of the City of Livonia held its 1,193rd 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: Glen Long, Carol Smiley, Sam Caramagno, Ian Wilshaw

Members absent: Wafa Dinaro, David Bongero, 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 2022-10-02-20

Clean Express

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2022-10-02-20 submitted by The Mannik & Smith Group, Inc. requesting waiver use approval pursuant to Section 6.07 of the Livonia Vision 21 Zoning Ordinance, as amended, in connection with a proposal to redevelop the site, including demolishing the existing commercial building and constructing a new automated auto wash facility (Clean Express), at 20330 & 20340 Farmington Road, located on the east side of Farmington Road

between Norfolk Avenue and Eight Mile Road in the Northwest ¼ of Section 3.

Mr. Taormina: Thank you Mr. Chair. This is a request to construct a new automated carwash facility. The site is on the east side of Farmington Road just south of Eight Mile Road. The location is the former NAPA auto parts store. Current zoning is C-2 (General Business). The site is made up of two parcels with 166 feet of frontage on Farmington Road and a combined area of developable land of about one (1) acre. There's an existing 5,400 square foot building on the property located near the middle of the site that would be removed. Access, as you can see from the aerial photograph, is currently provided by two driveways on Farmington Road. One is on the north side of the site and then the other on the south side. Approval was granted in 1979 for the existing auto parts store. NAPA has moved to a new location and the building is now vacant. To the north are commercial businesses that front along Farmington Road, zoned C-2 (General Business). Immediately to the south is the Bad Brad's Barbecue, former G-Subu's Leather Bottle restaurant, also zoned C-2. To the east is a parking lot for the business to the north, zoned C-2 and P (Parking), as well as an undeveloped area, zoned C-2 and N-2 (One Family Residential). Extending further east are single family homes that are part of the same N-2 zoning district. And to the west, across Farmington Road, are commercial properties zoned C-1. The proposed site plan shows a new carwash building that would measure 32 feet by 123 feet in overall dimensions, totaling 3,677 square feet. The building, as you can see from the site plan, is positioned along the north side of the property. The existing two drive approaches on Farmington Road would remain. The south approach would accommodate two-way traffic for both ingress and egress to the site, whereas the north driveway would be one-way only for vehicles exiting the carwash facility. Cars would queue in two lanes, which are located along the south side of the property. We estimate that each lane could accommodate stacking for approximately nine cars. At the east end there would be two pay kiosks, one for each service lane, with automated gates that would control vehicle access to the carwash. The kiosks would have digital menu boards and self-serve pay devices that would be covered by overhead, non-illuminated structural canopies. Just ahead of the entrance to the facility, the two lanes would taper to form a single lane and a 12-foot-wide escape lane would be available before entering the building. Parking with vacuum equipment

would be available in the area between the building and the service lanes. As vehicles exit the facility at the west end, there would be an option of either going straight and exiting the site by turning onto Farmington Road, or vehicles could turn left along a short drive aisle that loops back providing access to either the 21-car parking lot with vacuum service or continue south to the drive aisle where the two-way approach and the service lanes are located. The building would be setback 46 feet from the future right-a-way of Farmington Road. From the east property line, the proposed building is setback 88 feet. For the side yards, the ordinance requires minimum building setbacks of 35 feet on one side and eight (8) feet on the other. In this case, the south side of the building would be set back 124 feet and the north side 11 feet. Our determination is that the proposed building complies with all yard regulations. Looking at the floor plan, you'll see that the north half of the building would be occupied by the carwash bay, and the south half would contain the mechanical systems, a bathroom, and an office. The zoning ordinance requires a total of 20 parking spaces and the plan shows 21 spaces within the parking lot on the south side of the building. As I mentioned previously, each one of these parking spaces would have a self-serve vacuum station that would consist of a built-in waste receptacle, aluminum vacuum hose, as well as vacuum tools. Looking at the design of the building, the exterior materials would include a combination of masonry and Nichiha fiber cement siding. I believe the petitioner has samples of the materials. The exterior, as you can see, would be in three different colors. The brown is the cement fiber siding, and the white and the gray colors on the building would be the brick. Windows, as you can see, would be installed on both sides of the building. The height of the structure would be 22'-4" overall. There is a dumpster shown in the southeast corner of the parking lot that would be fully enclosed with 7'-4" walls on the sides and rear and an access gate on the front. The walls would be constructed of the same masonry that would be used in the construction of the building. We do not have details on the stormwater management system. It's presumed that it would be underground. In terms of landscaping, the ordinance requires four (4) full size trees, two (2) ornamental trees and twenty-six (26) shrubs along Farmington Road. The plan shows four (4) full size trees, two (2) ornamental trees and thirty-two (32) shrubs, and thus complies with the frontage landscape requirements on Farmington Road. Additionally, greenbelts are required along the sides and the rear of the property. In this case, the greenbelts shown measure 17 feet in width along the south side of the property, 11 feet on the north side, and between 11 and

25 feet along the rear. All three of these areas would contain full size trees that would be planted in rows. As requested, plants have been added to the north and rear greenbelts, but not along the south side. In terms of site lighting, the submitted photometric plan provides detailed information, including the location and type of light sources and the illumination levels. The mounting height of the pole-mounted lights would be 20 feet above finish grade which is the maximum the ordinance allows. The lights on the building would be in the form of wall packs mounted nine feet above the finish grade. The proposed average illumination levels exceed the zoning ordinance and should be reduced. Also, the lights should be turned off or lowered at night after the business hours. In terms of signage, the building would be allowed one (1) 32 square foot wall sign on the front of the building and one (1) 30 square foot ground sign. The plans show one (1) conforming sign on the front of the building and two (2) additional signs on the south elevation. The sign on the front measures 20 square feet. On the south side, the signs measure 52 square feet and 17-½ square feet and would require approval of the Zoning Board of Appeals. The monument sign appears to conform with the size requirements. However, the location of the sign is not shown on the plan, and it will require a minimum 10-foot setback from the future planned right-of-way on Farmington road. There is a special requirement under Section 6.07 of the ordinance that any proposed auto wash establishment be at least 150 feet from any church, public or parochial school or playground. There are no schools or playgrounds or churches within 150 feet of the subject site. 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 October 19, 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 subject parcels are assigned the addresses of #20330 & 20340 Farmington Road. The legal description provided with the drawings does not match the legal descriptions on file with the Assessors office. Most notably, the southerly parcel does not exclude the west 60 feet of the property for Farmington Road right-of-way as the Assessor's description does. We would like to request that should the project receive approval and proceed forward, that the owner consolidate the parcels and provide a new overall description for*

the resultant parcel. The existing parcel is currently served by public water main, sanitary sewer, but there is no information on proposed alterations to the services, so we cannot comment on impacts to the existing systems at this time. Should the service leads need to be revised, the owner will need to submit drawings to this department to determine if permits will be required. Most likely the water service will need to be upgraded for the proposed use of the property, which would require disturbing the Farmington Road pavement to access the existing main. We are unable to comment on storm sewer and detention needs at this time, as we do not have detailed utility information to determine if the site already has storm sewer in place or not. The Engineers for the project have been in contact with this Department, and are aware of the requirements, but are still in the process of preparing detailed drawings for review.” The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated October 31, 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: Access around building shall be provided for emergency vehicles with a minimum vertical clearance of thirteen feet six inches, a turning radius of fifty-three feet wall to wall and an inside turning radius of twenty-nine feet six inches. This stipulation is referring to fire suppression operations. 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 October 19, 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 Szczepanski, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated November 1, 2022, which reads as follows: *“Pursuant to your request, the above referenced Petition has been reviewed. 1. A variance from the Zoning Board of Appeals would be required for the excess signage proposed. Separate permits are required for all signs. This Department has no further objections to this Petition.”* This letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated October 25, 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 October 19, 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. Lastly is an email we received from Ewa Kedzierska, 20310 Mayfield, Livonia, MI that reads: *"Unfortunately I cannot attend the Public Hearing on Tuesday Nov 15th in person and am writing instead. I am in opposition to Petition 2022-10-20 as the area where The Mannik group wishes to construct an automated auto wash facility is currently surrounded by professional and retail buildings, as well as a smart new restaurant. I believe a car wash is not in keeping within this part of Farmington Road. There is already a car wash not a mile away at 9 Mile/Farmington, granted this is not Livonia! Thank you."* That is the extent of the correspondence.

Mr. Wilshaw: All right, thank you, Mr. Taormina. Is there any questions for planning staff? If not our petitioners in the audience, you're welcome to come up to one of our podiums so our vast audience can hear you and make your presentation. We'll ask that you start with your name and address for our record.

Kyle Wrentmore, Mannik & Smith, 1160. Dublin Road, Columbus, Ohio.

Mr. Wilshaw: Okay, thank you, and what would you like to tell us about your proposal?

