

OFFICE OF THE COUNCIL

COUNCIL MEMBERS

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



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

OFFICE OF THE COUNCIL

**ELECTRONIC AGENDA PACKET FOR
THE REGULAR MEETING OF
MONDAY, AUGUST 21, 2023
7:00 P.M.**

**The electronic agenda is compiled, produced and
distributed by the City Council Staff.
(734) 466-2250**

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

**1975th Regular Meeting Agenda of the Council of the City of Livonia
Monday, August 21, 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 August 21, 2023

AUDIENCE COMMUNICATION

REPORTS FROM THE MAYOR AND OTHER CITY OFFICIALS

CONSENT AGENDA

1. [REQUEST TO BARRICADE CITY STREET: Toni Joseph, re: to be held Saturday, September 23, 2023, from 2:00 p.m. to 11:00 p.m. on Floral Street, between Curtis and Lathers Streets.](#)
2. [BLOCK PARTY: Stephanie Estreicher, re: to be held Sunday, October 22, 2023, from 12:00 p.m. until 5:00 p.m., on Bretton Drive between Norwich and Pollyanna Streets.](#)
3. [REQUEST FOR AUTHORIZATION TO PURCHASE EMERGENCY WARNING UPFITTING PACKAGE: Livonia Fire and Rescue, re: for the new Shift Commander response vehicle, from budgeted funds. \(CR 58-23\)](#)
4. [AWARD OF BID: Department of Public Works, re: for the Professional Architecture Services of the Civic Center Library Chiller Replacement Design, from budgeted funds.](#)
5. [AWARD OF BID: Department of Public Works, re: for the Professional Architecture Services of the 2023 Generator Replacement Project for Fire Stations 3, 4, and 6, and the DPW building maintenance facility, from budgeted funds.](#)
6. [REQUEST FOR ADDITIONAL APPROPRIATION: Department of Public Works, re: for the unexpected trimming and removal of trees resulting from winter storms in 2022-2023, from the Forestry Fund.](#)
7. [REQUEST TO AUTHORIZE PURCHASE OF 50 CASES OF NATULAR XRT TABLETS: Department of Public Works, re: for the 2023 Mosquito Treatment Program, from budgeted funds.](#)
8. [REQUEST TO ENTER INTO LEASE AGREEMENT WITH CHARGE EV, LLC: Department of Public Works, re: to provide electric vehicle charging stations for the City of Livonia.](#)

UNFINISHED BUSINESS - MEETINGS OF THE COMMITTEE

9. FINANCE AND BUDGET COMMITTEE MEETING OF AUGUST 2, 2023

- a. Subject matter of Advance Budget Reviews Fiscal Year 2023-2024 Pre-Budget Meeting. (CR 161-12)

UNFINISHED BUSINESS

10. REQUEST FOR ADDITIONAL APPROPRIATION AND EXPENDITURE FOR PRECISION CONCRETE, INC.: Engineering Division, re: 2023 Sidewalk Repair Program, Contract 23-G (CR 071-23)

11. REQUEST FOR DEMOLITION OF PROPERTY: Department of Inspection, re: On the basis of the Findings and Order of the Hearing Officer regarding the demolition of a residential structure located at 37739 Seven Mile. Public hearing held on Monday, August 7, 2023

12. REQUEST FOR DEMOLITION OF PROPERTY: Department of Inspection, re: On the basis of the Findings and Order of the Hearing Officer regarding the demolition of a residential structure located at 11033 Berwick. Public hearing held on Monday, August 7, 2023

13. REZONING PETITION: Department of Law, re: Petition 2023-04-01-03 submitted by Michael Morad, requesting to rezone the property at 20180 Westmore Street, located on the east side of Westmore Street between Farmington Road and Shadyside Street in the Northwest ¼ of Section 3, from N2 (Neighborhood) to RUF (Rural Urban Farm). Public Hearing held on Monday, August 7, 2023.

14. PROPOSED AMENDMENT TO THE LIVONIA ZONING ORDINANCES, AS AMENDED: Department of Law, re: Petition 2023-05-01-04 submitted by Colossal Development Group L.L.C., requesting to rezone the properties at 20511, 20513, and 20515 Angling Road, located on the southwest corner of Angling and Eight Mile Roads in the Northeast ¼ of Section 1, from C-1 (Local Business) to N1 (Neighborhood). Public Hearing held on Monday, August 7, 2023

15. PROPOSED AMENDMENT TO LIVONIA CODE OF ORDINANCES, AS AMENDED: Councilmember Brandon McCullough, Tree Committee, re: to add Sections 015, 045 and 055 and amend Sections 020, 040 AND 050 To Title 12, Chapter 24 (Trees and shrubs).

16. ROLL CALL: Proposed Amendment to the Livonia Code of Ordinances, as amended, Department of Law, re: Petition 2023-05-03-01 submitted by Dave Hourd, requesting to vacate a surface drainage easement at 17260 and 17270 Carol Drive, located on the east side of Carol Drive between Six Mile Road and Harrison Avenue in the Southeast ¼ of Section 12. First Reading by Councilmember Kathleen McIntyre on August 9, 2023.

NEW BUSINESS

17. REQUEST TO SCHEDULE A CLOSED COMMITTEE OF THE WHOLE MEETING: Department of Law, re: for the purpose of discussing pending litigation and attorney/client privileged communications with respect to Donald and Dina Croskey, et al v City of Livonia; Wayne County Circuit Court Case No. 22-011590-NZ.

18. REQUEST TO SCHEDULE A CLOSED COMMITTEE OF THE WHOLE MEETING: Department of Law, re: for the purpose of discussing pending litigation and attorney/client privileged communications with respect to Barbara L. Thomas v City of Livonia; EEOC Charge No. 471-2023-03811.

AUDIENCE COMMUNICATION

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.

SUSAN M. NASH, CITY CLERK

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD AUGUST 9, 2023**

Meeting was called to order at 8:05 p.m. by Council President Jim Jolly. Present: Scott Morgan, Brandon McCullough, Kathleen McIntyre, Vice President Toy, Scott Morgan, and President Jim Jolly. Absent: Scott Bahr

Elected and appointed officials present: Susan Nash, City Clerk; Paul Bernier, City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

1. REQUEST TO BARRICADE CITY STREET: Toni Joseph, re: to be held Saturday, September 23, 2023, from 2:00 p.m. to 11:00 p.m. on Floral Street, between Curtis and Lathers Streets.

Jeff Joseph, resident, presented the request to Council.

Vice President Toy offered a motion for an approving motion for the Consent agenda.

DIRECTION:

APPROVAL

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

1.

City Clerk
July 19, 2023

MEETING DATE

S080923/R082123

PREPARED BY

Lori Miller, MiPMC, Deputy City Clerk,

AGENDA ITEM

REQUEST TO BARRICADE CITY STREET: Toni Joseph, re: to be held Saturday, September 23, 2023, from 2:00 p.m. to 11:00 p.m. on Floral Street, between Curtis and Lathers Streets.

BACKGROUND DETAILS

Ms. Joseph is requesting permission to barricade Floral Street between Curtis and Lathers Street to host a baby shower on Saturday, September 23, 2023, from 2:00 p.m. to 11:00 p.m. with approximately 110 guests in attendance.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

Approve as submitted.

ATTACHMENTS

1. Floral Street Barricading (Baby Shower)

APPROVED BY

**REQUEST FOR NOISE WAIVER BLOCK PARTY and/or
BARRICADING OF CITY STREETS**

Send to: Livonia City Council, c/o City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097
or hand deliver to the City Clerk's Office **at least 8 weeks prior to the planned event**

PLEASE PRINT

Date of Application: July 17th 2023 Date to appear at a Council Meeting: _____

Name of Neighborhood Representative: Toni Joseph

Address (please include zip code): 18051 Floral St

Telephone Number with area code: Home: 248.707.4301 Office: _____

Email: tjoseph001919@gmail.com

Please circle what is being requested – “BLOCK PARTY” and/or **“STREET BARRICADING”**

<u>Sept 23rd 2023</u>	<u>N/A</u>	<u>2:00pm to 11:00pm</u>
Date of Block Party and/or Barricading	Rain Date	Start/end time of Block Party and/or Barricading End time is no later than 10:00 p.m.

Location of Block Party and/or Barricading: (Be specific. Indicate which streets and between which boundaries).

on Floral St between Curtis & Lathens Street

Type of Event: Briefly (Describe activities planned. Music, barbecue, games, etc.) Baby Shower

How many barricades are you requesting (max. 10)? 2

Approximate Number Attending: 110

Date of Council Approval/Denial: _____

Council Resolution Number: _____

RECEIVED
OFFICE OF THE CITY CLERK
2023 JUL 17 AM 11:02

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD AUGUST 9, 2023**

Meeting was called to order at 8:05 p.m. by Council President Jim Jolly. Present: Scott Morgan, Brandon McCullough, Kathleen McIntyre, Vice President Toy, Scott Morgan, and President Jim Jolly. Absent: Scott Bahr

Elected and appointed officials present: Susan Nash, City Clerk; Paul Bernier, City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

2. BLOCK PARTY: Stephanie Estereicher, re: to be held Sunday, October 22, 2023, from 12:00 p.m. until 5:00 p.m., on Bretton Drive between Norwich and Pollyanna Streets.

Stephanie Estereicher, resident presented the request to Council.

Councilmember Morgan offered a motion for an approving motion for the Consent agenda.

DIRECTION:

APPROVAL

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

2.

City Clerk
July 26, 2023

MEETING DATE

S080923/R082123

PREPARED BY

Lori Miller, MiPMC, Deputy City Clerk,

AGENDA ITEM

BLOCK PARTY: Stephanie Estereicher, re: to be held Sunday, October 22, 2023, from 12:00 p.m. until 5:00 p.m., on Bretton Drive between Norwich and Pollyanna Streets.

BACKGROUND DETAILS

Stephanie Estereicher is requesting permission to barricade Bretton Drive between Norwich and Pollyanna, impacting approximately 12 homes. The purpose is to host the 11th Annual Windridge Village Halloween event with approximately 125 people attending. This event is family-oriented and will include a family parade to her home for games and refreshments.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

Approve as submitted.

ATTACHMENTS

1. S080923 LTC Block Party Stephanie Estereicher 10-22-23
2. Bretton Drive Block Party Request

APPROVED BY

**REQUEST FOR NOISE WAIVER BLOCK PARTY and/or
BARRICADING OF CITY STREETS**

Send to: Livonia City Council, c/o City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097
or hand deliver to the City Clerk's Office at least 8 weeks prior to the planned event

PLEASE PRINT

Date of Application: 7/24/23 Date to appear at a Council Meeting: _____

Name of Neighborhood Representative: Stephanie Estereicher

Address (please include zip code): 34067 Bretton Drive, Livonia 48152

Telephone Number with area code: Cell: (734) 564-7727 Home: _____ Office: _____

Email: babyjuly84@gmail.com

Please circle what is being requested – “BLOCK PARTY” and/or “STREET BARRICADING”

<u>10/22/23</u>	<u>N/A</u>	<u>12pm - 5pm</u>
Date of Block Party and/or Barricading	Rain Date	Start/end time of Block Party and/or Barricading End time is no later than 10:00 p.m.

Location of Block Party and/or Barricading: (Be specific. Indicate which streets and between which boundaries).

Blocking Bretton Drive between Norwich and Pollyanna.
Impacting approx. 12 homes - many which attend event.
Alternative routes available in subdivision.

Type of Event: Briefly (Describe activities planned. Music, barbecue, games, etc.) This will be the
11th annual Windridge Village Halloween event. Families parade
to my home for games and refreshments.

How many barricades are you requesting (max. 10)? 4

Approximate Number Attending: 125 people

Date of Council Approval/Denial: _____

Council Resolution Number: _____

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD AUGUST 9, 2023**

Meeting was called to order at 8:05 p.m. by Council President Jim Jolly. Present: Scott Morgan, Brandon McCullough, Kathleen McIntyre, Vice President Toy, Scott Morgan, and President Jim Jolly. Absent: Scott Bahr

Elected and appointed officials present: Susan Nash, City Clerk; Paul Bernier, City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

3. REQUEST FOR AUTHORIZATION TO PURCHASE EMERGENCY WARNING UPFITTING PACKAGE: Livonia Fire and Rescue, re: for the new Shift Commander response vehicle, from budgeted funds. (CR 58-23)

Livonia Fire Chief Jennison presented the request to Council.

Councilmember McCullough offered a motion for an approving motion for the Consent agenda.

DIRECTION:

APPROVAL

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

3.

Fire
July 24, 2023

MEETING DATE

S080923/R082123

PREPARED BY

Lori Arquette, Program Supervisor,

AGENDA ITEM

REQUEST FOR AUTHORIZATION TO PURCHASE EMERGENCY WARNING UPFITTING PACKAGE: Livonia Fire and Rescue, re: for the new Shift Commander response vehicle, from budgeted funds. (CR 58-23)

BACKGROUND DETAILS

The Shift Commander response vehicle is essential to daily department operations. In order to provide for the highest level of safety for personnel and public during response, coupled with emergency scene safety and efficiency, the upfitting of the Fire Department's recently acquired 2023 Ford F-250 is required. This vehicle purchase was approved at the February 27, 2023 Regular Council Meeting. The vehicle came stock from factory without emergency response lighting, fire/dispatch radio systems, or any other fire department emergency warning equipment.

Quotes were obtained from three Michigan vendors, with Priority One Emergency, 5755 Belleville Rd., Canton, MI 48188, coming in with lowest quote of \$20,686.26. Three quotes are attached.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

It is the recommendation of the Fire Department that Council proceed as follows:

1. Provide an Approving Resolution in accordance with Section 3.04.140.B of the Livonia Code of Ordinances, as amended, for the purchase and installation of emergency warning, response and command package consisting of lighting, sirens and speakers, dispatch radios, computer mounts and all accompanying labor for installation of purchased and provided equipment, indicated in the Priority One Emergency Quote #93092 in the amount of \$20,686.26, from budgeted funds in Account No. 101-338-985-000. Priority One Emergency is located at 5755 Belleville Rd., Canton, MI 48188.

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

1 - Battalion Chief Vehicle Upfitting Package

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

\$20,686.26

DETAILED WORK BEING PERFORMED

Installation of emergency warning, response and command package consisting of lighting, sirens and speakers, dispatch radios, computer mounts and all accompanying labor.

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

Budgeted funds are available in Account No. 101-338-985-000.

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact person, full address)

Accepted lowest quote.

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): Did not waive the bid process.

ATTACHMENTS

1. Priority One Emergency Quote 93092, \$20,686.26
2. Pro Comm Inc Quote 22962, \$20,718.75
3. Canfield Equipment Service Quote 161565, \$25,863.30
4. R022723 Battalion Chief Command Vehicle CR 58-23

APPROVED BY



Robert Jennison, Fire Chief

Date: July 24, 2023



Michael Slater, Finance Director

Date: July 25, 2023



Maureen Miller Brosnan, Mayor

Date: July 28, 2023



PRIORITY ONE
EMERGENCY

E info@priority1emergency.com

P (734) 398-5900

F (734) 398-5904

ADDRESS

**5755 Belleville Rd
Canton, MI 48188**



www.PRIORITY1EMERGENCY.COM

Quote

93092

1/26/2023 3:40PM

Expires: 2/25/2023

Station: 8

Account: 264 Code: 264

By:

W: 734 591-9446 F: 734 466-2182

Page 1

Terms: 30

Justin B

Bill To:

**Accounts Payable Payable
Livonia Fire Department
37876 Plymouth
Livonia, MI 48150**

Ship To:

**Accounts Payable Payable
Livonia Fire Department
37876 Plymouth
Livonia, MI 48150**

SKU	Description	Quantity	Price	Total
COREPKG	Whelen CORE Package	1.0	3799.99	3799.99
EB2SP3R	Whelen Legacy WeCanX DUO	1.0	0.00	0.00
	54" Red/White DUO Front & Corners			
	Red/Amber Rear W/ TA Functions			
C399K5	Whelen OBDII Cable	1.0	0.00	0.00
CCTL6	Whelen Core Controller	1.0	0.00	0.00
SA315U	Whelen Siren Speaker	1.0	0.00	0.00
SAK9	Whelen SA315P Bail Bracket	1.0	0.00	0.00
ARGES2	Whelen Arges Pro Focus Spotlight	1.0	599.99	599.99
ARGCH1	Whelen Arges Bail Control Head	1.0	233.99	233.99
ARGFM	Whelen Arges Flat Mount	1.0	33.99	33.99
ARGLB1	Whelen Arges LB Mount	1.0	82.99	82.99
SA315U	Whelen Siren Speaker	1.0	219.99	219.99
SAK9	Whelen SA315P Bail Bracket	1.0	0.00	0.00
CEXAMP	Whelen WeCanX Ext Siren Amp	1.0	249.99	249.99
CHOWLER	Whelen WCX Howler	1.0	599.99	599.99
HWLRB22	Whelen Howler Mount Kit	1.0	0.00	0.00
CEM16	Whelen CORE Exp Module 16	2.0	193.99	387.98

FRONT/SIDE LIGHTING

Flash Front LED Running Lights (White Halo)

BK0534FDT17F250	Setina PB400 Superduty Push Bmpr	1.0	599.99	599.99
M4DD	Whelen M4 DUO R/W	10.0	189.99	1899.90
M4FB	Whelen M4 Series Black Flange	10.0	8.99	89.90
4BKT1	Whelen M4 L Bracket	6.0	22.99	137.94

(2) Surface Mount Side View Mirrors

(2) Side Facing Push Bumper

(2) Angled Outward Side Push Bumper

(4) Front Facing Push Bumper

****Tint Front Warning Light Lenses Where Applicable****

M6DD	Whelen M6 DUO R/W	4.0	208.99	835.96
M6P15B	Whelen 15 Degree M6 Flange Black	4.0	33.99	135.96

Side Cap Mounted Two Per Side

SKU	Description	Quantity	Price	Total
TCRWX6	Whelen Tracer WCX 6 Lamp	2.0	1099.99	2199.98
TCRB47	Whelen Tracer F150 Install Kit	2.0	0.00	0.00
	DUO Red/White			
	REAR LIGHTING			
M6GC	Whelen M6 Series Green Clr Lens	1.0	225.99	225.99
M6RC	Whelen M6 Series LED Red/ClearLens	1.0	190.99	190.99
M6P15B	Whelen 15 Degree M6 Flange Black	2.0	33.99	67.98
	Rear Cap Door Mounted			
SSF5150D	Whelen Tail Light Flasher	1.0	90.99	90.99
	Alternate Tail Lights and Strobe LED Reverse Lights W/ Core			
TLI2D	Whelen TION DUO Red/White	4.0	131.99	527.96
	Under Tail Gate Lights Center (2)			
	Bumper Step Pockets Rear Facing (2)			
	INTERIOR/CONSOLE COMPONENTS			
60CREGCS	Whelen Red/White Dome Light	1.0	170.99	170.99
C-VSW-3000-F150-1	Havis 30" 12.5" Wide Console	1.0	949.99	949.99
CUP2-1001	Havis Self Adjusting Cup Holder	1.0	54.99	54.99
C-ARM-108	Havis Arm Rest	1.0	199.99	199.99
C-EB40-CCS-1P	Havis Equipment Bracket	1.0	0.00	0.00
C-EB50-WSB-1P	Havis Equipment Bracket	1.0	0.00	0.00
C-EB25-XTL-1P	Havis Equipment Bracket	1.0	0.00	0.00
C-FP-05	Havis .5" Filler Plate	1.0	0.00	0.00
C-LP2-USB-BL2	Havis LP And USB Outlet Plate	1.0	125.99	125.99
C-AP-0645	Havis Accessory Pocket	1.0	57.99	57.99
C-APW-1390	Havis Accessory Pocket 13"	1.0	67.99	67.99
C-APW-0744	Havis Accessory Pocket 7"	1.0	19.99	19.99
C-FPW-2	Havis Filler Plate	1.0	0.00	0.00
C-FPW-25	Havis Filler Plate	1.0	0.00	0.00
C-HDM-214	Havis 8.5 Heavy Duty Mount	1.0	148.99	148.99
C-MD-119	Havis Action Adapter	1.0	296.99	296.99

SKU	Description	Quantity	Price	Total
MM1	Magnetic Mic Clip	2.0	39.99	79.98
C-MCB	Havis Shields Mic Clip Bracket	2.0	15.99	31.98
C-DMM-3126	Havis HD Swing Dash Mount	1.0	419.99	419.99
90942	Motorola Coax Antenna Cable	1.0	24.99	24.99
BMLPV800	MaxRad 800mhz Antenna Mast	1.0	37.99	37.99
HARDPARTS	Heavy Gauge Cabling for Inverter/Charger	1.0	75.00	75.00
CB-185-100	Surface Mount 100 Amp Circuit Breaker	1.0	59.99	59.99
PARTS	Wire, Fuses, Connectors, Loom,	1.0	650.00	650.00
LABOR	Labor	1.0	4000.00	4000.00
Installation of Above Equipment and Customer Supplied Radio, Arrow Board, Kussmaul Inverter/Charger and Computer/Tablet Into 2023 Ford Super Duty				

SubTotal:	20,686.26
Exempt:	0.00
TOTAL:	20,686.26

We appreciate the opportunity to quote you on this project! Please review this quote for accuracy as any changes may result in differences in pricing and/or terms of sale.

Estimate

Date	Est. #
7/11/2023	22962

Name / Address
LIVONIA FIRE AND RESCUE 14910 FARMINGTON RD LIVONIA, MI 48154

Ship To

Purchase Order No.	Terms

Qty	Description	Cost	Total
	F250 BC TRUCK 2023 MODEL YEAR		
	CORE BUNDLE		
1	WHELEN 54" LEGACY WECANX DUO RED WHITE FLOOD AMBER T/A	2,950.00	2,950.00
1	CENCOM CORE WITH C399K3 (DODGE CHARGER)	890.00	890.00
1	WHELEN CCT6 ROTA KNOB CONTROLLER	0.00	0.00
1	EXPEDITION OBDII MODULE	0.00	0.00
1	WHELEN SA315U	0.00	0.00
1	WHELEN SAK9 BRACKET	0.00	0.00
1	WHELEN WECANX 16 OUTPUT EXPANSION MOD	198.50	198.50
1	WHELEN ARGES SPOT/FLOOD	695.00	695.00
1	WHELEN ARGES CONTROL HEAD	270.00	270.00
1	WHELEN ARGES FLAT MOUNT	40.00	40.00
1	ARGES LIGHTBAR MOUNT	96.00	96.00
1	WHELEN SA315U WITH SAK9	315.00	315.00
1	ADDITIONAL AMP	290.00	290.00
1	WECANX HOWLER	720.00	720.00
1	WHELEN HOWLER UNIV. BRACKET	0.00	0.00

Estimate is only valid for 30 days from date of issue
Please note that all freight costs are estimated unless
otherwise noted and will be billed at current rates.

Customer Signature _____ Date _____

Subtotal

Sales Tax (6.0%)

Total

Estimate

Date	Est. #
7/11/2023	22962

Name / Address
LIVONIA FIRE AND RESCUE 14910 FARMINGTON RD LIVONIA, MI 48154

Ship To

Purchase Order No.	Terms

Qty	Description	Cost	Total
	FRONT/SIDE LIGHTING		
1	SETINA PB400 FORD F250-F550 (NO CUTOUTS)	477.30	477.30
10	WHELEN M4 DUO LED RED/WHITE	225.00	2,250.00
10	BLACK FLANGE FOR M4 WHELEN LED	12.00	120.00
6	WHELEN UNIVERSAL L-MOUNT 400/M4	27.00	162.00
4	WHELEN M6 DUO RED/WHITE	240.00	960.00
4	WHELEN 15 DEGREE FLANGE BLACK	40.00	160.00
2	WHELEN TRACER WECANX (6 LAMP)	1,040.00	2,080.00
2	TRACER MTG KIT FORD F150	85.00	170.00
	REAR LIGHTING		
1	WHELEN M6 LED FLASHER GREEN W/ CLEAR LENS	260.00	260.00
1	WHELEN M6 RED WARNING; CLEAR LENS	220.00	220.00
2	WHELEN 15 DEGREE FLANGE BLACK	40.00	80.00
1	WHELEN SOLID STATE TAIL LIGHT FLASHER	105.00	105.00
4	WHELEN ION T SERIES DUO (RED/CLEAR)	155.00	620.00
	INTERIOR/CONSOLE COMPONENTS		
1	WHELEN 6" WHITE/RED COMPARTMENT LIGHT	200.00	200.00

Estimate is only valid for 30 days from date of issue
Please note that all freight costs are estimated unless
otherwise noted and will be billed at current rates.

Customer Signature _____ Date _____

Subtotal

Sales Tax (6.0%)

Total

Estimate

Date	Est. #
7/11/2023	22962

Name / Address
LIVONIA FIRE AND RESCUE 14910 FARMINGTON RD LIVONIA, MI 48154

Ship To

Purchase Order No.	Terms

Qty	Description	Cost	Total
1	HAVIS 12.5" WIDE FLAT 30" VS CONSOLE 2017-2021 F250+ SERIES TRUCK	890.00	890.00
1	HAVIS SELF ADJUSTING CUP HOLDER	55.00	55.00
1	HAVIS SIDE MOUNT SWING-AWAY/FLIP ARMREST	200.00	200.00
1	WHELEN CENCOM SERIES FACEPLATE (HAVIS)	0.00	0.00
1	ARGES CONTROL MOUNT	0.00	0.00
1	HAVIS 1 PIECE EQUIPMENT MOUNTING BRACKET (MOTOROLA XTL2500, XTL5000-05, APX7500)	0.00	0.00
1	HAVIS CONSOLE ACC. BRACKET WITH 2 LIGHTER PLUS, 1 USB-C & USB TYPE A DUAL PORT CHARGER (2) BLANKS FOR RECTANGULAR ACC.	125.00	125.00
1	HAVIS 6" ACCESSORY POCKET W/ HINGED LID & LOCK	145.00	145.00
1	12" ACCESSORY POCKET 9" DEEP FOR 3.3"W SECTION OF WIDE CONSOLES	70.00	70.00
1	HAVIS 7" ACCESSORY POCKET, 4.4" DEEP FOR 3.3 W SECTION OF WIDE CONSOLE	20.00	20.00
1	HAVIS C-HDM-214	150.00	150.00
1	HAVIS 11" SLIDE OUT LOCKING ARM ADAPTER	285.00	285.00
2	MAGNETIC MIC CLIP	65.00	130.00

Estimate is only valid for 30 days from date of issue
Please note that all freight costs are estimated unless
otherwise noted and will be billed at current rates.

Subtotal

Sales Tax (6.0%)

Total

Customer Signature _____ Date _____

Estimate

Date	Est. #
7/11/2023	22962

Name / Address
LIVONIA FIRE AND RESCUE 14910 FARMINGTON RD LIVONIA, MI 48154

Ship To

Purchase Order No.	Terms

Qty	Description	Cost	Total
1	HAVIS HD DASH MOUNT 2023 F250-550	415.00	415.00
1	MAXRAD CABLE 17FT TERMINATED, NO CONNECTOR	29.95	29.95
2	80 AMP CIRCUIT BREAKER W/ MANUAL PUSH TRIP	65.00	130.00
1	740-870 LOW PRO ANTENNA	50.00	50.00
1	PDU-8S	280.00	280.00
1	ELECTRONICS STORAGE (F150)	420.00	420.00
	INSTALLATION, MISC. SHOP SUPPLIES AND SHIPPING		
1	KUSSMAUL AUTO CHARGE DEPARTMENT SUPPLIED	0.00	0.00
1	MCDERMOTT ARROW BOARD DEPARTMENT SUPPLIED	0.00	0.00
1	INSTALLATION LABOR	2,350.00	2,350.00
1	MISC SHOP WIRE, CONNECTORS & FUSES	250.00	250.00
1	WIRE HARNESS TO CUSTOMER SPEC	95.00	95.00
1	SHIPPING ESTIMATE	300.00	300.00

Estimate is only valid for 30 days from date of issue
Please note that all freight costs are estimated unless
otherwise noted and will be billed at current rates.

Subtotal \$20,718.75

Sales Tax (6.0%) \$0.00

Total \$20,718.75

Customer Signature _____ Date _____



**CANFIELD
EQUIPMENT
SERVICE, INC.**

21533 Mound Road, Warren, MI 48091
Phone: 586.757.2020 Fax: 586.757.2294

SUBMITTED TO 7550503
LIVONIA FIRE & RESCUE
14910 FARMINGTON RD

LIVONIA MI 48154
PHONE: 248-755-0503

QUOTATION 1

QUOTE NO.	161565
DATE	07/12/23
EXPIRES	08/11/23

SHIP TO:
LIVONIA FIRE & RESCUE
14910 FARMINGTON RD

LIVONIA MI 48154
CONTACT: Wade Clay

TERMS	F.O.B	SALES REP	WRITTEN BY	POOL NO.	TAG
N30		K ENGBLOM	KE		
YOUR INQUIRY		MAKE	MODEL	YEAR	EST SHIP DATE

We hereby submit our quotation, subject to all terms and conditions as set forth below or on attached sheets.

Furnish and install the following equipment into the 2023 F-250 BC Truck

Whelen Core Package

1 54in Legacy Lightbar DUO WECANX
1 Core C399 Amplifier
1 C399K5 OBDII Vehicle Interface
1 CCTL6 Controller
2 100 Watt Siren Speaker
2 Siren Speaker Bracket
1 CEXAMP Secondary Amplifier
1 CEM16 Expansions Module
*Lightbar Red with White Override Front Facing
*Lightbar Red with Amber Override Rear Facing
\$6,622.51 Installed

Whelen

1 ARGCH1 Arges Spotlight Controller
1 ARGES2 Pro-Focus Arges Spotlight

*** CONTINUED NEXT PAGE ***



**CANFIELD
EQUIPMENT
SERVICE, INC.**

21533 Mound Road, Warren, MI 48091
Phone: 586.757.2020 Fax: 586.757.2294

**SUBMITTED TO 7550503
LIVONIA FIRE & RESCUE
14910 FARMINGTON RD**

**LIVONIA MI 48154
PHONE: 248-755-0503**

QUOTATION 2

QUOTE NO.	161565
DATE	07/12/23
EXPIRES	08/11/23

**SHIP TO:
LIVONIA FIRE & RESCUE
14910 FARMINGTON RD**

**LIVONIA MI 48154
CONTACT: Wade Clay**

TERMS	F.O.B	SALES REP	WRITTEN BY	POOL NO.	TAG
N30		K ENGBLOM	KE		
YOUR INQUIRY		MAKE	MODEL	YEAR	EST SHIP DATE

**We hereby submit our quotation, subject to all terms and conditions
as set forth below or on attached sheets.**

**1 ARGFM Flat Arges Mount
\$1,281.1 Installed**

Whelen

**1 CHOWLER Low Frequency Siren
1 HWLRB22K Howler Speaker Bracket
\$1,197.98 Installed**

Setina

**1 PB400 Push Bumper
\$1,068.50 Installed**

Whelen

**10 M4DD M4 Series LED Red/White
10 M4FB M4 Series Black Flange
6 4BKT1 M4 Series Bracket
*Two mounted to the side view mirrors
*Two mounted on the side of the bumper/angled
*Four front facing on push bumper**