Mr. Wrentmore: So, as you guys can see, not a lot has changed from the site plan perspective from last meeting, from the study session. I know some of the main updates we had were landscape as far as the site plan. Mark noted that there was...it sounded like some additional screening on the south that was not added that may have been requested. We can certainly fill in additional shrubs in between those mature trees, as well. Main questions from last meeting that came up were related to some of the building material, as well as screening for the rooftop units. Starting with the building material, the quick brick was a question...we've learned a little bit about what quick brick is the last couple of weeks. So, this is actually a structural concrete brick system that's...so traditional brick, obviously where there's rebar requirements, things like that, throughout, this acts as the structural wall as well as the finish. So, I think there was confusion on if there was like a fake brick kind of put on the face of the building, which is not the case. So, you can see a couple

different samples we have as far as color and what those entail. Then the sample for the I'm just gonna say fake wood facade, that you can see in some of the renderings that's attached, which is to, you know, the two by fours behind it and mounted on. There is some details in the packet regarding the parapet and how that...those details are, you know, shown obviously, in that rendering you have right there as well. So that's the only rooftop units we have as far as mechanical equipment that is screened. So, I believe that addresses a couple of those questions. There was I think from an operation standpoint, I don't believe there's any outstanding items we discussed last meeting. Some of the comments that staff had, we do plan to consolidate the lots and comply with that. As far as signage, I think based on the recommendation of this body we will likely just adhere to the zoning code and not request a variance for that. That just has to work out with the you know the final architectural drawings and details there. So, again, we plan to adhere to the zoning code for the building signage and the monument sign as well in that placement. Trying to think what else. Mark mentioned storm sewer and utilities. That will come during the final engineering review. coordinating with that office. Likely we will try to reuse the sanitary service, depending on the depth and the quality and the condition of that water as well and size, but again, it all depends on the condition. It's an old site, and in the depths there, storm sewer will be handled, the tension and water quality will be handled on the ground with approval from the Engineering Department on that system. I think that's all I have. Do you have anything to add Dennis? Okay. I'm happy to answer, try to answer any other questions you guys might have.

Mr. Wilshaw: Well, thank you, Mr. Wrentmore. That's an excellent presentation. I think you hit most of the bullet points that I had on my notes as far as things that we wanted to make sure that you followed up on, so I'll go to my fellow Commissioners and see if there's any questions for you. Ms. Smiley?

Ms. Smiley: Thank you, Mr. Chair. There's a carwash at Nine and Gill now there's another one...I didn't realize there was also one at Nine and Farmington, but you said you kind of did a study and there's enough. I mean...

(Someone speaking from their seat in audience)

Mr. Wilshaw: Can we ask you to come up? Sorry. That way our TV audience can hear you as well. All right.

Dennis Miller, 4200 Big Beaver, Suite 300, Troy, Michigan. I'm the consultant for the for the carwash. Thank you. We talked about the one Eight Mile and Gill, right? I didn't know...Nine Mile and Farmington, I didn't know that was up there, but that's Farmington Hills...Farmington, I guess or Farmington Hills. So, there's plenty of room because we talked last time, I think the closest wash in Livonia is three or four miles away. So, there's a lot of room for a carwash for the population too you know. I think the three mile...65,000 people in that trade area. So, there's a lot of room for carwashes for sure.

Ms. Smiley: Okay, and then my other... you have no kind of a awning or cover over where the vacuum cleaners are, do you?

Mr. Miller: No, ma'am. No.

Ms. Smiley: Thank you.

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

Mr. Caramagno: I have a question for Mark. Mark, did you say that you thought the lighting was excessive?

Mr. Taormina: Yes. Comparing the photometric plan to the City's lighting standards, and I apologize that this was not discussed at the study meeting, the maximum average illumination level for parking lot areas in the parking lot is three (3) foot-candles, whereas the ordinance limits the maximum average to one (1) foot-candle. We recognize that these plans always have some variation in the illumination levels, depending on the type of lights and their placement, the overall average would be too high based on what the ordinance limits it to. The other issue I think we should address this evening is how long those lights remain on after the close of business. As you recall at the study meeting, the Petitioner indicated that the vacuums would be available after hours, and if I understood correctly, 24-hours. If it's the intent to keep the parking lot illuminated at times when the business is closed, I think this is something that should be addressed. At a minimum, the lights should be lowered or turned off after business hours, and maybe even the vacuums turned off as well.

Mr. Caramagno: Do you think the standards are what they've got listed...so its three times what we would normally like to see in a parking lot. A parking lot where there's no activity other than parking your

car, there could be activity here people cleaning their cars. Do you think there's room to meet in the middle on something like that?

Mr. Taormina: We can work with their lighting consultant or their engineers to make adjustments to the lighting plan. I don't think that three (3) foot-candles as compared to one (1) translates necessarily to three (3) times the illumination level. The fact that the maximum average is limited to one (1) and the plan shows an average of three (3) doesn't mean three (3) times the amount of lighting. But certainly, there is room to work with them on this. Again, the other question which I think is equally important is what time are the lights on and off during the operation?

Mr. Caramagno: I would think that, you know, your primary focus here is daylight hours washing cars, and even the business hours till eight o'clock at night and most of the year that works out fine in the evening like now it's a couple two or three hours of daylight or nighttime. So, I think that something needs to give on that. It doesn't need to look like daylight as you drive up Farmington Road here for a carwash to light the whole world up there, in my opinion.

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

Mr. Long: Thank you. I actually just have more of a curiosity question. I mean, so you know, we're Michigan and we get bad weather and cold and everything like that. How...I know at the study session, you talked about how you have really good drying machines, but how do you prevent ice buildup at the exit of the carwash?

Mr. Wrentmore: So, the concrete pad of the exit is I think there's a heated...it's heated. So, 20 foot...the first 20 foot is a heated pad.

Mr. Long: Okay. It's a different color on the rendering, right?

Mr. Wrentmore: Yeah, I believe so.

Mr. Long: Yeah, okay. So that's kind of like the gray part. That makes sense. Thank you.

Mr. Wilshaw: Thank you, Mr. Long. Any other questions for our petitioner from anyone? Okay, there is no one else in the audience to come forward and speak to this item. So, if there is no additional questions, I'll give a little moment if anybody thinks of anything

else. If there's no additional questions a motion would be an order

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

#11-55-2022 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on November 15, 2022, on Petition 2022-10-02-20 submitted by The Mannik & Smith Group, Inc. requesting waiver use approval pursuant to Section 6.07 of the Livonia Vision 21 Zoning Ordinance, as amended, in connection with a proposal to redevelop the site, including demolishing the existing commercial building and constructing a new automated auto wash facility (Clean Express), at 20330 & 20340 Farmington Road, located on the east side of Farmington Road between Norfolk Avenue and Eight Mile Road in the Northwest ¼ of Section 3, the Planning Commission does hereby recommend to the City Council that Petition 2022-10-02-20 be approved subject to the following conditions:

1. That the Site Plan identified as C200, dated November 10, 2022, prepared by the Mannik Smith Group. is hereby approved and shall be adhered to.
2. All parking spaces, except the required handicapped spaces, shall be doubled striped at ten feet (10') wide by twenty feet (20') in length.
3. That the hours of operation shall be limited to the following:
Monday thru Saturday from 7:00 a.m. to 8:00 p.m. and
Sunday from 9:00 a.m. to 6:00 p.m.
4. That the Landscape Plan identified as L100, dated November 10, 2022, prepared by the Mannik Smith Group. is hereby approved and shall be adhered to, except that the final landscape plan details shall be approved by the Planning Department.
5. That all disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding.
6. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.

7. That the Elevation Plan identified as A2-1, dated July 21, 2022, prepared by SBA Studios, is hereby approved and shall be adhered to.
8. That the three walls of the trash dumpster area shall be constructed out of the same brick used in the construction of the building or in the event a poured wall is substituted, the wall's design, texture and color shall match that of the building. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass.
9. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building.
10. That all light fixtures shall not exceed twenty (20) feet in height and shall be aimed and shielded to minimize stray light from trespassing across property lines and glaring onto adjacent roadways. In addition, the lighting plan shall be modified such that the maximum level of illumination for the average of the site shall be as specified in Section 7.22(2)(B) of the Livonia Vision 21 Zoning Ordinance, and the exterior lights shall either be turned off or dimmed after business hours.
11. That only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.
12. That no LED light band or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows.
13. That unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.
14. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and,
15. Pursuant to Section 13.13 of the Livonia Vision 21 Zoning Ordinance, this approval is valid for a period of one year only from the date of approval by City Council, and unless

a building permit is obtained, this approval shall be null and void at the expiration of said period.

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

Mr. Wilshaw: Is there any discussion?

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



LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
October 13, 2022

MEETING DATE

COW113022/R121422

PREPARED BY

Sara Kasprovicz, 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 ¼ of Section 27, from C-3 (Highway Services) to C-4 (High Rise Commercial).