***** CONTINUED NEXT PAGE *****



**CANFIELD
EQUIPMENT
SERVICE, INC.**

21533 Mound Road, Warren, MI 48091
Phone: 586.757.2020 Fax: 586.757.2294

**SUBMITTED TO 7550503
LIVONIA FIRE & RESCUE
14910 FARMINGTON RD**

**LIVONIA MI 48154
PHONE: 248-755-0503**

QUOTATION 3

QUOTE NO.	161565
DATE	07/12/23
EXPIRES	08/11/23

**SHIP TO:
LIVONIA FIRE & RESCUE
14910 FARMINGTON RD**

**LIVONIA MI 48154
CONTACT: Wade Clay**

TERMS	F.O.B	SALES REP	WRITTEN BY	POOL NO.	TAG
N30		K ENGBLOM	KE		
YOUR INQUIRY		MAKE	MODEL	YEAR	EST SHIP DATE

**We hereby submit our quotation, subject to all terms and conditions
as set forth below or on attached sheets.**

\$3,761.86 Installed

Whelen

**4 M6DD M6 Series LED Red/White
4 M6P15B M6 Series Bracket**

\$1,698.76 Installed

Whelen

**2 TCRWX6 6 Segment DUO Tracer Red/White
2 TCRB47 Vehicle Specific Bracket**

\$3,142.02 Installed

Whelen

**1 M6GC M6 Series LED Green/Clear
1 M6RC M6 Series LED Red/Clear
2 M6P15B M6 Series Bracket**

***Mounted on rear cap door**

\$849.37 Installed

***** CONTINUED NEXT PAGE *****



**CANFIELD
EQUIPMENT
SERVICE, INC.**

21533 Mound Road, Warren, MI 48091
Phone: 586.757.2020 Fax: 586.757.2294

**SUBMITTED TO 7550503
LIVONIA FIRE & RESCUE
14910 FARMINGTON RD**

**LIVONIA MI 48154
PHONE: 248-755-0503**

QUOTATION 4

QUOTE NO.	161565
DATE	07/12/23
EXPIRES	08/11/23

**SHIP TO:
LIVONIA FIRE & RESCUE
14910 FARMINGTON RD**

**LIVONIA MI 48154
CONTACT: Wade Clay**

TERMS	F.O.B	SALES REP	WRITTEN BY	POOL NO.	TAG
N30		K ENGBLOM	KE		
YOUR INQUIRY		MAKE	MODEL	YEAR	EST SHIP DATE

**We hereby submit our quotation, subject to all terms and conditions
as set forth below or on attached sheets.**

Whelen

**1 SSF5150D Taillight Flasher
\$230.00 Installed**

Whelen

**4 TLI2D DUO T-ION Series LED Red/White
*Two mounted between the tailgate and bumper
*Two mounted in the step pockets rear facing
\$1,163.88 Installed**

Whelen

**1 60CREGCS Dome Light
\$327.64 Installed**

Havis

**1 C-VSW-3000-F150-1 Vehicle Specific Console
1 C-AP-0645 Accessory Pocket
1 C-APW-0744 Accessory Pocket
1 C-APW-1390 Accessory Pocket**

***** CONTINUED NEXT PAGE *****



**CANFIELD
EQUIPMENT
SERVICE, INC.**

21533 Mound Road, Warren, MI 48091
Phone: 586.757.2020 Fax: 586.757.2294

**SUBMITTED TO 7550503
LIVONIA FIRE & RESCUE
14910 FARMINGTON RD**

**LIVONIA MI 48154
PHONE: 248-755-0503**

QUOTATION 5

QUOTE NO.	161565
DATE	07/12/23
EXPIRES	08/11/23

**SHIP TO:
LIVONIA FIRE & RESCUE
14910 FARMINGTON RD**

**LIVONIA MI 48154
CONTACT: Wade Clay**

TERMS	F.O.B	SALES REP	WRITTEN BY	POOL NO.	TAG
N30		K ENGBLOM	KE		
YOUR INQUIRY		MAKE	MODEL	YEAR	EST SHIP DATE

**We hereby submit our quotation, subject to all terms and conditions
as set forth below or on attached sheets.**

1 C-ARM-108 Adjustable Arm-Rest
1 C-LP2-USB-BL2 Faceplate with AUX Power Outlets
2 MM1 Magnetic mic Clip
2 MCB Mic Clip Bracket
1 CUP2-1001 Dual Cup-Holder
\$1,867.80 Installed

Havis

1 C-DMM-3126 Vehicle Specific Dash Mount
1 C-HDM-214 Adjustable Pole Mount
1 C-MD-119 Motion Device
\$1,219.40 Installed

Panorama

1 NMO Antenna Mount with Cable
1 800Mhz Antenna
*Includes installation of customer supplied two-way radio
\$364.91 Installed

***** CONTINUED NEXT PAGE *****



**CANFIELD
EQUIPMENT
SERVICE, INC.**

21533 Mound Road, Warren, MI 48091
Phone: 586.757.2020 Fax: 586.757.2294

**SUBMITTED TO 7550503
LIVONIA FIRE & RESCUE
14910 FARMINGTON RD**

**LIVONIA MI 48154
PHONE: 248-755-0503**

QUOTATION 6

QUOTE NO.	161565
DATE	07/12/23
EXPIRES	08/11/23

**SHIP TO:
LIVONIA FIRE & RESCUE
14910 FARMINGTON RD**

**LIVONIA MI 48154
CONTACT: Wade Clay**

TERMS	F.O.B	SALES REP	WRITTEN BY	POOL NO.	TAG
N30		K ENGBLOM	KE		
YOUR INQUIRY		MAKE	MODEL	YEAR	EST SHIP DATE

**We hereby submit our quotation, subject to all terms and conditions
as set forth below or on attached sheets.**

Canfield

**1 Shop Supplies / Power Distribution
1 100 Amp Breaker
1 Installation of customer supplied Kussmaul Charger/Inverter
1 Mcdermott Arrow Board
\$1,066.96**

**This quotation may be withdrawn by us if order is not
placed within 30 days. Please refer to the above
quotation number when placing order.**

**Customer PO _____ Dealer Code _____
Authorized Signature _____**

EST	SUB TOTAL	25,863.30
EST	SALES TAX	0.00
	EST TOTAL	25,863.30

Regular Meeting Minutes of February 27, 2023

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

#058-23 RESOLVED, that having considered a communication from the Fire Chief, dated February 1, 2023, which bears the signature of the Director of Finance and is approved for submission by the Mayor, the Council does hereby authorize the purchase of one (1) 2023 Ford F250 4X4 Crew Cab Battalion Chief Command Vehicle from Gorno Ford, 22025 Allen Road, Woodhaven, MI 48183, in an amount not to exceed \$60,121.00, to replace the current command vehicle which is approaching 7 years of age and the department has no backup unit in the fleet in the event of maintenance or the need for an additional command vehicle during operational emergencies; further, the current significant supply chain shortage has created an anticipated delivery/in-service utilization date of up to one year. FURTHER, the Council does hereby authorize an expenditure in an amount not to exceed \$60,121.00 from funds already budgeted in Account Nos. 101-338-985-000 and Account No. 401-000-985-000 for this purpose; FURTHER, the Council does hereby determine to authorize said purchase without competitive bidding inasmuch as the same is being purchased through the 2023 State of Michigan MiDEAL Extended Purchasing Program under Contract #071B7700181 and no advantage to the City would result from competitive bidding, and such action is taken in accordance with the provisions set forth in Section 3.04.140.E.4 of the Livonia Code of Ordinances, as amended.

<i>CONSENT AGENDA ITEM 5 (Regular Meeting of February 27, 2023)</i>

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



LETTER TO THE LIVONIA CITY COUNCIL

3.

Fire
July 24, 2023

MEETING DATE

S080923/R082123

PREPARED BY

Lori Arquette, Program Supervisor,

AGENDA ITEM

REQUEST FOR AUTHORIZATION TO PURCHASE EMERGENCY WARNING UPFITTING PACKAGE: Livonia Fire and Rescue, re: for the new Shift Commander response vehicle, from budgeted funds. (CR 58-23)

BACKGROUND DETAILS

The Shift Commander response vehicle is essential to daily department operations. In order to provide for the highest level of safety for personnel and public during response, coupled with emergency scene safety and efficiency, the upfitting of the Fire Department's recently acquired 2023 Ford F-250 is required. This vehicle purchase was approved at the February 27, 2023 Regular Council Meeting. The vehicle came stock from factory without emergency response lighting, fire/dispatch radio systems, or any other fire department emergency warning equipment.

Quotes were obtained from three Michigan vendors, with Priority One Emergency, 5755 Belleville Rd., Canton, MI 48188, coming in with lowest quote of \$20,686.26. Three quotes are attached.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

It is the recommendation of the Fire Department that Council proceed as follows:

1. Provide an Approving Resolution in accordance with Section 3.04.140.B of the Livonia Code of Ordinances, as amended, for the purchase and installation of emergency warning, response and command package consisting of lighting, sirens and speakers, dispatch radios, computer mounts and all accompanying labor for installation of purchased and provided equipment, indicated in the Priority One Emergency Quote #93092 in the amount of \$20,686.26, from budgeted funds in Account No. 101-338-985-000. Priority One Emergency is located at 5755 Belleville Rd., Canton, MI 48188.

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

1 - Battalion Chief Vehicle Upfitting Package

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

\$20,686.26

DETAILED WORK BEING PERFORMED

Installation of emergency warning, response and command package consisting of lighting, sirens and speakers, dispatch radios, computer mounts and all accompanying labor.

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

Budgeted funds are available in Account No. 101-338-985-000.

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact person, full address)

Accepted lowest quote.

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): Did not waive the bid process.

ATTACHMENTS

1. Priority One Emergency Quote 93092, \$20,686.26
2. Pro Comm Inc Quote 22962, \$20,718.75
3. Canfield Equipment Service Quote 161565, \$25,863.30
4. R022723 Battalion Chief Command Vehicle CR 58-23

APPROVED BY



Robert Jennison, Fire Chief

Date: July 24, 2023



Michael Slater, Finance Director

Date: July 25, 2023



Maureen Miller Brosnan, Mayor

Date: July 28, 2023

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD AUGUST 9, 2023**

Meeting was called to order at 8:05 p.m. by Council President Jim Jolly. Present: Scott Morgan, Brandon McCullough, Kathleen McIntyre, Vice President Toy, Scott Morgan, and President Jim Jolly. Absent: Scott Bahr

Elected and appointed officials present: Susan Nash, City Clerk; Paul Bernier, City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

4. AWARD OF BID: Department of Public Works, re: for the Professional Architecture Services of the Civic Center Library Chiller Replacement Design, from budgeted funds.

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

Councilmember McIntyre verified that this is for the architectural work only and not the chillers. She asked how old the current chillers are and if we will have a similar life span with the new chillers.

Mr. Rushlow indicated they are the original chillers, and he cannot give an answer as to the new chiller lifespan, but this is the next step in trying to figure out what type of unit will be used.

Councilmember Donovic verified that OHM projects the new AC unit will cost 1.1 million dollars. He indicated the amounts being spent on just the air conditioning unit totals 1.3 to 1.4 million dollars and it shows how costly it will be for the City to rehabilitate any one of the old libraries. He pointed out this doesn't include cosmetic repairs, structural repairs, windows, doors, roofs, or boilers.

President Jolly indicated there are a whole lot of pieces for one issue.

Councilmember McCullough is pleased this will offer a long-term solution.

Councilmember McCullough offered an approving motion for the Consent agenda.

DIRECTION: APPROVAL CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

4.

DPW
July 27, 2023

MEETING DATE

S080923/R082123

PREPARED BY

Jill Russell, Secretary III,

AGENDA ITEM

AWARD OF BID: Department of Public Works, re: for the Professional Architecture Services of the Civic Center Library Chiller Replacement Design, from budgeted funds.

BACKGROUND DETAILS

The Civic Center Library cooling system currently consists of a water-cooled chiller, cooling tower, and chilled water/condenser water pumps. Two of the three condensers have failed, and the system is no longer reliable. A temporary cooling system was installed in July 2023 and the existing system is offline.

The proposed project scope includes removal of the existing cooling unit, condenser pumps, and water tower and replacement with a new air-cooled chiller unit mounted on the ground on the east side of the building and new chilled water pumps in the lower level of the building. Scope development services were assigned to OHM Advisors and the recommended work has an estimated project cost of \$1,100,000 including construction, general conditions, contractor overhead and profit, design service, contract administration services, and a 15% contingency. It is anticipated that the design will be completed in December with bidding procedures occurring in January. The current expected lead time for a new chiller is approximately 24-50 weeks, so the construction start is highly dependent on the delivery of the new unit.

In order to proceed with design and bidding for the project, a Request for Proposals (RFP) was prepared by the Department and issued to our four as-needed architecture firms. DAG was the lowest proposer (see attached RFP bid review form and proposal from DAG) at a fee of \$60,800.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

Request to Award Professional Architecture Services to Detroit Architectural Group, 1644 Ford Avenue, Wyandotte, Mi 48192, through the QBS process (CR 378-20) for the design/bid phase and construction contract administration phase for the Civic Center Library Chiller replacement for an amount not to exceed \$60,800.00 from budgeted funds

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

Architectural Services

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

\$60,800.00

DETAILED WORK BEING PERFORMED

Architecture services for Civic Center Library chiller replacement design.

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

\$60,800.00 Split 50/50 between 401-000-976-000 and 271-778-976-000

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact person, full address)

Four (4) firms bid on the project; Detroit Architectural Group's proposal was chosen for the project.

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): n/a

ATTACHMENTS

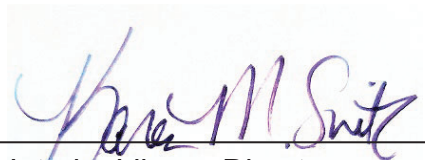
1. 378-20 - As-Needed Architecture QBS
2. Bennett Chiller RFP Review Table
3. DAG proposal Bennett Library Chiller design
4. RFP Bennett Library Chiller w Exhibit A

APPROVED BY



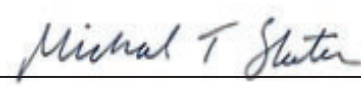
Jacob Rushlow, P.E., Assistant Director of Public Works

Date: July 27, 2023



Karen Smith, Interim Library Director

Date: July 28, 2023



Michael Slater, Finance Director

Date: July 28, 2023



Paul Bernier, City Attorney

Date: July 28, 2023



Maureen Miller Brosnan, Mayor

Date: July 28, 2023

A communication from the Director of Finance, dated December 7, 2020, re: request to enter into agreements through Qualification Based Selection (QBS) Process for as-needed architectural services, was received and placed on file for the information of the Council.

On a motion by McCullough, supported by Toy, and unanimously adopted, it was:

#378-20 RESOLVED, that having considered a communication from the Director of Finance, dated November 13, 2020, which bears the signatures of the Superintendent of Public Service and the Director of Public Works, and is approved for submission by the Mayor, to which is attached four (4) proposed agreements to be entered into through the Qualification Based Selection (QBS) process between the City of Livonia and Detroit Architectural Group, DLZ Michigan, Inc., Hubbell, Roth & Clark, Inc., and OHM Advisers, to provide as-needed architectural services, THE COUNCIL DOES HEREBY DETERMINE AS FOLLOWS:

1. Authorize the Mayor and City Clerk to enter into agreements with the following architectural firms to provide as-needed architectural services:
 - Detroit Architectural Group, 1644 Ford Avenue, Wyandotte, MI 48192
 - DLZ Michigan, Inc., 607 Shelby Street, Detroit, MI 48226
 - Hubbell, Roth & Clark, Inc., 555 Hulet Drive, Bloomfield Hills, MI 48302
 - OHM Advisors, 34000 Plymouth Road, Livonia, MI 48150;
2. Approve fees for preparing the scope of work for each project to be based on the firm's hourly rates;
3. Authorize the administration to award design, bid and construction services to the firm submitting the low qualified not-to-exceed quote for each project, with the exception that City Council approval be obtained prior to any architectural design services being performed on all projects with an estimated construction cost exceeding \$500,000; and
4. Authorize the Director of Public Works or his or her designee to request that any or all of these firms provide ad-hoc services such as capital planning, budget prioritization, space needs analysis, programming and asset condition studies at their hourly rates, so long as the estimated construction cost does not exceed \$500,000.

FURTHER, the Council does hereby determine that these services will be paid from budgeted funds allocated for each project. Ad-hoc services, if any, will be paid from the budgeted contractual services account of the appropriate Fund; and the Mayor and City Clerk are hereby authorized to execute the aforesaid

agreements, approved as to form and substance by the Department of Law, for and on behalf of the City of Livonia, with Detroit Architectural Group, DLZ Michigan, Inc., Hubbell, Roth & Clark, Inc., and OHM Advisers and to do all things necessary or incidental to the full performance of this resolution.