BACKGROUND

As requested by Council Vice President Laura Toy, seconded 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 ¼ 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 ¼ of Section 27, from C-3 (Highway Services) to C-4 (High Rise Commercial) (CR 289-22)

FISCAL CONSIDERATION

ATTACHMENTS

1. COW110722 LTC Nofar Petition 2022-05-01-01

APPROVED BY

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 ¼ 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 1/4 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 1/4 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 1/4 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

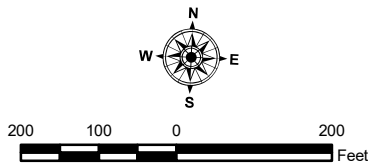
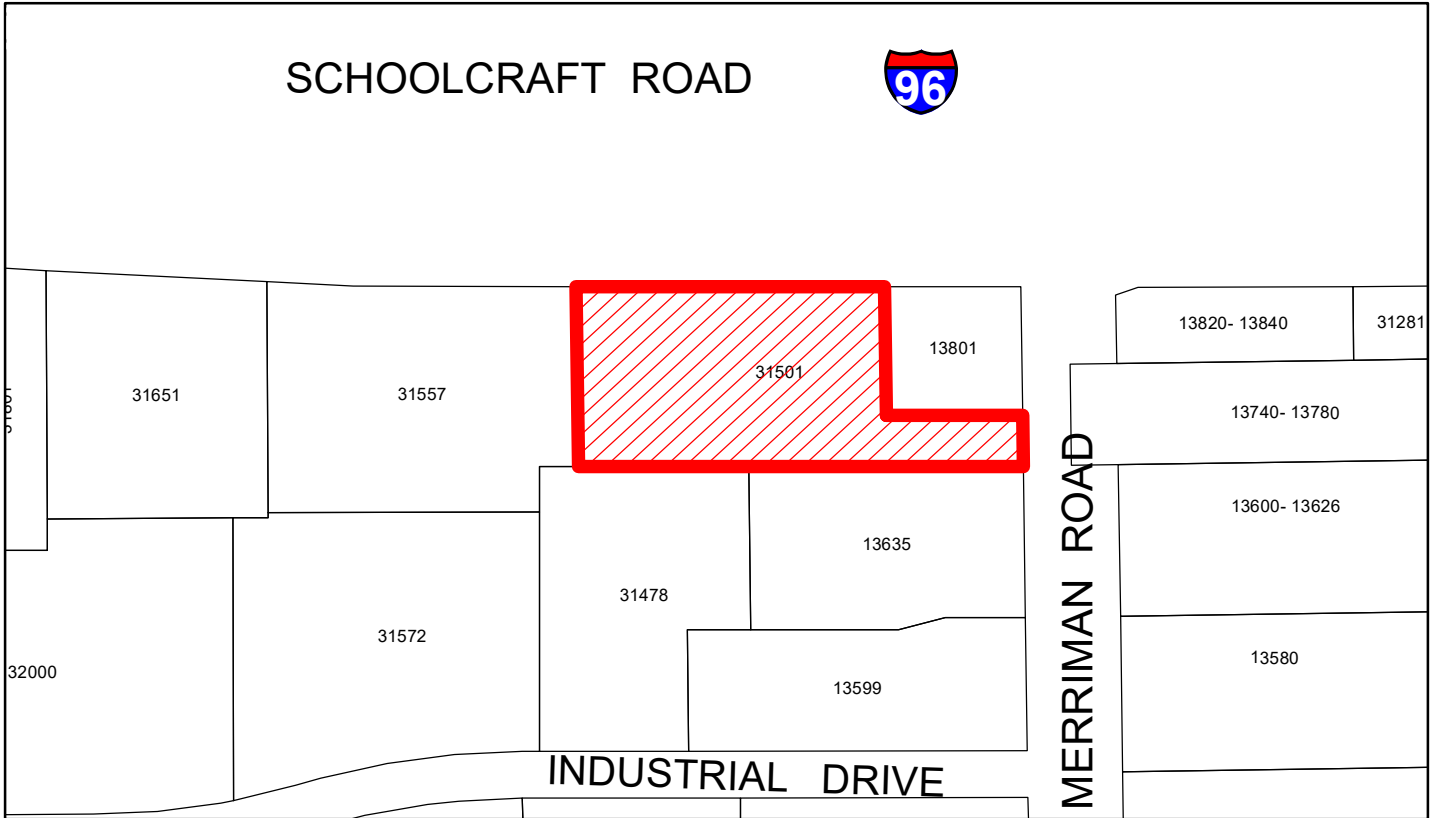
Date: September 19, 2022



Maureen Miller Brosnan, Mayor

Date: September 19, 2022

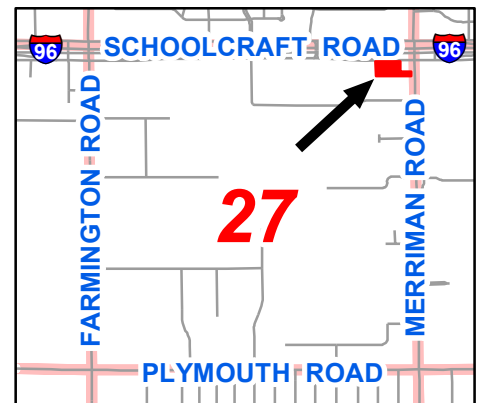
BOUNDARY OF DISTRICT AS AMENDED FROM C-3, HIGHWAY SERVICES TO C-4, HIGH RISE COMMERCIAL



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 $\frac{1}{4}$ 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 $\frac{1}{4}$ 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

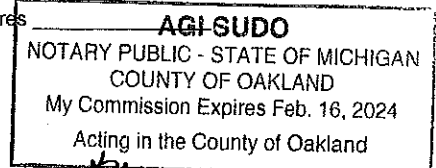
on this 25th day of May 20 22

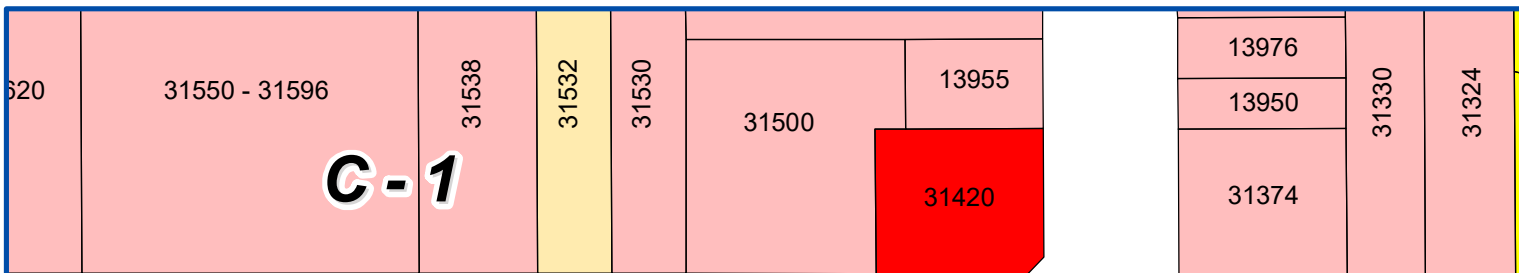
Signature of Notary [Signature] My commission expires _____

APPROVED AS FORM
Department of Law

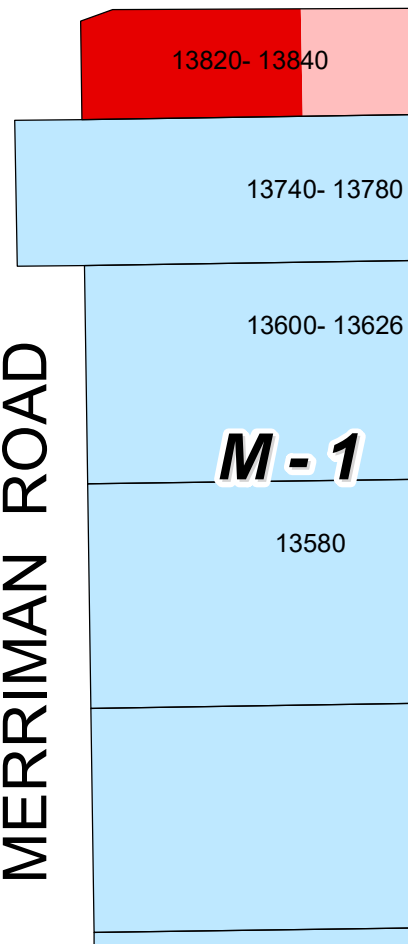
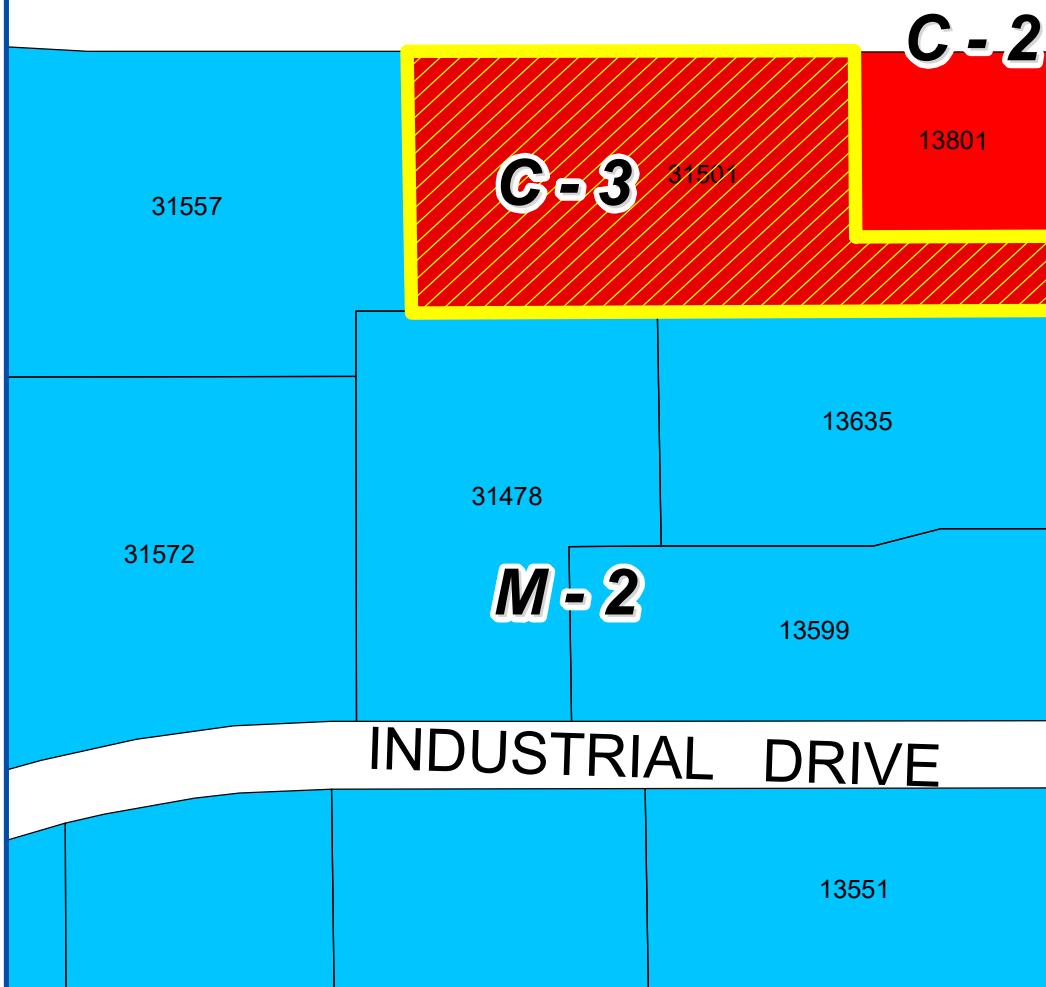
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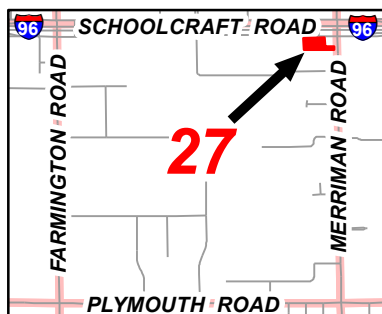