Architectural Services Proposal Review form

Project: Bennett Library Chiller Replacement

Proposal Date: 7/14/2023

Scope Developed By: OHM

Scoping Estimate: \$1,100,000

Phase	Description	DAG	DLZ	HRC	OHM
1	Design/Bid Phase	\$ 42,610.00	\$ 55,000.00		\$ 70,000.00
2	Construction Phase	\$ 18,190.00	\$ 20,000.00		\$ 23,000.00
3	Total Both Phases	\$ 60,800.00	\$ 75,000.00	\$ -	\$ 93,000.00



1644 Ford Avenue
Wyandotte, MI 48192
734.556.3259

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

July 14th, 2023

Jacob Rushlow

Assistant Director of Public Works
Dept. of Public Works
12973 Farmington Road
Livonia, MI 48150

RE: Bennett Library Chiller Replacement
32777 5 Mile Road
Livonia, MI 48154
DAG Job # 23-101

Supplemental Documentation

Jacob,

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

- **SOIL BORINGS** – Though geotechnical services were not specifically requested in the RFP, our team feels that the anticipated weight of the chiller and associated pad would necessitate investigation of the bearing capacity of the planned location. This item and cost can be removed if the City planned to provide this work (\$3,500.00).
- **SPECIFICATIONS** – DAG now uses Speclink for construction specifications. Our intent would be to update the standard City of Livonia front end specifications to be compatible allowing for a more streamlined approach for all projects moving forward.
- **AVAILABILITY** – Our team has reviewed the schedule, construction administration requirements and expectations of the city and are positive that we can meet those needs of the City and the construction process. To further illustrate that we understand the task at hand, we have included a breakdown of anticipated hours that we expect to allocate to the project and a verification that certain elements and services are included in our basic services.

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

Sincerely,

Detroit Architectural Group

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

Brandon M. Kritzman AIA, LEED AP, NCARB
Principal

FORM OF PROPOSAL ARCHITECTURAL SERVICES

PROJECT: Bennett Library Chiller Replacement

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

JRUSHLOW@LIVONIA.GOV

Dear Mr. Rushlow:

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

COMPANY NAME: Detroit Architectural Group

PHASE	DESCRIPTION	COMPLETE FOR SUM OF
1	Design/Bid Phase	\$42,610.00
2	Contract Administration Phase	\$18,190.00
3	TOTAL ITEMS 1-2	\$60,800.00

- Projected Completion Date for Phase 1 – Design Bid: **16 Weeks**
- Please list any exceptions or additional terms on separate attachment: **None**

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

In submitting this sealed proposal, it is understood that the City of Livonia reserves the right to reject or accept any or all proposals in whole or in part and waive any irregularities or

Form of Proposal – Architectural Services

formalities therein. It is agreed that this proposal may not be withdrawn for ninety (90) days from the opening thereof.

Firm Name Detroit Architectural Group

Address 30445 Northwestern Highway, Suite 360

City/State/Zip Farmington Hills, MI 48334

Phone 248.583.4990 FAX N/A

Signature 

Title Principal

Date July 14, 2023
(Person executing bid and official capacity)



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

Name Brandon Kritzman

Title Principal

Phone No. 313.690.1299

Email bkritzman@detroitarch.com

FORMS TO RETURN WITH SUBMISSION:

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

DETROIT ARCHITECTURAL GROUP

FEE Development by Task		Dept.	DAG			SUBCONSULTANTS				DAG STAFF	DAG STAFF SUBTOTAL	SUBCONSULTANTS SUBTOTAL	PROJECT TOTAL
Project Name: Bennett Library Chiller Replacement	Role	PIC/PM	PA	PA	Seller M/P	ETS Eng Electrical	F&V Site	G2 Geotech					
Project No: 23-101	Team	BK	JR	MV	Enter fees from subconsultants below in either the 'Subconsultant' row or another appropriate task.								
Client Name: City of Livonia	Select Position	Select Position	Select Position	Select Position									
	Rate	\$125.00	\$125.00	\$80.00									
A - Design/Bid Phase													
Hold kick Off Meeting at Project Site		4			\$ 10,000	\$ 7,500	\$ 4,800	\$ 3,500		4	4	\$ 22,300	4
Initial Site Visit		2			INCLUDED	INCLUDED	\$ -	\$ -		2	2	\$ -	2
Review Background Materials/Data Collection		2			INCLUDED	INCLUDED	\$ -	\$ -		2	2	\$ -	2
Schematic Design		4		24	INCLUDED	INCLUDED	\$ -	\$ -		28	28	\$ -	28
Schematic Design Owner Review Meeting		4			INCLUDED	INCLUDED	\$ -	\$ -		4	4	\$ -	4
Construction Cost Estimate		8	2		\$ -	\$ -	\$ -	\$ -		10	10	\$ -	10
Construction Documents (Plans)		8	3	16	INCLUDED	INCLUDED	\$ -	\$ -		27	27	\$ -	27
Construction Documents (Specs)		16	1	16	INCLUDED	INCLUDED	\$ -	\$ -		33	33	\$ -	33
50% Owner review Meeting		4			INCLUDED	INCLUDED	\$ -	\$ -		4	4	\$ -	4
95% Owner review Meeting		4			INCLUDED	INCLUDED	\$ -	\$ -		4	4	\$ -	4
Construction Cost Estimate (Update)		4			\$ -	\$ -	\$ -	\$ -		4	4	\$ -	4
Finalize Plans and Specs		16	4	24	INCLUDED	INCLUDED	\$ -	\$ -		44	44	\$ -	44
Submit for Permits		4		2	\$ -	\$ -	\$ -	\$ -		6	6	\$ -	6
Attend Pre-Bid Meeting		4			INCLUDED	INCLUDED	\$ -	\$ -		4	4	\$ -	4
Bidding Assistance (Bid Tab, Evals)		12			\$ -	\$ -	\$ -	\$ -		12	12	\$ -	12
Letter of Recommendation		4			\$ -	\$ -	\$ -	\$ -		4	4	\$ -	4
TOTAL HOURS		100	10	82						192	192		192
TOTAL COSTS		\$12,500	\$1,250	\$6,560	\$ 10,000	\$ 7,500	\$ 4,800	\$ 3,500		\$20,310	\$20,310	\$22,300	\$42,610
B - Contract Administration Phase													
Conduct Pre-Construction Meeting		4			\$ 4,800	\$ 3,500	\$ 2,000	\$ -		4	4	\$ 10,300	4
Conduct Bi Wkly Progress Meetings (10)		20			INCLUDED	\$ -	\$ -	\$ -		20	20	\$ -	20
Written Progress Report after each Meeting		10			INCLUDED	INCLUDED	\$ -	\$ -		10	10	\$ -	10
Construction Administration (Office)				8	INCLUDED	INCLUDED	\$ -	\$ -		8	8	\$ -	8
Field Visits		10			INCLUDED	INCLUDED	\$ -	\$ -		10	10	\$ -	10
Field Reports		10			\$ -	\$ -	\$ -	\$ -		10	10	\$ -	10
Reviw of Contractor Closeout Documents					\$ -	\$ -	\$ -	\$ -		0	0	\$ -	0
Functional Start Up to Ensure Operations		4			INCLUDED	INCLUDED	\$ -	\$ -		4	4	\$ -	4
TOTAL HOURS		58	0	8						66	66		66
TOTAL COSTS		\$7,250	\$0	\$640	\$ 4,800	\$ 3,500	\$ 2,000	\$ -		\$7,890	\$7,890	\$10,300	\$18,190

DETROIT ARCHITECTURAL GROUP

FEE Development by Task	Dept.	DAG			SUBCONSULTANTS				DAG STAFF	DAG STAFF SUBTOTAL	SUBCONSULTANTS SUBTOTAL	PROJECT TOTAL
Project Name: Bennett Library Chiller Replacement	Role	PIC/PM	PA	PA	Sellinger M/P	ETS Eng Electrical	F&V Site	G2 Geotech	DAG			
Project No: 23-101	Team	BK	JR	MV	Enter fees from subconsultants below in either the 'Subconsultant' row or another appropriate task.							
Client Name: City of Livonia	Select Position	Select Position	Select Position	Select Position								
	Rate	\$125.00	\$125.00	\$80.00								
TOTAL HOURS		158	10	90					258	258	N/A	258
TOTAL COST		\$19,750	\$1,250	\$7,200	\$14,800	\$11,000	\$6,800	\$3,500	\$28,200	\$28,200	\$32,600	\$60,800



**DETROIT
ARCHITECTURAL
GROUP**

CITY OF LIVONIA – REQUEST FOR PROPOSALS

ARCHITECTURAL SERVICES

The City of Livonia Michigan will receive proposals from pre-qualified architectural consultants for **BENNETT LIBRARY CHILLER REPLACEMENT** according to the scope of work and specifications contained in this Request for Proposals document.

Proposals will be received until 5:00 p.m., on **JULY 14, 2023**. Proposals shall be submitted electronically by e-mail on or before the due date and time to:

JACOB RUSHLOW, ASSISTANT DIRECTOR OF PUBLIC WORKS
e-mail to: JRUSHLOW@LIVONIA.GOV

The proposal submissions subject line must include:

- Company Name & Address
- RFP – **BENNETT LIBRARY CHILLER REPLACEMENT** Due **JULY 14, 2023**

The City reserves the right to reject in or in part any and all proposals received and to award contracts to other than the lowest Respondent, to waive any irregularities or informalities or both; as it is determined to be in the best interests of the City of Livonia to do so.

QUESTIONS:

Questions regarding the Request for Proposals must be submitted in writing to the attention of Jacob Rushlow, Assistant Director of Public Works, via email at:
jrushlow@livonia.gov.

CONTRACT AWARD

The contract(s) that will be entered into will be that which is most advantageous to the City of Livonia, prices and other factors considered. The City reserves the right to award multiple contracts for Architectural Design services and to select the firms from the pre-qualified list for specific assignments based on what the city deems is in its best interests.

NO EXCLUSIVE CONTRACT

Architect agrees and understands that the contract shall not be construed as an exclusive agreement and further agrees that the City may, at any time, secure similar or identical products/services at its sole option.

TRANSFER OF CONTRACT/SUBCONTRACTING

The successful architect will be prohibited from assigning, transferring, converting or otherwise disposing of the contract agreement to any other person, company, or corporation without the expressed written consent of the City of Livonia. Any subcontractor, so approved, shall be bound by the terms and conditions of the

contract without deviation. No renegotiation will take place. The architect shall be fully liable for all acts and omissions of its subcontractor(s) and shall indemnify the City of Livonia for such acts or omissions.

INDEPENDENT PRICE DETERMINATION

By submission of proposals, the contractor certifies, each party thereto certifies as to its own organization that in connection with the proposals submitted:

- A. The prices offered have been arrived at independently without consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other responding firm or competitor; and
- B. No attempt has been made or will be made by the submitting firm to induce any other person or firm to submit or not submit proposals for the purpose of restricting competition.

EACH PERSON SIGNING THE PROPOSAL CERTIFIES THAT:

- C. He/She is the person the submitting contractor's organization responsible for the decision as to prices being offered in the qualification response and that he/she has not participated and will not participate in any action contrary to (a) and (b) above; or
- D. He/she is not the person in the submitting organization responsible within that organization for the decision as to prices being offered in the proposals response but that he/she has been authorized in writing to act as an agent of the persons responsible for such decisions in verifying that such persons have not participated, and will not participate, in any action verifying that such person have not participated, and will not participate in any action contrary to (a) and (b) above, and that as their agent, does hereby so certify; and that he has not participated, and will not participate in any action contrary to (a) and (b) above.

INSTRUCTIONS TO BIDDERS
ARCHITECTURAL SERVICES FOR THE CITY OF LIVONIA, MICHIGAN

1. Proposals will be received by the City of Livonia, Michigan, as owner, until 5:00 p.m. on **JULY 14, 2023.**
2. Proposals shall be for items as specified on the attached Specifications and Proposal Form.
3. Proposals shall be submitted as per the instructions contained herein.
4. If any figure already entered on the proposal form by the bidder is to be altered, it shall be crossed out with ink and the new unit price entered above it or below it and initialed by the bidder.
5. The unit price shall be entered where indicated.
6. It is understood that the quantities of materials, if stated, to be furnished as stated in the proposal are approximate and are given only as a basis for comparing bids.

REQUEST FOR PROPOSALS

ARCHITECTURAL SERVICES

SCOPE OF WORK AND SPECIFICATIONS

SCOPE OF WORK

The Scope of Work and Specifications for this project were developed by the City of Livonia with assistance from **OHM ADVISORS** through the scope development process. The successful architect firm will be responsible for design, bidding, and construction oversight accomplished in the most cost-effective manner and with concise planning and thought.

SERVICES SPECIFICATIONS:

The following is a general outline of the type of work to be performed by the successful firm. Project specifics scope and specifications can be found in the attached Exhibit A. Broadly stated, architectural services to provided include:

1. Design Phase

- a. ***Schematic Design and Design Development Sub-Phase:*** Architectural firm shall assist the City in determining the scope of the project; perform necessary research and field survey work when requested; provide recommendations on solutions to solve a defined need; prepare preliminary design documents; prepare probable project costs based on preliminary design documents; and furnish all design documents and assist in obtaining approvals of all governmental agencies and authorities having jurisdiction over the scope of the project as requested.
- b. ***Construction Document Sub-phase:*** Architectural firm shall prepare final project plans, specifications and contract documents including proposal/proposal forms and, where applicable, local state and federal compliance requirements; furnish all design documents and assist in obtaining approvals of all governmental agencies and authorities having jurisdiction over the scope of the project; and furnish a revised project cost estimate based on the final construction documents;
- c. ***Solicitations and Negotiation Phase:*** The architectural firm shall prepare proposal documents and provide assistance to the City and Purchasing Departments with the proposal of the project including but not limited to coordination and facilitation of preproposal meetings, preparation of contract addenda, plan revisions, responding to Respondent inquiries, advise the City as to the acceptability of substitute materials and equipment proposed by potential respondents and selected contractor, review of proposals and recommendations of award. All proposal activities shall be coordinated through the Purchasing Manager and the requesting department prior to proposal opening.

When requested, the Architectural firm may be responsible for the distribution of proposal documents and/or plans and addenda to potential Respondents and plan holders. This determination will be made on a case-by-case basis. Costs associated with the reproduction of proposal documents shall be included in the design phase fees for the firm and may be offset by charging plan holders for proposal documents. Architectural firm shall distribute two (2) paper sets of the as-design drawings and specifications to the City at the time of construction proposal (clearly marked as "Bid Set") along with subsequent addenda at the same time they are sent to plan holders. Submittals will be made to the City as requested. The consultant shall also submit as-design drawings and specifications in a pdf format to the Purchasing Department at the time of proposal as well as a digital file converted to AutoCAD format.

The consultant shall also provide all plan sets required for the permit application submittal to any agencies as required.

2. **Construction Administration Phase:** Architectural firm shall review, approve and prepare all change orders associated with the project; make bi-weekly (or more frequently, as necessary) visits to the project site to observe the progress and quality of the executed work and to determine, in general, if the work is proceeding in accordance with the final plans specifications and contract documents; submit to the City a written progress report of the work endeavoring to protect their City against defects and deficiencies of the work by the contractor; disprove or reject work as failing to conform to the requirements of the final plans, specifications or contract documents; review and approve submittals of appropriate drawings, samples, test results, inspections and other data which the contractor is required to submit; review and approval of contractors progress billings, determine the acceptability of substitute materials or equipment proposed by the contractor; conduct a final inspection to determine if the project has been completed in accordance with the final plans, specifications and contract documents; provide "as-built" drawings in digital format to the City at the completion of the project in accordance with the City's record drawings standard.

At the end of the project, the Architectural firm shall submit to the City all project reports and documents, and written recommendations regarding final acceptance of the project. The Architectural firm shall also prepare record drawings and transmit one (1) digital copy of as-built plan in TIF format (400 dpi minimum), two (2) plan copies, and the digital file of the record drawings in the City standard format (AutoCAD), and provide such information to the City within three (3) months following substantial completion of the project.

MANDATORY REQUIREMENTS:

These guidelines are provided to assist participating firms in formulating a thorough response. The successful firm shall ensure/understand that:

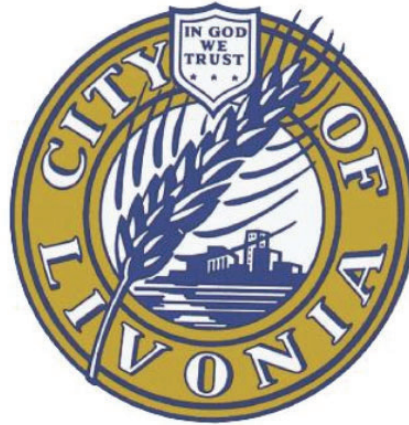
1. The firm will work closely with City staff during all phases of the work. The successful firm will be considered a key part of the project team. A strong, positive working relationship must be maintained.
2. All licenses are required for a discipline by the State of Michigan shall be maintained during the course of the contract.
3. The firm will provide a single point of contact for the duration of the contract and perform with a consistent team.
4. The firm will not proceed on a project without the written consent of the City.
5. The firm will ensure timely completion of plans and specifications.
6. The firm will comply with administrative procedures related to the project such as change orders, shop drawing, contract pay request, etc.
7. The firm will utilize construction contract documents that have been approved by the City.
8. The firm will meet with the applicable City committees, City Council, boards and commissions, community groups, etc. to review project status, project budget and project planning, as required.
9. All required insurances are to be maintained by the firm during the course of the contract.
10. The firm will provide monthly project status reports to the City.