SCHOOLCRAFT ROAD



MERRIMAN ROAD



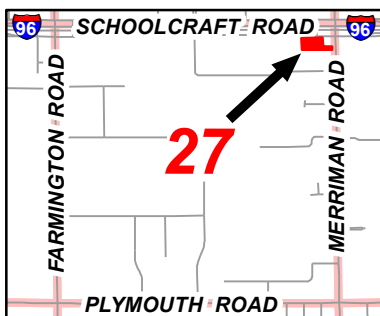
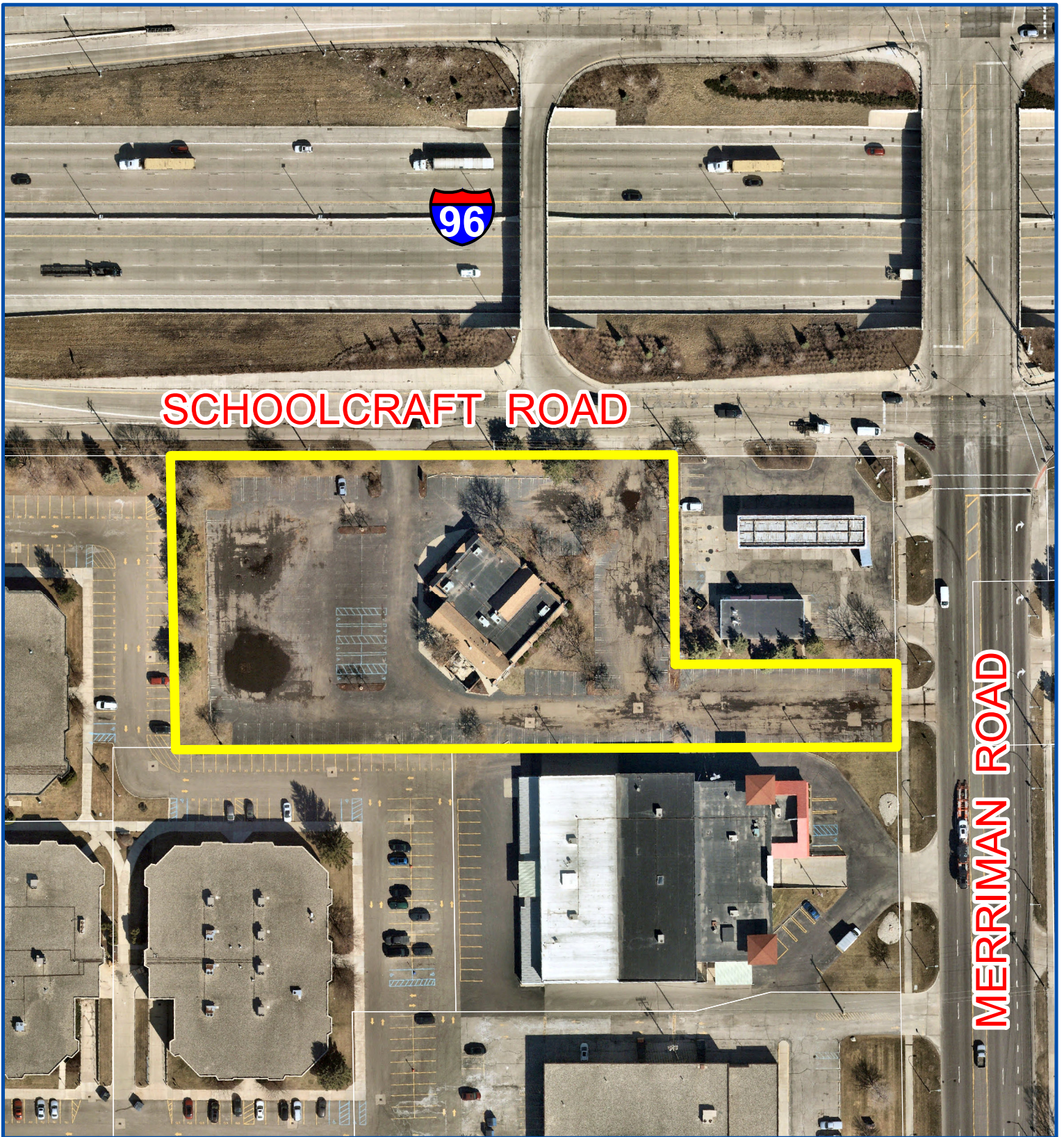
Address & Zoning Map

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:

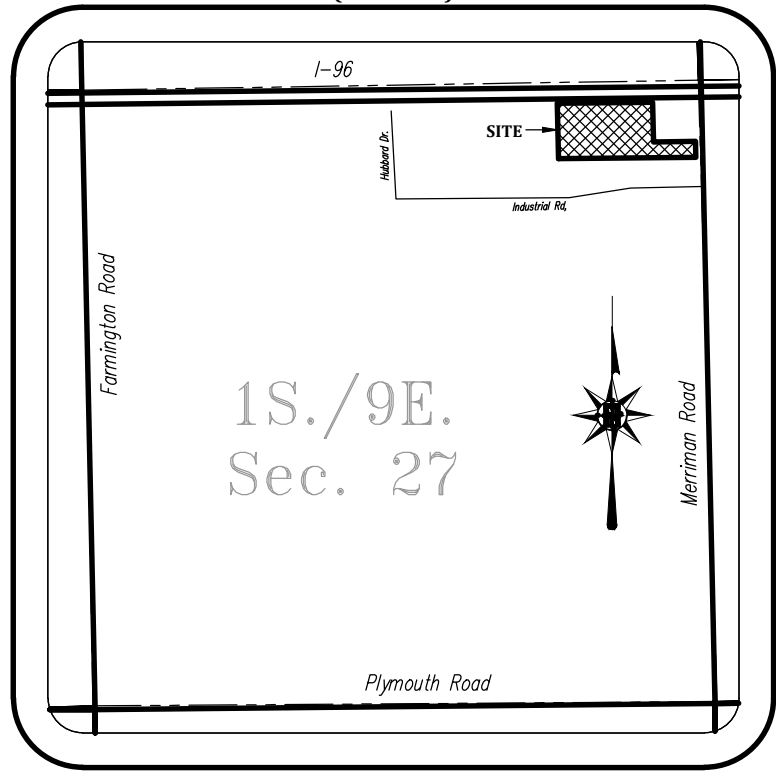
Approving Resolution: That the request to rezone the property at 31501 Schoolcraft Road from C-3 to C-4 is hereby approved, subject to City Council approval, for the following reasons:

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.

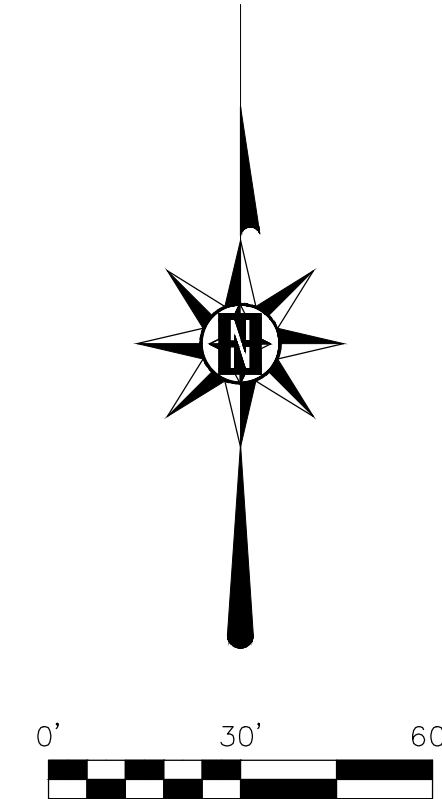
ELEVATION = 637.61 NAVD88

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

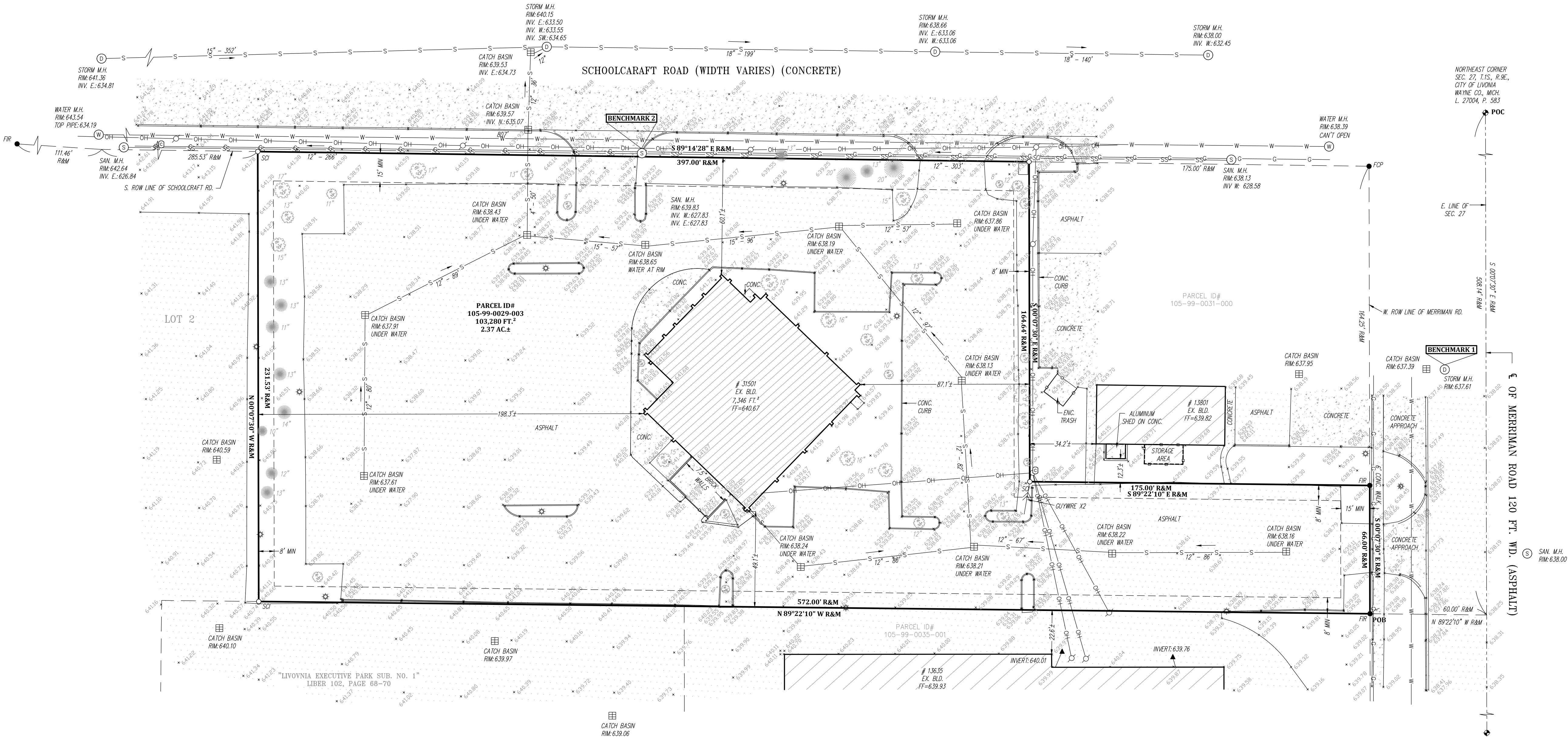
NOTE:

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.
- 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. 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

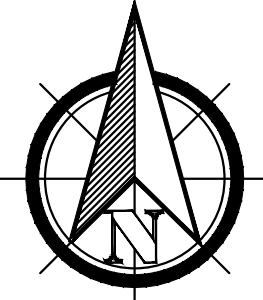
PAGE: # 1 OF 1

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.

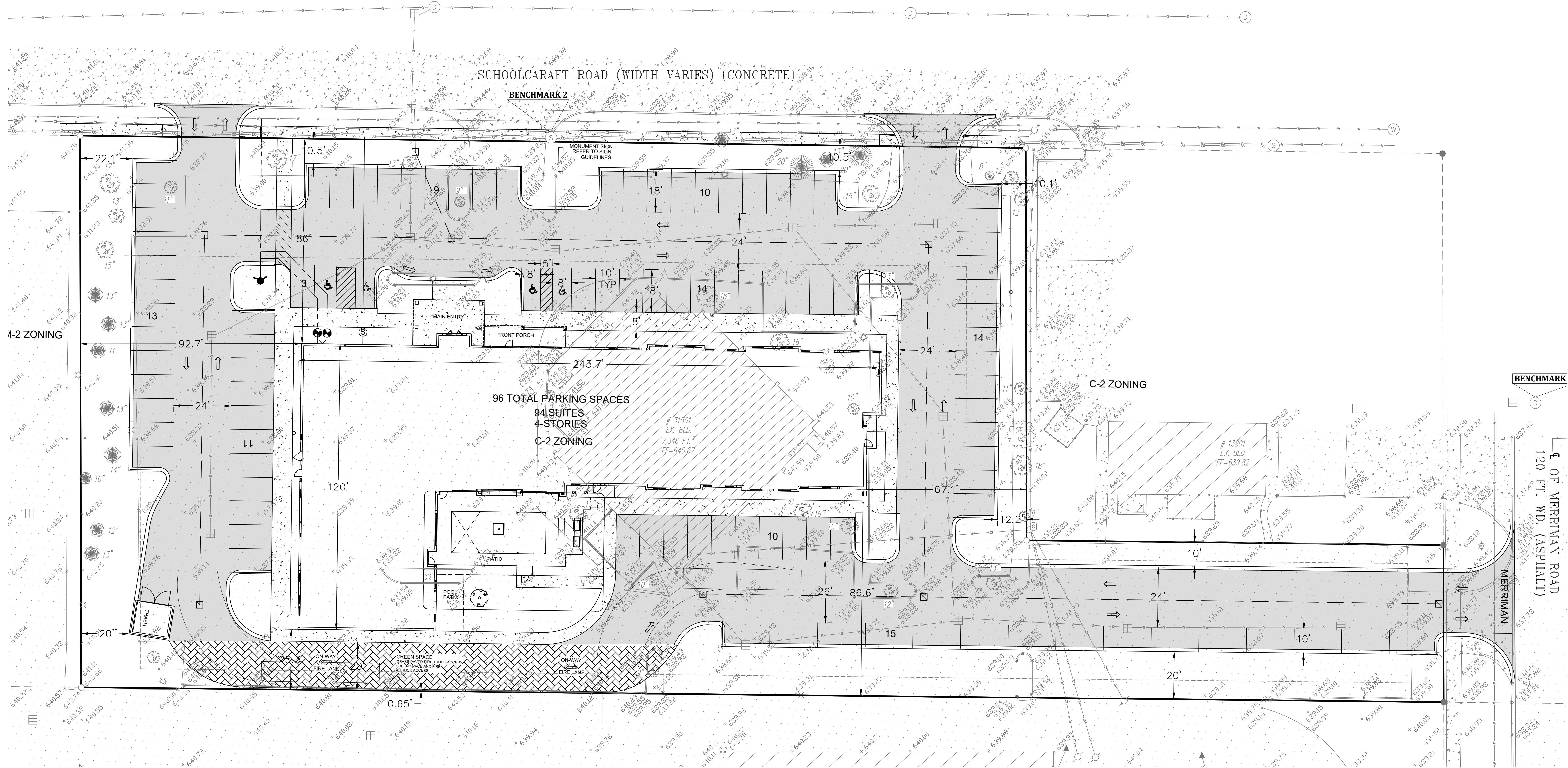
Michael J. Nowry Professional Surveyor # 52472

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.