CONTRACT TERM AND PAYMENTS

Contract term will be as described in the Contract for Professional Architectural Services between the City of Livonia and the pre-qualified architect firm dated January 1, 2021.

Payment will be remitted by check net 30 days from receipt of correct and acceptable invoice that includes the following detailed project information for each discipline on each individual project:

- Number hours spent on each project
- Fees associated with hours worked
- Amount of the project not-to-exceed fee
- Amount of fees paid to date
- Balance of fees remaining



City of Livonia Bennett Library Chiller Replacement

Scoping Document

Prepared by: OHM Advisors

June 1, 2023

Table of Contents

- Purpose
- Design Criteria
- Work Scope
- Reference Documents
- Schedule Overview
- Opinion of Cost



1. Purpose and Background

The Bennett Library cooling system currently consists of a water cooled chiller, cooling tower and chilled water/ condenser water pumps. Within the past few years compressors have failed numerous times and the system is no longer reliable. The purpose of this project is to replace the existing water cooled chiller system and replace with an air cooled system.

The current water-cooled chiller, chilled pumps and condenser water pumps are located in the lower level of the library. The cooling tower is currently located on the roof.

As part of initial phase, Engineer shall evaluate options for air cooled chiller with City staff to determine unit compatible with service abilities of city's HVAC staff as well as overall schedule vs. cost needs, including temporary equipment.

2. Design Criteria

Existing Conditions

- The current system consists of one (1) packaged 180 ton water cooled chiller providing 300 gpm of 45 deg F chilled water with a 12 deg F temperature differential. The current cooling tower with a condenser flow rating of 435 gpm.
- The existing chilled water pumps P-3 and P-4 are 300 gpm each and rated at 60 ft of head
- The existing condenser water pumps P-5 and P-6 are 450 gpm each and rated at 82 ft of head

Proposed Design

- Demolish existing water cooled chiller, cooling tower and condenser pumps.
- New grade mounted air cooled chiller on the east side of the building connected to existing lower level chilled water mains. Engineer to evaluate load for proper sizing and selection.
- Electrical feeder to support new chiller and pumps.
- New chilled water pumps to support new chiller and existing equipment.
- Connect chiller and pumps to new BacNet BAS.
- Drain, flush and fill chilled water system if ethylene glycol in order to prevent yearly draining of chiller.
- Provide landscape design to screen units

Code and Regulations

Design to comply with ASHRAE, Michigan Mechanical Code and National Electrical Code

Basis of Design

- Trane or Carrier air cooled scroll chiller



3. Work Scope:

The included project work scope is to include the following:

Phase 1: Design/Bid Phase

- Data Collection
 - Hold kick-off meeting for the project to review/confirm goals and schedule.
 - Review existing conditions, provide further assessment of MEP systems to understand existing conditions that could impact proposed scope of work.
 - Review topographical survey information provided
 - Field measure existing building conditions
 - Review/collect existing sequences of operation from existing controls
- Schematic Design
 - Prepare demolition drawings showing removal of existing chiller, refrigerant monitoring system, cooling tower and pumps.
 - Review current building load and provide preliminary equipment selection
 - Prepare site plan showing proposed chiller location and exterior pipe routing.
 - Review impacts on site such as grading, drainage, egress paths and tree removal
 - Identify location of electrical feed for chiller
 - Prepare lower level floor plan identifying pipe routing and system connection points.
 - Develop an Opinion of Probable Construction Costs based upon schematic design package.
 - Conduct one design review meeting with owner to review schematic design package.
- Construction Documents
 - Finalize civil, mechanical and electrical design documents
 - Prepare Project Manual, include Division 00-01 General conditions, and technical specifications.
 - Conduct two design review meetings with owner to review 50% and 95% set of Construction Documents for final Owner review.
 - Construction Documents shall be prepared as a single bid package for a single prime contractor as required for a public bid process.
 - Update Opinion of Probable Construction Costs based upon final design documents.
 - Submit Construction documents to AHJ for review.
- Bidding
 - Conduct a pre-bid meeting on-site for prospective bidders to review the scope of work.
 - Respond to Bidders' RFIs, in the form of an Addendum.
 - Review bids received and provide a recommendation letter for Award of Construction Contract

Phase 2: Contract Administration Phase

- Conduct pre-construction meeting.
- Attend and conduct project progress meeting – Assume bi-weekly.
- Perform shop drawing review, RFI processing, pay app review and certification, and provide preliminary and final punch list and project acceptance.



- Field visits to be performed based at regular intervals. A written report to be submitted after each field visit to document work progress, current conditions, issues and field discussions with Contractor. Assume 2 per month.
- Review Contractor's Project Closeout documents including review of O&M Manuals, Warranties, and Contractor's As-Built Record Drawings.
- Provide functional startup to ensure the system is operating as designed, users have specified abilities and sequences of operations are functioning in both seasons.

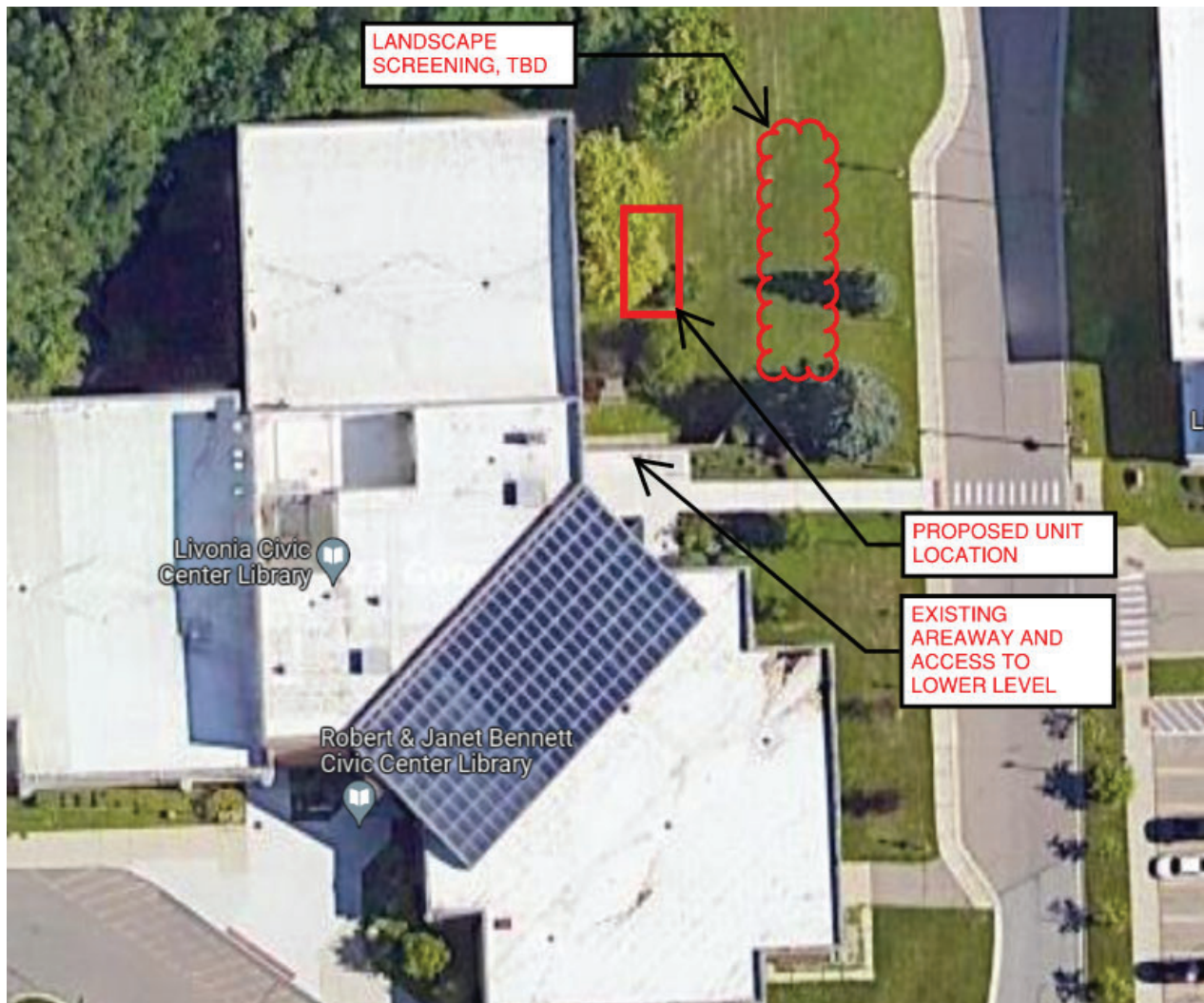


4. Reference Documents

Section to include any drawings, reports photos, assessments, etc. to be provided to team noting existing information available. Drawings to be noted in PDF or CAD format available for team's use:

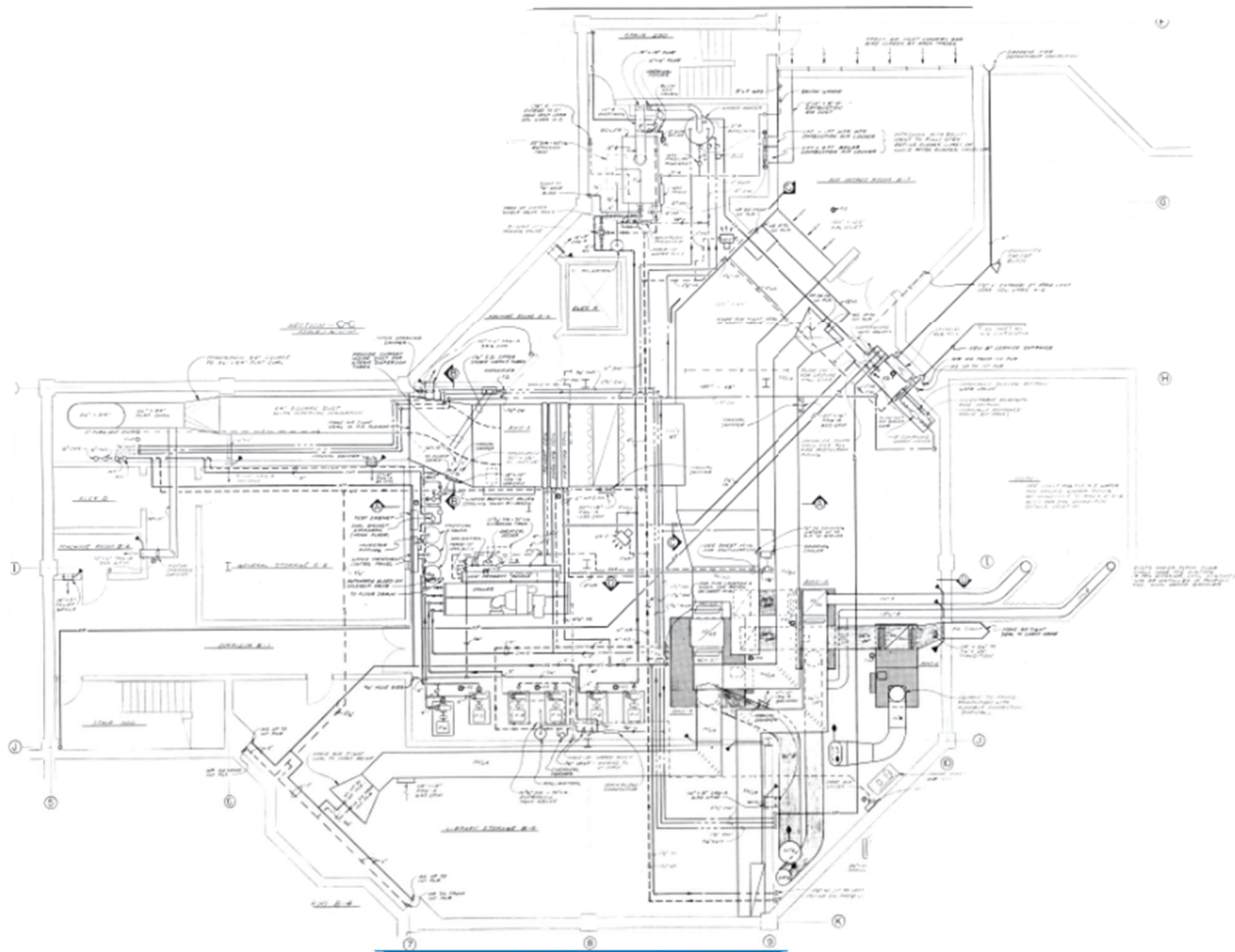
- Topographic Survey of area will be provided (CAD)
- Existing building drawings are available in PDF format.
- Below are additional items for reference:

Site plan:





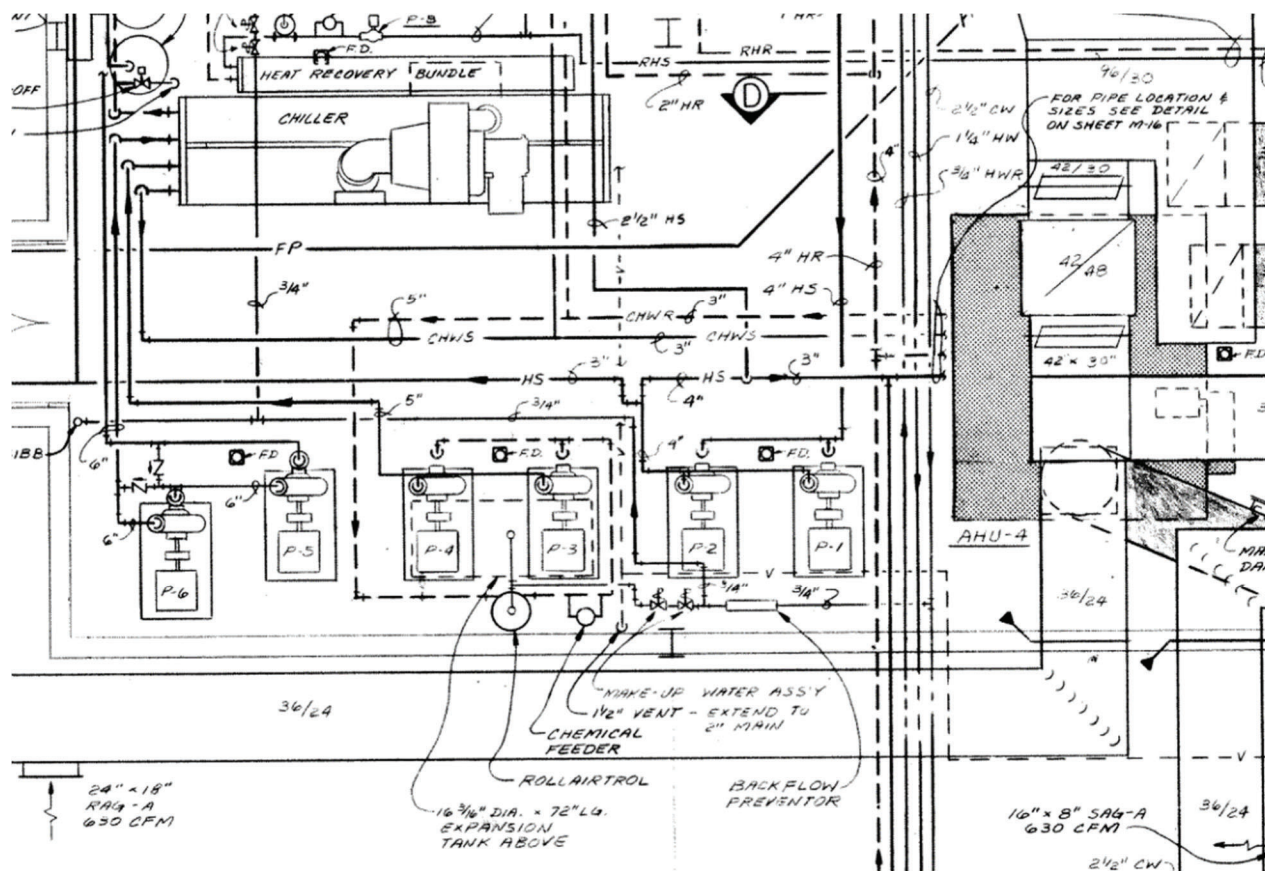
Bennett Library- Lower Level Mechanical Plan



Snip from sheet M-11, Civic Center Library, 1986

EXHIBIT A

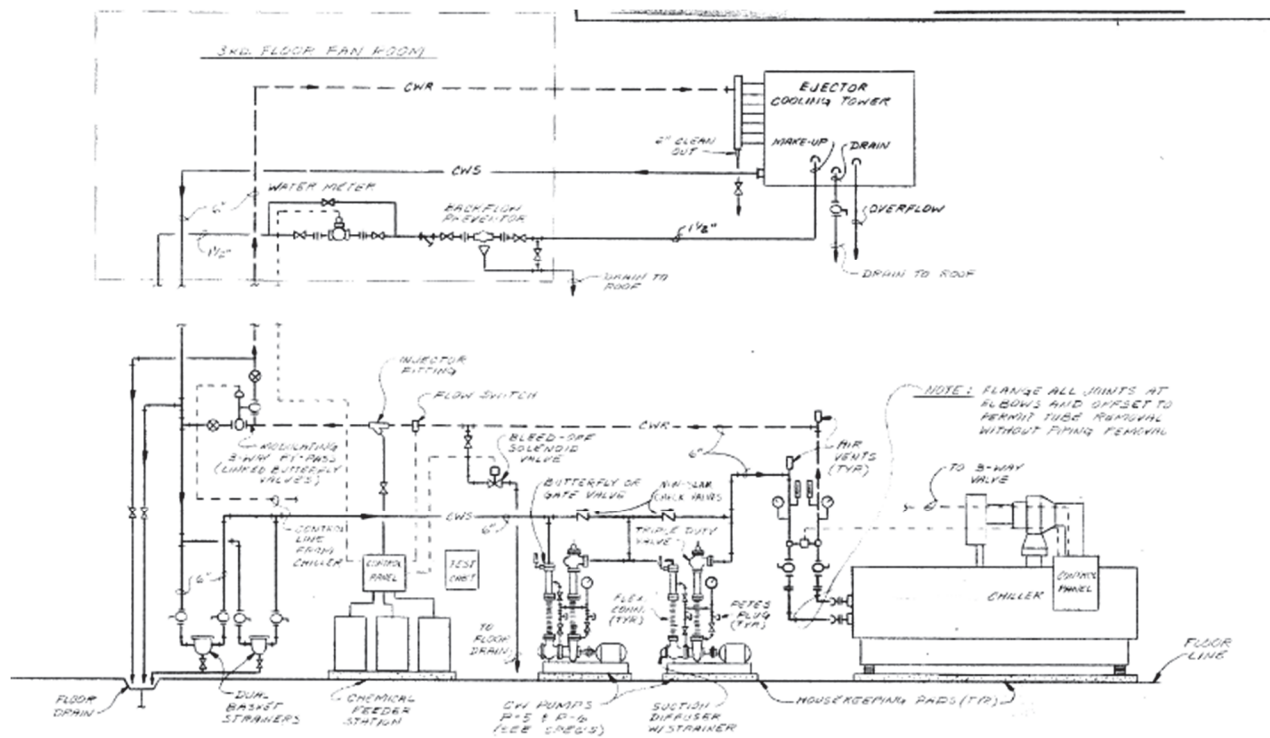
Bennett Library- Enlarged View of Existing Chiller and Piping



Snip from sheet M-11, Civic Center Library, 1986



Bennett Library- Existing Chilled water schematic



Snip from sheet M-16, Civic Center Library, 1986



Existing Condition Photos



Areaway, access to lower level



Looking North from Areaway, proposed location of pad and Chiller.



Existing pumps



Existing pumps



Existing equipment



5. Schedule Overview

Notable milestones are as follows:

<u>Milestone</u>	<u>Target Date</u>
• Design Phase	3 months
• Bid and Award Phase	2 months
• Construction Phase (including lead time)*	12-16 months

* shall be noted that current lead time on chillers are ranging from 24-50 weeks from order

6. Opinion of Probable Cost

The proposed project cost is \$1,100,000 which includes construction cost, general conditions, contractor overhead and profit, 15% Contingency, and design and contract administration by selected design firm.

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD AUGUST 9, 2023**

Meeting was called to order at 8:05 p.m. by Council President Jim Jolly. Present: Scott Morgan, Brandon McCullough, Kathleen McIntyre, Vice President Toy, Scott Morgan, and President Jim Jolly. Absent: Scott Bahr

Elected and appointed officials present: Susan Nash, City Clerk; Paul Bernier, City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

5. AWARD OF BID: Department of Public Works, re: for the Professional Architecture Services of the 2023 Generator Replacement Project for Fire Stations 3, 4, and 6, and the DPW building maintenance facility, from budgeted funds.

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

Councilmember Morgan verified that the cost will be \$64,000 for just the design phase.

Councilmember McCullough offered an approving motion for the Consent agenda.

DIRECTION:

APPROVAL

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

5.

DPW
July 27, 2023

MEETING DATE

S080923\R082123

PREPARED BY

Jill Russell, Secretary III,

AGENDA ITEM

AWARD OF BID: Department of Public Works, re: for the Professional Architecture Services of the 2023 Generator Replacement Project for Fire Stations 3, 4, and 6, and the DPW building maintenance facility, from budgeted funds.

BACKGROUND DETAILS

The 2023 generator replacement project includes three fire stations (3, 4, and 6) and the DPW building maintenance facility. The proposed project scope includes removal of the existing generator systems and replacement with new generators capable of supplying emergency power to the entire building. Scope development services were assigned to DAG and the recommended work has a combined estimated project cost of \$1,100,000 including construction cost, general conditions, contractor's overhead and profit, permit fees, design services, contract administration services, and a 10% contingency. It is anticipated that the design will be completed in December 2023 with bidding in January 2024. Current expected lead times for emergency generators are approximately 52 weeks, so the construction start is highly dependent on the delivery of the new units.

In order to proceed with design and bidding for the project, a Request for Proposals (RFP) was prepared by the Department and issued to our four as-needed architecture firms. DLZ was the lowest proposer (see attached RFP bid review form and proposal from DLZ) at a fee of \$64,000.00.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

Request to Award Professional Architecture Services to DLZ Michigan, Inc., 607 Shelby Street, Suite 650, Detroit, Mi 48226 through the QBS process (CR 378-20) for the design/bid phase and construction contract administration phase for the 2023 generator replacements for an amount not to exceed \$64,000.00 from budgeted funds

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

Architecectural Services

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

\$64,000.00

DETAILED WORK BEING PERFORMED

Architectural services for 2023 generator replacements

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

\$64,000.00 from budgeted funds 401-000-976-000

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact person, full address)

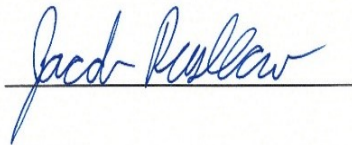
Proposals were prepared and issued to our four as-needed architecture firms.

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): n/a

ATTACHMENTS

1. RFP 2023 Generators w Exhibit A
2. DLZ Proposal_2023 Generator Replacement
3. 2023 Generators RFP Review Table

APPROVED BY



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

Date: July 28, 2023



Don Rohraff, Director of Public Works

Date: July 28, 2023



Michael Slater, Finance Director

Date: July 28, 2023



Paul Bernier, City Attorney

Date: July 28, 2023



Maureen Miller Brosnan, Mayor

Date: July 28, 2023

CITY OF LIVONIA – REQUEST FOR PROPOSALS

ARCHITECTURAL SERVICES

The City of Livonia Michigan will receive proposals from pre-qualified architectural consultants for **2023 GENERATOR REPLACEMENTS** according to the scope of work and specifications contained in this Request for Proposals document.

Proposals will be received until 5:00 p.m., on **JULY 21, 2023**. Proposals shall be submitted on or before the due date and time to:

CITY OF LIVONIA DPW
ATTN: JACOB RUSHLOW, ASSISTANT DIRECTOR OF PUBLIC WORKS
12973 FARMINGTON ROAD
LIVONIA, MI 48150
Or by e-mail to: JRUSHLOW@LIVONIA.GOV

The proposal submissions must be plainly marked:

- Company Name & Address
- RFP – **2023 GENERATOR REPLACEMENTS** Due **JULY 21, 2023**

The City reserves the right to reject in or in part any and all proposals received and to award contracts to other than the lowest Respondent, to waive any irregularities or informalities or both; as it is determined to be in the best interests of the City of Livonia to do so.

QUESTIONS:

Questions regarding the Request for Proposals must be submitted in writing to the attention of Jacob Rushlow, Assistant Director of Public Works, via email at: jrushlow@livonia.gov.

CONTRACT AWARD

The contract(s) that will be entered into will be that which is most advantageous to the City of Livonia, prices and other factors considered. The City reserves the right to award multiple contracts for Architectural Design services and to select the firms from the pre-qualified list for specific assignments based on what the city deems is in its best interests.

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By submission of proposals, the contractor certifies, each party thereto certifies as to its own organization that in connection with the proposals submitted:

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- D. He/she is not the person in the submitting organization responsible within that organization for the decision as to prices being offered in the proposals response but that he/she has been authorized in writing to act as an agent of the persons responsible for such decisions in verifying that such persons have not participated, and will not participate, in any action verifying that such person have not participated, and will not participate in any action contrary to (a) and (b) above, and that as their agent, does hereby so certify; and that he has not participated, and will not participate in any action contrary to (a) and (b) above.

INSTRUCTIONS TO BIDDERS
ARCHITECTURAL SERVICES FOR THE CITY OF LIVONIA, MICHIGAN

1. Proposals will be received by the City of Livonia, Michigan, as owner, until 5:00 p.m. on **JULY 21, 2023.**
2. Proposals shall be for items as specified on the attached Specifications and Proposal Form.
3. Proposals shall be submitted as per the instructions contained herein.
4. If any figure already entered on the proposal form by the bidder is to be altered, it shall be crossed out with ink and the new unit price entered above it or below it and initialed by the bidder.
5. The unit price shall be entered where indicated.
6. It is understood that the quantities of materials, if stated, to be furnished as stated in the proposal are approximate and are given only as a basis for comparing bids.

REQUEST FOR PROPOSALS

ARCHITECTURAL SERVICES

SCOPE OF WORK AND SPECIFICATIONS

SCOPE OF WORK

The Scope of Work and Specifications for this project were developed by the City of Livonia with assistance from **DETROIT ARCHITECTURAL GROUP** through the scope development process. The successful architect firm will be responsible for design, bidding, and construction oversight accomplished in the most cost-effective manner and with concise planning and thought.

SERVICES SPECIFICATIONS:

The following is a general outline of the type of work to be performed by the successful firm. Project specifics scope and specifications can be found in the attached Exhibit A. Broadly stated, architectural services to be provided include:

1. Design Phase

- a. ***Schematic Design and Design Development Sub-Phase:*** Architectural firm shall assist the City in determining the scope of the project; perform necessary research and field survey work when requested; provide recommendations on solutions to solve a defined need; prepare preliminary design documents; prepare probable project costs based on preliminary design documents; and furnish all design documents and assist in obtaining approvals of all governmental agencies and authorities having jurisdiction over the scope of the project as requested.
- b. ***Construction Document Sub-phase:*** Architectural firm shall prepare final project plans, specifications and contract documents including proposal/proposal forms and, where applicable, local state and federal compliance requirements; furnish all design documents and assist in obtaining approvals of all governmental agencies and authorities having jurisdiction over the scope of the project; and furnish a revised project cost estimate based on the final construction documents;
- c. ***Solicitations and Negotiation Phase:*** The architectural firm shall prepare proposal documents and provide assistance to the City and Purchasing Departments with the proposal of the project including but not limited to coordination and facilitation of preproposal meetings, preparation of contract addenda, plan revisions, responding to Respondent inquiries, advise the City as to the acceptability of substitute materials and equipment proposed by potential respondents and selected contractor, review of proposals and recommendations of award. All proposal activities shall be coordinated through the Purchasing Manager and the requesting department prior to proposal opening.

When requested, the Architectural firm may be responsible for the distribution of proposal documents and/or plans and addenda to potential Respondents and plan holders. This determination will be made on a case-by-case basis. Costs associated with the reproduction of proposal documents shall be included in the design phase fees for the firm and may be offset by charging plan holders for proposal documents. Architectural firm shall distribute two (2) paper sets of the as-design drawings and specifications to the City at the time of construction proposal (clearly marked as "Bid Set") along with subsequent addenda at the same time they are sent to plan holders. Submittals will be made to the City as requested. The consultant shall also submit as-design drawings and specifications in a pdf format to the Purchasing Department at the time of proposal as well as a digital file converted to AutoCAD format.

The consultant shall also provide all plan sets required for the permit application submittal to any agencies as required.

2. **Construction Administration Phase:** Architectural firm shall review, approve and prepare all change orders associated with the project; make bi-weekly (or more frequently, as necessary) visits to the project site to observe the progress and quality of the executed work and to determine, in general, if the work is proceeding in accordance with the final plans specifications and contract documents; submit to the City a written progress report of the work endeavoring to protect their City against defects and deficiencies of the work by the contractor; disprove or reject work as failing to conform to the requirements of the final plans, specifications or contract documents; review and approve submittals of appropriate drawings, samples, test results, inspections and other data which the contractor is required to submit; review and approval of contractors progress billings, determine the acceptability of substitute materials or equipment proposed by the contractor; conduct a final inspection to determine if the project has been completed in accordance with the final plans, specifications and contract documents; provide "as-built" drawings in digital format to the City at the completion of the project in accordance with the City's record drawings standard.

At the end of the project, the Architectural firm shall submit to the City all project reports and documents, and written recommendations regarding final acceptance of the project. The Architectural firm shall also prepare record drawings and transmit one (1) digital copy of as-built plan in TIF format (400 dpi minimum), two (2) plan copies, and the digital file of the record drawings in the City standard format (AutoCAD), and provide such information to the City within three (3) months following substantial completion of the project.

MANDATORY REQUIREMENTS:

These guidelines are provided to assist participating firms in formulating a thorough response. The successful firm shall ensure/understand that:

1. The firm will work closely with City staff during all phases of the work. The successful firm will be considered a key part of the project team. A strong, positive working relationship must be maintained.
2. All licenses are required for a discipline by the State of Michigan shall be maintained during the course of the contract.
3. The firm will provide a single point of contact for the duration of the contract and perform with a consistent team.
4. The firm will not proceed on a project without the written consent of the City.
5. The firm will ensure timely completion of plans and specifications.
6. The firm will comply with administrative procedures related to the project such as change orders, shop drawing, contract pay request, etc.
7. The firm will utilize construction contract documents that have been approved by the City.
8. The firm will meet with the applicable City committees, City Council, boards and commissions, community groups, etc. to review project status, project budget and project planning, as required.
9. All required insurances are to be maintained by the firm during the course of the contract.
10. The firm will provide monthly project status reports to the City.

CONTRACT TERM AND PAYMENTS

Contract term will be as described in the Contract for Professional Architectural Services between the City of Livonia and the pre-qualified architect firm dated January 1, 2021.

Payment will be remitted by check net 30 days from receipt of correct and acceptable invoice that includes the following detailed project information for each discipline on each individual project:

- Number hours spent on each project
- Fees associated with hours worked
- Amount of the project not-to-exceed fee
- Amount of fees paid to date
- Balance of fees remaining



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Jacob Rushlow

Assistant Director of Public Works
Dept. of Public Works
12973 Farmington Road
Livonia, MI 48150

RE: DPW Maintenance Building Generator
12973 Farmington Road
Livonia, MI 48150
DAG Job # 21-075
Livonia Project # 21-27

PROJECT SCOPE REVIEW

Jacob,

The attached project scope review represents Detroit Architectural Group's understanding of the project and the associated scope of work necessary to meet the objectives of the City of Livonia. This project scope review has been informed by the Notice of Assignment issued by the City, the following meeting between our team and the city, and subsequent site visits and investigation by our team.