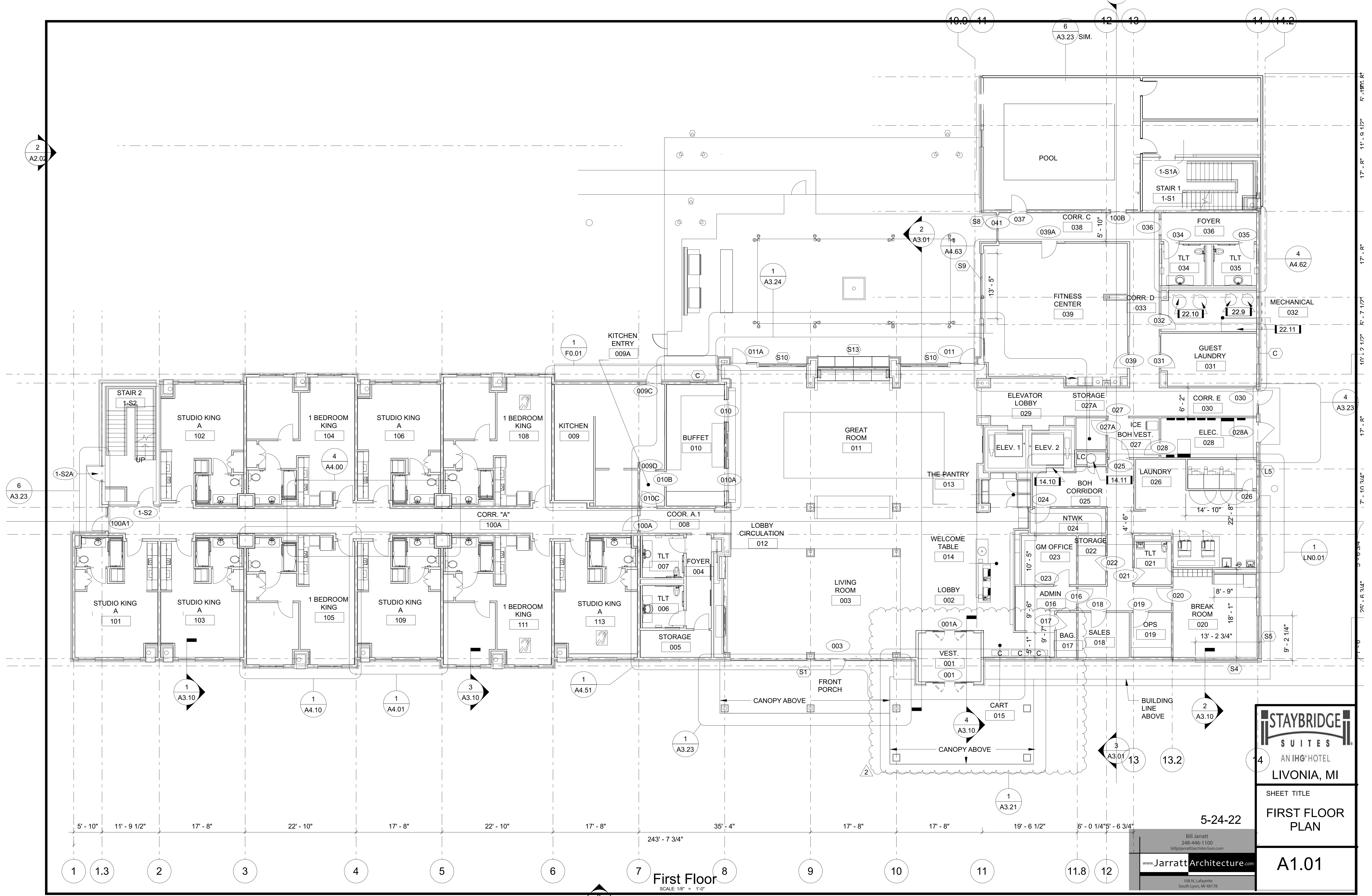
SCALE 1"=20'