PROJECT BACKGROUND

The DPW Maintenance Building is located at 12973 Farmington Rd, Livonia, MI 48150 toward the west side of the DPW campus. The City of Livonia has identified a need to provide a new emergency backup generator for the building. The building was originally constructed in the early 1970s and most of the equipment appears to be original.

PROJECT UNDERSTANDING

The proposed generator is to be a 'whole building' generator and feed the existing main service via a single service rated automatic transfer switch (ATS). The existing electrical service originates in a DTE 150 KVA pad mounted transformer on the south side of the building. The existing service voltage is 120/208V, 3 phase, 4 wire. The existing Main Distribution Panel (MDP) is in two sections, with an 800A nameplate on the left section and a 400A nameplate on the right section.

The existing CT cabinet, fed underground from the transformer, and the existing meter are inside the building immediately adjacent to the MDP. It is anticipated that the proposed design will utilize the existing CT cabinet for new wiring from a service rated ATS located outside. A new CT cabinet and meter will be required. It is anticipated that the generator will be located outside the building in the green space just east of the building and will be 150 KW. Final size, location and connections of the generator, transfer switch and utility connection to be determined by the design engineer in the following phases.

SCOPE OF WORK

Due to the limited nature of the proposed work, a limited design process is recommended as outlined below.

TASK 1: PRELIMINARY DESIGN PHASE

- Project Kickoff & Progress Meetings
 - Conduct Project Kickoff Meeting (1) with Designated City Staff to Discuss Project Goals, Identify Potential Obstacles, Establish Project Timeline, Communication Processes – Prepare and Issue Agenda & Minutes
 - Conduct Progress Meeting at 90% Complete – Prepare and Issue Agenda & Minutes
- Site Visit

Exhibit A

- Key Personnel of all applicable disciplines to visit project site
- Review impact of the project on the building, systems, city operations and city personnel
- Conduct field verification as necessary to complete the project
- Electrical Scope to Include:
 - Confirm that the generator will cover the 'whole building'
 - Determine Location of Generator
 - Determine Conditions of MDP
 - Determine Placement of TAS and Generator
 - Verify Existing Life Safety/Emergency Lighting Will Remain on Battery Backup (If emergency lighting is to be solely on the generator, it needs to be reconfigured onto its own transfer switch and panelboard per NEC)
- Research and Data Review
 - Review Available Drawings and Data Provided by City
- Preliminary Design
 - Develop Preliminary Design Plans
 - Electrical Scope to Include:
 - Determine generator size based on existing loads and starting currents of motors and mechanical equipment.
 - The Owner requires a natural gas generator.
 - Develop plans, one-line diagrams and specifications for all new work and modifications to the existing power distribution system necessary to install generator.
 - Submit to City for Review and Approval

TASK 2: CONSTRUCTION DOCUMENT PHASE

- Progress Meetings
 - Conduct Progress Meeting at 90% Complete – Prepare and Issue Agenda & Minutes
- Construction Documents
 - Develop Full Set of Construction Documents – inc. all specs & details required by Inspection Department
 - Develop final solutions to all items listed in Preliminary Design scope above
- Cost Estimate
 - Develop Opinion of Probable Construction Cost for Project
 - Include Unit Costs as Applicable
- Permitting
 - Submit Construction Documents to the Inspection Department for Plan Review & Approval
 - Revise Documents as Necessary per Inspection Department Comments
 - City of Livonia to be Responsible for Plan Review Fees
- Bid Documents
 - Prepare Bid Documents – Plans & Specifications (Single Bid Package), Including Invitation to Bid, Applicable Portions of Division 00-01

TASK 3: BIDDING PHASE

- Bidding Assistance
 - Assist the City with Advertisement for Bid
 - Attend Pre-Bid Meeting (1)
 - Respond to RFI's
 - Issue Addendum, if Necessary
 - Develop Bid Tab and Bid Evaluation
 - Verify Bidder References
 - Provide Recommendation of Award Letter to City

TASK 4: CONSTRUCTION ADMINISTRATION (CA) PHASE

- Pre-Construction & Progress Meetings
 - Conduct Pre-Construction Meeting (1) to Establish Processes, Communication, Schedule
 - Conduct Periodic Progress Meetings (4) – Prepare and Issue Agenda & Minutes
- Office CA Services
 - Assist in Development of Contract Between the City and Selected Contractor
 - Review of Shop Drawings and Various Submittals
 - Respond to Requests for Information (RFI's)
 - Review Change Order Requests and Pay Applications
 - Permitting Assistance & Coordination with Municipality

Exhibit A

- Field CA Services
 - Attend Pre-Construction Meetings
 - Issue Observation Reports (If Field Visit Not Part of Progress Meeting)
- Project Closeout
 - Perform Walkthrough (1), at Contractor's Request, upon Substantial Completion
 - Perform Walkthrough (1) for Final Punch List

Field CA services will include periodic site visits to observe progress and assure general conformance with the construction documents. DAG will not be responsible for any construction inspection or testing.

PROJECTED SCHEDULE

The attached 'Projected Schedule' represents a reasonable timeframe to complete the scope of work outlined above. It assumes the availability of both the City staff and the selected design team, assumes a Notice of Award date in July 2023 and assumes that the City review and approval periods are sufficient.

Current market conditions have pushed the lead time for generators to longer than typical periods. Lead times will be subject to the final size and configuration of the generator. Smaller generators have not experienced delays as significant as larger generators. Smaller generators can assume a lead time of 6-12 weeks, while larger generators can expect lead times from 10-24 weeks dependent on size and supplier.

OPINION OF PROBABLE CONSTRUCTION COST

This 'Opinion of Probable Construction Cost' has been developed based on recent project estimating figures verified by local contractors. It must be noted that the construction industry has recently experienced a volatile market regarding both materials and labor and is subject to significant swings in values that can affect project cost. To protect against this variation a project contingency of 10% has been included in the Opinion of Probable Construction Cost.

PHOTOS OF AFFECTED WORK AREA



Figure 1: DPW Maintenance Building SE Corner



Figure 2: DPW maintenance building SE corner (possible location)



Figure 3: Existing transformer along south façade (possible location)



Figure 4: Existing electrical equipment and configuration

Exhibit A

Project Name:	DPW Maintenance Generator
Client Name:	City of Livonia
Project No:	21-075
LIV Proj No:	21-27



OPINION OF PROBABLE CONSTRUCTION COST

	QUANTITY	UNIT	UNIT COST	COST	NOTES
Site Improvements					
			\$ -	\$ -	
			\$ -	\$ -	
				\$ -	

Building Improvements					
Mobilization	1	EA	\$ 5,000.00	\$ 5,000.00	
Demolition	1	EA	\$ 5,000.00	\$ 5,000.00	
Generator	1	EA	\$ 120,000.00	\$ 120,000.00	
ATS / Cabinet	1	EA	\$ 15,000.00	\$ 15,000.00	
General Electrical (Conduit/Wire)	1	EA	\$ 12,000.00	\$ 12,000.00	
Concrete Pad/Site	1	EA	\$ 10,000.00	\$ 10,000.00	
New Piping & Connections	1	EA	\$ 15,000.00	\$ 15,000.00	
			\$ -	\$ -	
			\$ -	\$ -	
			\$ -	\$ -	
				\$ 182,000.00	

Total Project Costs			
TOTAL DIRECT COST		\$ 182,000.00	
GENERAL CONDITIONS	10.0%	\$ 18,200.00	
	Subtotal	\$ 200,200.00	
CONTRACTOR'S FEE	5.0%	\$ 9,100.00	
	Subtotal	\$ 209,300.00	
PERMIT FEE	2.0%	\$ 3,640.00	
	Subtotal	\$ 212,940.00	
CONTINGENCY	10.0%	\$ 18,200.00	
	Total	\$ 231,140.00	

REFERENCED NOTES	
Note #01	
Note #02	
Note #03	
Note #04	

[illegible]



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May 22nd, 2023

Jacob Rushlow

Assistant Director of Public Works
Dept. of Public Works
12973 Farmington Road
Livonia, MI 48150

RE: Fire Station #3 Generator Replacement
Livonia Fire Station # 3
35000 Seven Mile Rd
Livonia, MI 48152
DAG Job # 23-035
Livonia Project # 22-04

PROJECT SCOPE REVIEW

Jacob,

The attached project scope review represents Detroit Architectural Group's understanding of the project and the associated scope of work necessary to meet the objectives of the City of Livonia. This project scope review has been informed by the Notice of Assignment issued by the City, the following meeting between our team and the city, and subsequent site visits and investigation by our team.

PROJECT BACKGROUND

Livonia Fire Station #3 is located at 35000 7 Mile Road, Livonia, MI 48152. The building was originally constructed in 1999. The service voltage is 120/208V, 3 phase, 4 wire. The Main Distribution Panel is 800A with a 600A main switch. A separate switch 'tapped ahead of the main' provides normal power to an Automatic Transfer Switch which feeds a 400A Emergency Distribution Panel. A 100KW stand-by power provides emergency power to the transfer switch. The emergency distribution panel provides power to some air conditioning loads and to two emergency lighting panels. The existing electrical service is from a DTE pad mounted transformer.

PROJECT UNDERSTANDING

The project intent is that the new generator is to be a 'whole building' generator and feed the existing main service via a single service rated automatic transfer switch.

The existing generator and transfer switch will be removed. It is anticipated that the generator will be located outside the building in the same location and it is assumed it will be approximately 250 kW natural gas generator. The anticipated upgrade in the generator capacity and size may require new conduits, which may require replacement of the existing concrete drive approach to the apparatus bays. This may also require that the existing masonry enclosure be expanded to accommodate the larger generator size.

Due to the size of the loads, consideration should be given to multiple generators operating in parallel as a possible solution. A service rated automatic transfer switch will be located outside in a NEMA 3R enclosure. The utility service will be rerouted into the new transfer switch. The fire station must remain fully operational during construction which will require minimal power outages to be coordinated with the utility and the Fire Station in order to schedule temporary power. Final size, location and connections of the generator, automatic transfer switch and utility connection to be determined by the design engineer in the ensuing design phases.

Exhibit A

The mechanical engineer shall coordinate with the electrical engineer to obtain the fuel consumption, location and pressure required. The generator should be of Natural Gas type and the mechanical engineer shall include the following work:

Approximate size of NG Generator ≈250 kW, ≈3,180 CFH NG consumption, and ≈7"-11" WC pressure required.

It is anticipated that installation of a larger generator will likely require a new meter be installed as the existing is rated at 3,000 CFH and the new generator alone will exceed that demand. This item will need to be coordinated with the gas utility supplier. New underground piping will likely be needed as well to accommodate this upgrade as the existing pipe is only 2 ½".

SCOPE OF WORK

Due to the limited nature of the proposed work, a limited design process is recommended as outlined below.

TASK 1: PRELIMINARY DESIGN PHASE

- Project Kickoff & Progress Meetings
 - Conduct Project Kickoff Meeting (1) with Designated City Staff to Discuss Project Goals, Identify Potential Obstacles, Establish Project Timeline, Communication Processes – Prepare and Issue Agenda & Minutes
 - Conduct Progress Meeting at 90% Complete – Prepare and Issue Agenda & Minutes
- Site Visit
 - Key Personnel of all applicable disciplines to visit project site
 - Review impact of the project on the building, systems, city operations and city personnel
 - Conduct field verification as necessary to complete the project
 - Electrical Scope to Include:
 - Confirm that the generator will cover the 'whole building'
 - Determine Location of Generator
 - Determine Conditions of MDP
 - Determine Placement of ATS and Generator
 - Verify Existing Life Safety/Emergency Lighting Will Remain on Battery Backup (If emergency lighting is to be solely on the generator, it needs to be reconfigured onto its own transfer switch and panelboard per NEC)
 - Mechanical Scope to include:
 - Field work as required to verify the existing conditions.
- Research and Data Review
 - Review Available Drawings and Data Provided by Owner
 - Review Hazardous Material Survey (by Owner)
- Preliminary Design
 - Develop Preliminary Design Plans
 - Electrical Scope to Include:
 - Determine generator size based on existing loads and starting currents of motors and mechanical equipment.
 - Develop plans, one-line diagrams and specifications for all new work and modifications to the existing power distribution system necessary to install generator.
 - Mechanical Scope to include:
 - Plumbing design as required to route / size NG piping for new generator only.
 - Provide new calculated NG load schedule and pressure for the building.
 - Provide details, diagrams, schedules, and specifications for all required equipment, piping, and accessories.
 - Submit to City for Review and Approval

TASK 2: CONSTRUCTION DOCUMENT PHASE

- Progress Meetings
 - Conduct Progress Meeting at 90% Complete – Prepare and Issue Agenda & Minutes
- Construction Documents
 - Develop Full Set of Construction Documents – inc. all specs & details required by Inspection Department
 - Develop final solutions to all items listed in Preliminary Design scope above
- Cost Estimate
 - Develop Opinion of Probable Construction Cost for Project
 - Include Unit Costs as Applicable
- Permitting
 - Submit Construction Documents to the Inspection Department for Plan Review & Approval

Exhibit A

- Revise Documents as Necessary per Inspection Department Comments
 - City of Livonia to be Responsible for Plan Review Fees (or include Allowance in bid form)
- Bid Documents
 - Prepare Bid Documents – Plans & Specifications (Single Bid Package), Including Invitation to Bid, Applicable Portions of Division 00-01

TASK 3: BIDDING PHASE

- Bidding Assistance
 - Assist the City with Advertisement for Bid
 - Attend Pre-Bid Meeting (1)
 - Respond to RFI's
 - Issue Addendum, if Necessary
 - Develop Bid Tab and Bid Evaluation
 - Verify Bidder References
 - Provide Recommendation of Award Letter to City

TASK 4: CONSTRUCTION ADMINISTRATION (CA) PHASE

- Pre-Construction & Progress Meetings
 - Conduct Pre-Construction Meeting (1) to Establish Processes, Communication, Schedule
 - Conduct Periodic Progress Meetings (3) – Prepare and Issue Agenda & Minutes
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 - Assist in Development of Contract Between the City and Selected Contractor
 - Review of Shop Drawings and Various Submittals
 - Respond to Requests for Information (RFI's)
 - Review Change Order Requests and Pay Applications
 - Permitting Assistance & Coordination with Municipality
- Field CA Services
 - Attend Pre-Construction Meetings
 - Issue Observation Reports (If Field Visit Not Part of Progress Meeting)
- Project Closeout
 - Perform Walkthrough (1), at Contractor's Request, upon Substantial Completion
 - Perform Walkthrough (1) for Final Punch List

Field CA services will include periodic site visits to observe progress and assure general conformance with the construction documents. DAG will not be responsible for any construction inspection or testing.

PROJECTED SCHEDULE

The attached 'Projected Schedule' represents a reasonable timeframe to complete the scope of work outlined above. It assumes the availability of both the City staff and the selected design team, assumes a Notice of Award date near the end of September and assumes that the City review and approval periods are sufficient. It should be noted that currently, the lead time on stand-by generators is +/- 52 weeks and the construction schedule should be determined accordingly.

OPINION OF PROBABLE CONSTRUCTION COST

This 'Opinion of Probable Construction Cost' has been developed based on recent project estimating figures verified by local contractors. It must be noted that the construction industry has recently experienced a volatile market regarding both materials and labor and is subject to significant swings in values that can affect project costs. To protect against this variation a project contingency of 10% has been included in the Opinion of Probable Construction Cost.

REFERENCE DOCUMENTS

See Attached Plans.