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

ISSUE DATES

REZONING PLAN
7-25-22



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

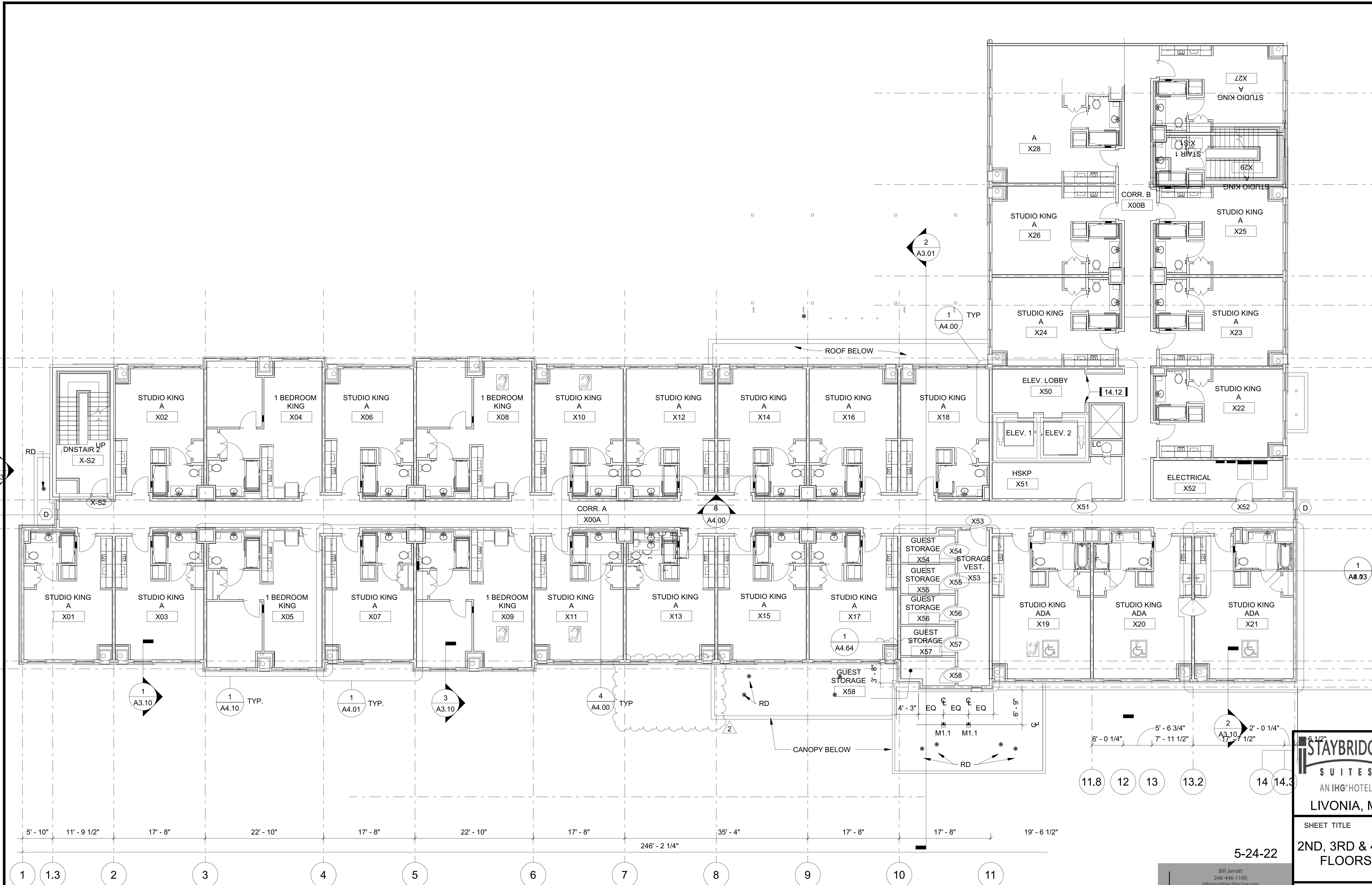


SHEET TITLE
**FIRST FLOOR
PLAN**

A1.01

5-24-22

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



2ND, 3RD, AND 4TH FLOOR PLANS

STAYBRIDGE
SUITES
AN IHG® HOTEL
LIVONIA, MI

SHEET TITLE
2ND, 3RD & 4TH
FLOORS

A1.02

5-24-22

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



LEGEND - EXTERIOR MATERIALS

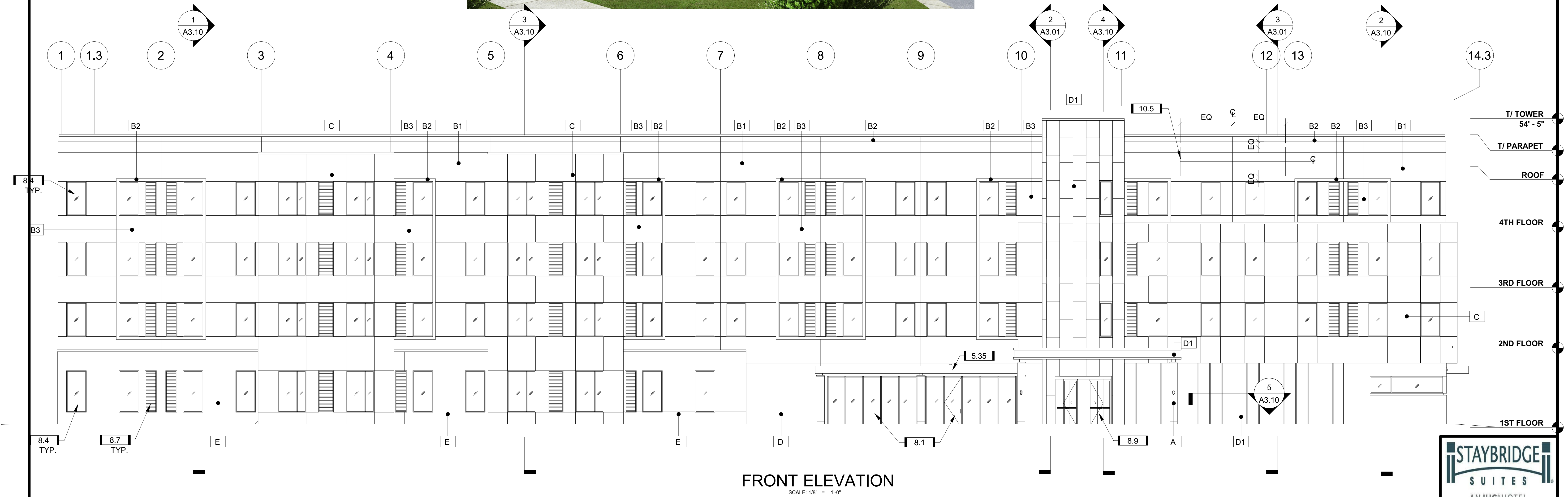
- A PREMIUM PANELIZED MATERIAL (SIMILAR TO PORCELAIN TILE)
- B1 COLOR 1 - MONOLITHIC APPEARING MATERIAL (SIMILAR TO EIFS OR STUCCO)
- B2 COLOR 2 - MONOLITHIC APPEARING MATERIAL (SIMILAR TO EIFS OR STUCCO)
- B3 COLOR 3 - MONOLITHIC APPEARING MATERIAL (SIMILAR TO EIFS OR STUCCO)
- C PANELIZED MATERIAL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

4

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.

January 18, 2023

City of Livonia
Engineering Department
12973 Farmington Rd.
Livonia, Michigan 48150

Attn: Mr. Todd Zilincik, P.E., City Engineer

Re: Section 5 Stormwater Management Project
Phase 1 - Whispering Willows Inline Channel Storage Improvements
Proposal for Design Engineering Services & Bidding Contract for Construction

HRC Job No. 20210904

As requested, Hubbell, Roth & Clark, Inc. is pleased to offer our engineering services for the subject project in accordance with the Quality Based Selection (QBS) Professional Services Contract. Our scope of work is based on information provided by the City and our previous work that was conducted as part of the 2002 City of Livonia Stormwater Management Plan, a preliminary study conducted in 2015 and scoping meetings held with the City and most recently a proposal for a study dated April 8, 2022 in the amount of \$42,000 to provide a regional detention pond for the Greenmead Property. It is our understanding that in Section 5, Stormwater Management Project will now be completed in two (2) Phases based on the recent study completed in late 2022.

The first phase will consist of stormwater management improvements located on the Whispering Willows Golf Course and Phase 2 will consist of stormwater management improvements located on the north side of the United States Post Office (USPS) which is along Pembroke Street and Greenmead's properties. In summary, this Proposal will concentrate on Phase 1 and would include all necessary activities to design and permit the installation of the stormwater management improvements on the Whispering Willows Golf Course property.

BACKGROUND

During the 2002 City of Livonia Stormwater Management Plan Study, it was determined that an unnamed tributary conveys stormwater runoff to Denmar Drain through a 36-inch culvert under Newburgh Road and open channel located on the Whispering Willows Golf Course. The area tributary to the Denmar Drain is approximately 130 acres and includes the following areas:

- Portions of the Greenmead property south of Joshua Simmons Drive,
- Newburgh Road storm sewer system from Joshua Simmons Drive to Pembroke Avenue,
- Areas west of Victor Parkway, north of Pembroke Avenue,
- A large undeveloped tract of land west of the Greenmead and United States (U.S.) Postal office property,
- The U.S. Post Service property on the northwest corner of Newburgh Road and Pembroke Avenue,
- Pembroke Avenue storm sewer system east of Victor Parkway, and
- A portion of the Whispering Willows Golf Course.

At times, the existing 30-inch storm drain inlet to the Denmar Drain may on occasion get clogged with debris during large rain events. The area around the inlet may flood the surrounding area, including rear yards of residents on Bretton Drive. In 2015, a preliminary study was conducted to develop alternatives for storm water improvements to help alleviate drainage concerns. The stormwater improvements proposed in Phase 1 include:

1. A new enclosed drainage system with a two-stage overflow structure which would replace the existing 30-inch inlet.
2. Enlarge the volume of storage directly upstream of the existing 30-inch inlet of the Denmar Drain on the Whispering Willows Golf Course.

Delhi Township
2101 Aurelius Rd.
Suite 2A
Holt, MI 48842
517-694-7760

Detroit
535 Griswold St.
Buhl Building, Ste 1650
Detroit, MI 48226
313-965-3330

Grand Rapids
1925 Breton Road SE
Suite 100
Grand Rapids, MI 49506
616-454-4286

Howell
105 W. Grand River
Howell, MI 48843
517-552-9199

Jackson
401 S. Mechanic St.
Suite B
Jackson, MI 49201
517-292-1295

Kalamazoo
834 King Highway
Suite 107
Kalamazoo, MI 49001
269-665-2005

Lansing
215 S. Washington SQ
Suite D
Lansing, MI 48933
517-292-1488

SCOPE OF SERVICES

HRC will provide the following services prior to reporting back to the City with a conceptual design from the area tributary to the 30 inch storm drain that inlets Willow Woods Subdivision between the Whispering Willows Golf Course and Bretton Drive east of Newburgh Road. The following items are a part of the scope of work:

- Task 1 Topographical Survey, including utilizing aerials, to develop preliminary design plans.
- Task 2 Complete a preliminary design and meet with City staff to review options prior to proceeding to final design.
- Task 3 Develop detail sheets, general Project requirements and soil erosion control sheets.
- Task 4 Prepare final plans and specifications.
- Task 5 Coordinate with City Personnel throughout the design process including status meetings and a submittal of an "Owner Review" set of contract documents at the 90% stage.
- Task 6 Prepare, submit, and obtain all necessary permit applications.
- Task 7 Assist the City through the advertising and bidding process.
- Task 8 Evaluate bids, prepare bid tabulations, and make recommendations for the contact award.

FEE OF SERVICES

Based on our experience and recent projects of stormwater management, we would estimate a total construction cost of \$295,000.00 and has a 5% contingency included. This cost estimate is based on using City assistance to reduce the costs of earth excavation for the detention portion and with City replanting trees on the Whispering Willows Golf Course. Our design fees for a project of this type typically range and scope would be not-to-exceed fee of \$31,500. The Phase II design of the detention has preliminary plans developed and the overall future detention from the tributary of the property will be bid to construct the maximum amount of detention capacity with the remaining funds.

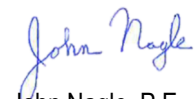
A breakdown of the items of work within each task along with our estimated hours and associated fees are provided on the attached Table 1. As shown, our proposed total not-to-exceed cost is \$31,500 for this phase of the project.

Daniel Mitchell, P.E., President will be the Principal In-Charge. We are proposing to utilize Bradley Shepler, P.E., as the Project Manager. Other key team members include Jack Nagle, P.E., Project Engineer and Adam Mansfield, Graduate Engineer I. All four members are familiar with this project and have extensive experience with the storm water management systems in the area. We believe you are familiar with all of these individuals but can provide detailed resumes upon request.

If you have any questions or require any additional information, please contact the undersigned. Thank you again for the opportunity to submit this proposal.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



John Nagle, P.E.
Project Engineer
Attachment



Bradley W. Shepler, P.E.
Senior Associate

pc: HRC; D. Mitchell, A. Mansfield, File

CITY OF LIVONIA
SECTION 5 STORMWATER MANAGEMENT PROJECT
PHASE 1 - WHISPERING WILLOWS INLINE CHANNEL STORAGE IMPROVEMENTS

TABLE 1
ESTIMATED HOURS AND FEES

January 18, 2023

HRC Job No. 20210904.00

Task Description	Rate Classification & Estimated Hours						Total Hours	Estimated Fees
	Principal	Senior Associate	Project Engineer	Graduate Engineer	1 Man Survey Crew	Survey Office		
	\$ 180	\$ 170	\$ 135	\$ 90	\$ 90	\$ 140		
1 Additional Topographic survey			1	-	16	24	41	\$ 4,935
2 Complete Preliminary Design		4	16	60	-	-	80	\$ 8,240
3 Develop detail sheets		1	10	20	-	-	31	\$ 3,320
4 Prepare Final Plans and Specifications		4	16	40	-	-	60	\$ 6,440
5 Submit Owner's Review Plans and Specification		4	20	20	-	-	44	\$ 5,180
6 Permitting			2	8	-	-	10	\$ 990
7 Assist City with Advertizing and Bidding Process		2	2	8			12	\$ 1,330
8 Evaluate Bids and Recommend Contract Award		2	2	5			9	\$ 1,060
PROJECT TOTALS	-	17	69	161	16	24	287	\$ 31,500

ESTIMATED FEE SUMMARY

PERSONNEL	HOURS	RATE	TOTAL
Principal	-	\$ 180.00	\$ -
Senior Associate	17	\$ 170.00	\$ 2,890.00
Project Engineer	69	\$ 135.00	\$ 9,320.00
Graduate Engineer	161	\$ 90.00	\$ 14,490.00
1 Man Survey Crew	16	\$ 90.00	\$ 1,440.00
Survey Office	24	\$ 140.00	\$ 3,360.00
TOTAL LUMP SUM NOT-TO-EXCEED			\$ 31,500.00

taken care of. She thanked Sarah Henning and Jeremy Glick for working tirelessly over the last three years to secure the grant from the State.

Karen Kanty, 37586 Kingsbury came to the podium to state that although she is not on the creek side, it will affect the neighbors on the creek side, in turn, affect her property value. She saw the erosion and stated that it was terrible. Her neighbor has lost 15 feet of her property. She invited Council to take a look at it if they haven't already.

On a motion by Bahr, seconded by McCullough, and unanimously adopted,
it was:

#95-22 RESOLVED, that having considered a communication from the Director of Government Affairs, dated February 24, 2022, which bears the signatures of the City Engineer, the Director of Finance and the City Attorney, and is approved for submission by the Mayor, to which is attached a Grant Agreement between the Michigan Economic Development Corporation (MEDC) and the City of Livonia, for grant funding available for the period October 1, 2021 through December 31, 2023, in the amount of \$1,000,000.00, to assist the City of Livonia with ongoing erosion and stormwater issues and to provide Bell Creek Streambank Stabilization, a Greenmead Regional Detention Pond, and Denmar Drain Channel Improvements, the Council does hereby authorize the Mayor and City Clerk, for and on behalf of the City of Livonia, to execute the grant agreement between Michigan Economic Development Corporation (MEDC) and the City of Livonia in the manner and form herein submitted, subject to approval as to form and substance by the Department of Law, and to do all other things necessary or incidental to the full performance of this resolution.

There was no Audience Communication at the end of the meeting.

On a motion by Vice President Toy, seconded by Donovic, and unanimously adopted, this 1,940th Regular Meeting of the Council of the City of Livonia was adjourned at 8:20 p.m.

Susan M. Nash, City Clerk

to execute the attached contract amendment between the City of Livonia and OHM Advisors, 34000 Plymouth Road, Livonia, Michigan 48150, to provide construction engineering services for the 2022 Asphalt Road Program (Contract 22-A) in an amount not to exceed \$480,000.00, said amount being based on the preliminary cost estimates and subject to adjustment based on the actual bids; FURTHER, the aforesaid proposal is accepted without competitive bidding pursuant to Livonia Code of Ordinances Section 3.04.140D.2.b; FURTHER, the Council does hereby authorize an expenditure in an amount not to exceed \$480,000.00 from funds budgeted in Account No. 204-441-818-102 (Road, Sidewalk and Tree Fund) for this purpose, and the City Engineer is hereby authorized to approve minor adjustments in the work as it becomes necessary but this authorization does not entitle the City Engineer to authorize any increase in the not to exceed amount or to contract with other parties.

#156-22 RESOLVED, that having considered the report and recommendation of the City Engineer, dated April 7, 2022, submitted pursuant to Council Resolution #95-22, adopted on March 14, 2022, which bears the signatures of the Director of Public Works, the Director of Finance and the City Attorney, and is approved for submission by the Mayor, to which is attached a proposed Contract Amendment from Hubbell, Roth & Clark, Inc., dated April 8, 2022, the Council does hereby authorize the Mayor and City Clerk, for and on behalf of the City of Livonia, to execute a contract amendment between the City of Livonia and Hubbell, Roth and Clark, Inc., P.O Box 824, Bloomfield Hills, Michigan 48303-0824, to provide professional engineering services for the Michigan Economic Development Corporation (MEDC) Grant – Greenmead Regional Detention Pond Project – in an amount not to exceed \$42,000.00; FURTHER, the Council does hereby authorize a budget adjustment to recognize the MEDC grant by increasing the budget in Account No. 401-000-569-010 (State Grant Revenue) and Account No. 401-000-974-000 (Capital Projects Fund – Land Improvements), each by \$1,000,000.00; FURTHER, the Council does hereby authorize an expenditure in an amount not to exceed \$42,000.00 from Account No. 401-000-974-000 (Capital Projects Fund – Land Improvements) for this purpose; and the City Engineer is hereby authorized to approve minor adjustments in the work as it becomes necessary but this authorization does not entitle the City Engineer to authorize any increase in the not to exceed amount or to contract with other parties.

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

AYES: Morgan, McCullough, McIntyre, Bahr, Donovic, and Jolly

NAYS: None

McIntyre gave first reading to the following Ordinance:



LETTER TO THE LIVONIA CITY COUNCIL

6.

Engineering
January 18, 2023

MEETING DATE

R013023

PREPARED BY

Karen Worley, Secretary IV,

AGENDA ITEM

REQUEST TO AMEND THE ENGINEERING CONTRACT THROUGH QUALIFICATION BASED SELECTION (QBS) PROCESS WITH HUBBELL, ROTH & CLARK, INC. (HRC) FOR ENGINEERING SERVICES FOR THE MEDC GRANT - GREENMEAD REGIONAL DETENTION POND, PHASE 1 WHISPERING WILLOWS INLINE CHANNEL STORAGE IMPROVEMENTS: Engineering Division, re: same (CR 95-22 and 156-22).

BACKGROUND

Pursuant to Council Resolution No. 95-22, adopted March 14, 2022, the Council approved the acceptance of a grant from the Michigan Economic Development Corporation (MEDC) in the amount of \$1,000,000 for the Bell Creek streambank stabilization, a Greenmead regional detention pond, and Denmar Drain channel improvements. Based on recent study completed in late 2022, per C.R. #156-22, the Greenmead project will be completed in two (2) phases. The first phase will consist of stormwater management improvements located on the Whispering Willows Golf Course and the Phase 2 will consist of stormwater management improvements located on the north side of the United States Post Office (USPS) which is along Pembroke Street and Greenmead. In order to proceed with Phase 1, we are recommending that Hubbell, Roth & Clark, Inc. (HRC) as our consultant under the Qualification Based Selection (QBS) process approved by the City Council with Council Resolution No. 336-21, adopted November 22, 2021.

Please refer to the proposal letter from HRC dated January 18, 2023 for a description of the project, the scope of services and the proposed fees.

RECOMMENDATION

Please refer to the Fiscal Consideration Section and the attachments for additional information.

FISCAL CONSIDERATION

In order to proceed with this project, it is respectfully recommended that the Council take the following actions:

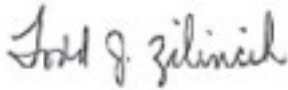
- Authorize the Mayor and the City Clerk to execute an amendment to the Engineering contract with Hubbell, Roth & Clark, Inc., P.O. Box 824, Bloomfield Hills, MI 48303-0824 in the amount of \$31,500 for the professional engineering services for the Michigan Economic Development Corporation (MEDC), Greenmead Regional Detention Pond Project – Phase 1, Whispering Willows Inline Channel Storage Improvements.

- Authorize an expenditure in the amount of \$31,500 from budgeted funds in the Capital Projects Fund – Land Improvements 401-000-974-000.
- Authorize the City Engineer to approve minor adjustments in the work, as required.

ATTACHMENTS

1. HRC Design Proposal for Phase 1 Whispering Willows
2. CR 95-22
3. CR 156-22

APPROVED BY



Todd Zilincik, P.E., City Engineer

Date: January 18, 2023



Don Rohraff, Director of Public Works

Date: January 19, 2023



Michael Slater, Finance Director

Date: January 19, 2023



Paul Bernier, City Attorney

Date: January 19, 2023



Maureen Miller Brosnan, Mayor

Date: January 19, 2023



LETTER TO THE LIVONIA CITY COUNCIL

7.

Council Office
January 19, 2023

MEETING DATE

R013023

PREPARED BY

Lori Miller, Deputy City Clerk,

AGENDA ITEM

REQUEST TO REFER THE SUBJECT MATTER OF TRANSPORTATION TO THE SENIOR CITIZENS, FAMILIES AND ENVIRONMENT COMMITTEE: Councilmember Kathleen McIntyre, re: to discuss transportation issues for seniors, families, and other community residents.

BACKGROUND

Councilmember Kathleen McIntyre, as requested at the Council Study Meeting held January 18, 2023, to refer the subject matter of transportation issues that impact seniors, families, and other community members, to the Committee of the Whole for its report and recommendation.

RECOMMENDATION

Refer to Committee for its report and recommendation.

FISCAL CONSIDERATION

N/A

ATTACHMENTS

None

APPROVED BY

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD JANUARY 18, 2023**

Meeting was called to order at 8:25 p.m. by Council President Jim Jolly. Present: Rob Donovic, Scott Morgan, Brandon McCullough, Kathleen McIntyre, Scott Bahr, and President Jim Jolly. Absent: Vice President Laura Toy.

Elected and appointed officials present: Susan Nash, City Clerk; Paul Bernier, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Director of Planning and Economic Development, Josh Sabo, Director of Communications and Casey O'Neil, Information Systems Director.

Councilmember Donovic led the Pledge of Allegiance.

Councilmember McIntyre will be requesting a resolution at the next Regular Meeting, that Livonia Transit transportation include families, seniors, and education.

Dated: January 18, 2023

SUSAN M. NASH, CITY CLERK