PHOTOS OF AFFECTED WORK AREA



Figure 1: Existing DTE transformer and proposed ATS location



Figure 3: Existing Emergency Distribution Panel



Figure 2: Existing MDP, transfer switch and EDP



Figure 4: Existing generator

Exhibit A



Figure 5: Existing NG Generator 100kW Tag



Figure 6: Existing NG Generator 100 kW Motor



Figure 7: Existing NG Meter / Regulator Assembly

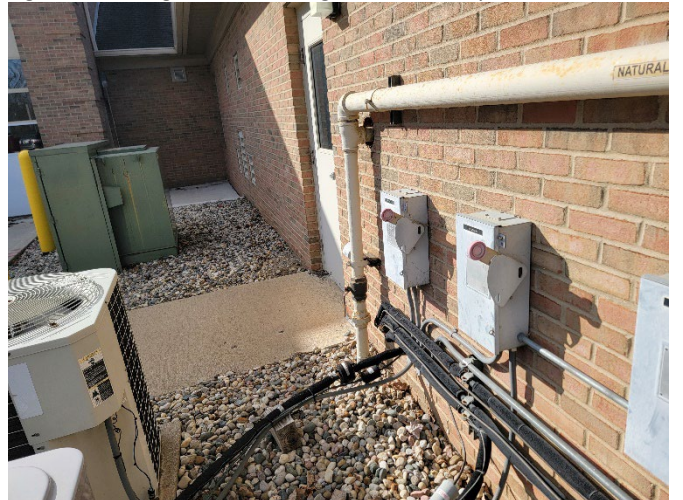


Figure 8: Existing NG Generator piping that goes underground.



Figure 9: Existing NG Generator Regulator Tag

Exhibit A



Figure 10: Existing NG Generator Meter Tag

Exhibit A

Project Name:	Fire Station #3
Client Name:	City of Livonia
Project No:	23-035
LIV Proj No:	22-04
	DRAFT



OPINION OF PROBABLE CONSTRUCTION COST

		QUANTITY	UNIT	UNIT COST	COST	NOTES
Site Improvements						
	Concrete Approach Replacement	800	SF	\$ 10.25	\$ 8,200.00	
	Excavation	1	EA	\$ 5,000.00	\$ 5,000.00	
					\$ 13,200.00	

Building Improvements						
	Mobilization	1	EA	\$ 5,000.00	\$ 5,000.00	
	Demolition	1	EA	\$ 12,500.00	\$ 12,500.00	
	Generator	1	EA	\$ 125,000.00	\$ 125,000.00	
	ATS / Cabinet	1	EA	\$ 15,000.00	\$ 15,000.00	
	General Electrical (Conduit/Wire)	1	EA	\$ 12,000.00	\$ 12,000.00	
	Upgraded Gas Connection	1	EA	\$ 12,000.00	\$ 12,000.00	
	Concrete Pad/Site	1	EA	\$ 2,000.00	\$ 2,000.00	
	New Piping	1	EA	\$ 10,000.00	\$ 10,000.00	
	New Meter Install	1	EA	\$ 7,000.00	\$ 7,000.00	
				\$ -	\$ -	
				\$ -	\$ -	
					\$ 200,500.00	

Total Project Costs						
	TOTAL DIRECT COST				\$ 213,700.00	
	GENERAL CONDITIONS	10.0%		\$ 21,370.00		
		Subtotal		\$ 235,070.00		
	CONTRACTOR'S FEE	5.0%		\$ 10,685.00		
		Subtotal		\$ 245,755.00		
	PERMIT FEE	2.0%		\$ 4,274.00		
		Subtotal		\$ 250,029.00		
	CONTINGENCY	10.0%		\$ 21,370.00		
		Subtotal		\$ 271,399.00		

REFERENCED NOTES						
Note #01						
Note #02						
Note #03						
Note #04						

[illegible]



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May 22nd, 2023

Jacob Rushlow
Assistant Director of Public Works
Dept. of Public Works
12973 Farmington Road
Livonia, MI 48150

RE: Fire Station #4 Generator Replacement
Livonia Fire Station #4
12300 Middlebelt Road
Livonia, MI 48150
DAG Job # 23-035
Livonia Project # 22-05

PROJECT SCOPE REVIEW

Jacob,

The attached project scope review represents Detroit Architectural Group's understanding of the project and the associated scope of work necessary to meet the objectives of the City of Livonia. This project scope review has been informed by the Notice of Assignment issued by the City, the following meeting between our team and the city, and subsequent site visits and investigation by our team.

PROJECT BACKGROUND

Livonia Fire Station #4 is located at 12300 Middlebelt, Livonia, MI 48150. The building was originally constructed in 1960 (approx). The service voltage is 120/240V, 3 phase, 4 wire. The Main Distribution Panel (MDP) is 400A with three main switches including one that connects to an Automatic Transfer Switch (ATS). The bottom portion of the MDP feeds loads that are backed up by the existing 50KW generator. The existing electrical service originates as a DTE overhead service.

PROJECT UNDERSTANDING

The project intent is that the new generator is to be a 'whole building' generator and feed the existing main service via a single service rated automatic transfer switch.

The existing generator and transfer switch will be removed. It is anticipated that the generator will be located outside the building in a new location, and it is assumed it will be approximately 150 kW natural gas generator. The generator is currently located directly outside the sleeping quarters. A new location must be determined in coordination with the LFD. The generator currently does not have an enclosure. Introduction of a new enclosure should be explored. A new generator pad will need to be installed at the determined location.

A service rated ATS will be located outside in a NEMA 3R enclosure. The utility service will be rerouted into the new automatic transfer switch. The fire station is required to remain fully operational during construction which will require minimal power outages to be coordinated with the utility and the Fire Station in order to schedule temporary power. Final size, location and connections of the generator, automatic transfer switch and utility connection to be determined by the design engineer in the ensuing design phases.

The mechanical engineer shall coordinate with the electrical engineer to obtain the fuel consumption, location and pressure required. The emergency generator shall be of NG type and the mechanical engineer shall include the following work:

Exhibit A

Approximate size of NG Generator ≈150 kW, ≈2,220 CFH NG consumption, and ≈7"-11" WC pressure required.

It is anticipated that installation of a larger generator will likely require a new meter be installed as the existing is rated at 800 CFH and the new generator alone will exceed that demand. This item will need to be coordinated with the gas utility supplier. New underground piping will likely be needed as well to accommodate this upgrade as the existing pipe is only 1 1/4 ". The new generator location may change due to its proximity to the existing bunk rooms being a point of ongoing disruption.

SCOPE OF WORK

Due to the limited nature of the proposed work, a limited design process is recommended as outlined below.

TASK 1: PRELIMINARY DESIGN PHASE

- Project Kickoff & Progress Meetings
 - Conduct Project Kickoff Meeting (1) with Designated City Staff to Discuss Project Goals, Identify Potential Obstacles, Establish Project Timeline, Communication Processes – Prepare and Issue Agenda & Minutes
 - Conduct Progress Meeting at 90% Complete – Prepare and Issue Agenda & Minutes
- Site Visit
 - Key Personnel of all applicable disciplines to visit project site
 - Review impact of the project on the building, systems, city operations and city personnel
 - Conduct field verification as necessary to complete the project
 - Electrical Scope to Include:
 - Confirm that the generator will cover the 'whole building'
 - Determine Location of Generator
 - Determine Conditions of MDP
 - Determine Placement of ATS and Generator
 - Verify Existing Life Safety/Emergency Lighting Will Remain on Battery Backup (If emergency lighting is to be solely on the generator, it needs to be reconfigured onto its own transfer switch and panelboard per NEC)
 - Mechanical Scope to include:
 - Field work as required to verify the existing conditions.
- Research and Data Review
 - Review Available Drawings and Data Provided by Owner
 - Review Hazardous Material Survey (by Owner)
- Preliminary Design
 - Develop Preliminary Design Plans
 - Electrical Scope to Include:
 - Determine generator size based on existing loads and starting currents of motors and mechanical equipment.
 - Develop plans, one-line diagrams and specifications for all new work and modifications to the existing power distribution system necessary to install generator.
 - Mechanical Scope to Include:
 - Plumbing design as required to route / size NG piping for new generator only.
 - Provide new calculated Natural Gas load schedule and pressure for the building.
 - Provide details, diagrams, schedules, and specifications for all required equipment, piping, and accessories.
 - Submit to City for Review and Approval

TASK 2: CONSTRUCTION DOCUMENT PHASE

- Progress Meetings
 - Conduct Progress Meeting at 90% Complete – Prepare and Issue Agenda & Minutes
- Construction Documents
 - Develop Full Set of Construction Documents – inc. all specs & details required by Inspection Department
 - Develop final solutions to all items listed in Preliminary Design scope above
- Cost Estimate
 - Develop Opinion of Probable Construction Cost for Project
 - Include Unit Costs as Applicable
- Permitting

Exhibit A

- Submit Construction Documents to the Inspection Department for Plan Review & Approval
 - Revise Documents as Necessary per Inspection Department Comments
 - City of Livonia to be Responsible for Plan Review Fees (or include Allowance in bid form)
- Bid Documents
 - Prepare Bid Documents – Plans & Specifications (Single Bid Package), Including Invitation to Bid, Applicable Portions of Division 00-01

TASK 3: BIDDING PHASE

- Bidding Assistance
 - Assist the City with Advertisement for Bid
 - Attend Pre-Bid Meeting (1)
 - Respond to RFI's
 - Issue Addendum, if Necessary
 - Develop Bid Tab and Bid Evaluation
 - Verify Bidder References
 - Provide Recommendation of Award Letter to City

TASK 4: CONSTRUCTION ADMINISTRATION (CA) PHASE

- Pre-Construction & Progress Meetings
 - Conduct Pre-Construction Meeting (1) to Establish Processes, Communication, Schedule
 - Conduct Periodic Progress Meetings (4) – Prepare and Issue Agenda & Minutes
- Office CA Services
 - Assist in Development of Contract Between the City and Selected Contractor
 - Review of Shop Drawings and Various Submittals
 - Respond to Requests for Information (RFI's)
 - Review Change Order Requests and Pay Applications
 - Permitting Assistance & Coordination with Municipality
- Field CA Services
 - Attend Pre-Construction Meetings
 - Issue Observation Reports (If Field Visit Not Part of Progress Meeting)
- Project Closeout
 - Perform Walkthrough (1), at Contractor's Request, upon Substantial Completion
 - Perform Walkthrough (1) for Final Punch List

Field CA services will include periodic site visits to observe progress and assure general conformance with the construction documents. DAG will not be responsible for any construction inspection or testing.

PROJECTED SCHEDULE

The attached 'Projected Schedule' represents a reasonable timeframe to complete the scope of work outlined above. It assumes the availability of both the City staff and the selected design team, assumes a Notice of Award date near the end of September and assumes that the City review and approval periods are sufficient. It should be noted that currently, the lead time on stand-by generators is +/- 52 weeks and the construction schedule should be determined accordingly.

OPINION OF PROBABLE CONSTRUCTION COST

This 'Opinion of Probable Construction Cost' has been developed based on recent project estimating figures verified by local contractors. It must be noted that the construction industry has recently experienced a volatile market regarding both materials and labor and is subject to significant swings in values that can affect project cost. To protect against this variation a project contingency of 10% has been included in the Opinion of Probable Construction Cost.

REFERENCE DOCUMENTS

See Attached Plans

PHOTOS OF AFFECTED WORK AREA



Figure 1: DTE Service Pole



Figure 3: Existing MDP



Figure 2: Overhead service to building



Figure 4: Existing generator

Exhibit A



Figure 5: Existing NG Generator 50 kW



Figure 8: Existing NG Incoming Piping (From Underground)

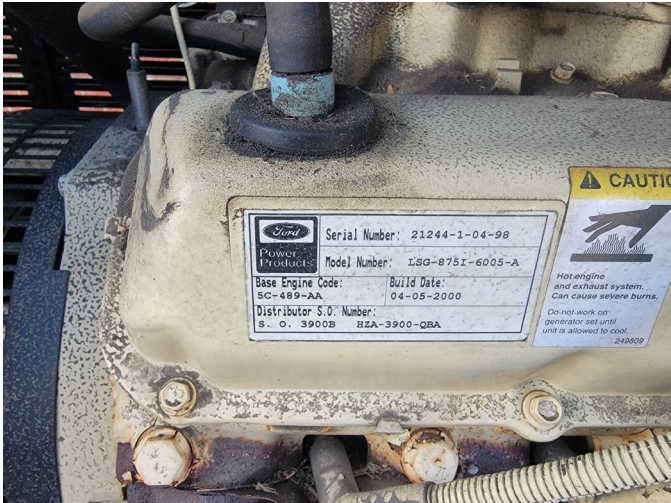


Figure 6: Existing NG Generator Motor



Figure 9: Existing NG Piping that Goes Underground to Exiting NG Generator

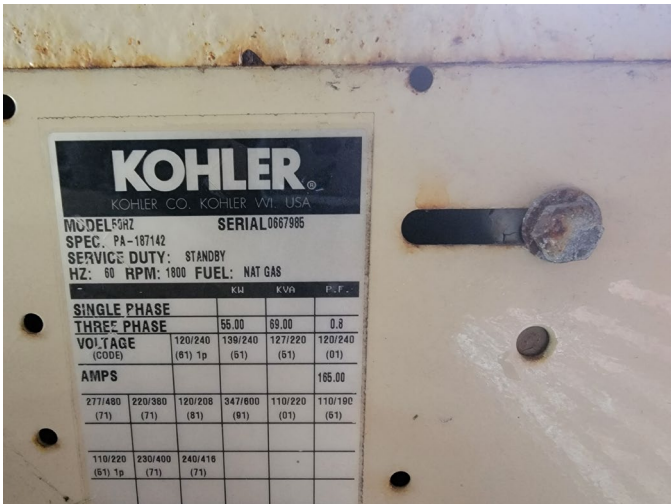


Figure 7: Existing NG Generator Tag



Figure 10: Existing NG Meter



Figure 11: Existing NG Regulator Pressure Tag



Figure 12: Existing NG Regulator Orifice Tag

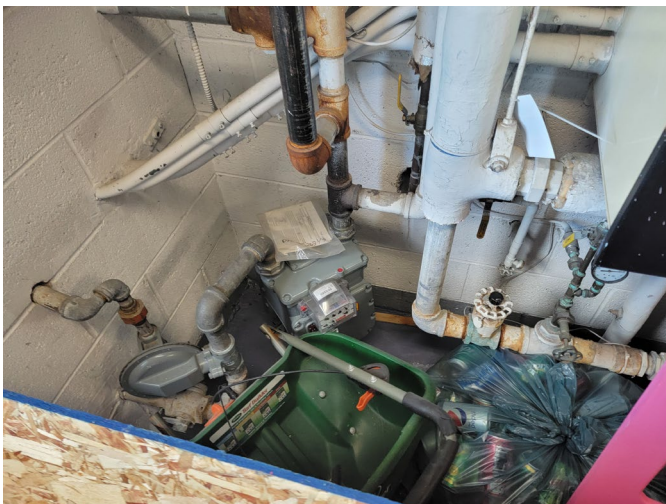


Figure 13: Existing NG Regulator Assembly

Exhibit A

Project Name:	Fire Station #4
Client Name:	City of Livonia
Project No:	23-035
LIV Proj No:	22-05
	DRAFT



OPINION OF PROBABLE CONSTRUCTION COST

	QUANTITY	UNIT	UNIT COST	COST	NOTES
Site Improvements					
Excavation	1	EA	\$ 5,000.00	\$ 5,000.00	
			\$ -	\$ -	
				\$ 5,000.00	

Building Improvements

Mobilization	1	EA	\$ 5,000.00	\$ 5,000.00	
Demolition	1	EA	\$ 5,000.00	\$ 5,000.00	
Generator	1	EA	\$ 120,000.00	\$ 120,000.00	
ATS / Cabinet	1	EA	\$ 15,000.00	\$ 15,000.00	
General Electrical (Conduit/Wire)	1	EA	\$ 12,000.00	\$ 12,000.00	
Concrete Pad/Site	1	EA	\$ 10,000.00	\$ 10,000.00	
New Piping	1	EA	\$ 8,000.00	\$ 8,000.00	
New Meter Install	1	EA	\$ 7,000.00	\$ 7,000.00	
			\$ -	\$ -	
			\$ -	\$ -	
				\$ 182,000.00	

Total Project Costs

TOTAL DIRECT COST		\$ 187,000.00	
GENERAL CONDITIONS	10.0%	\$ 18,700.00	
	Subtotal	\$ 205,700.00	
CONTRACTOR'S FEE	5.0%	\$ 9,350.00	
	Subtotal	\$ 215,050.00	
PERMIT FEE	2.0%	\$ 3,740.00	
	Subtotal	\$ 218,790.00	
CONTINGENCY	10.0%	\$ 18,700.00	
	Subtotal	\$ 237,490.00	

REFERENCED NOTES

Note #01
 Note #02
 Note #03
 Note #04

exhibit A

Project Name:	Fire Station #5 Generator Replacement
Client Name:	City of Livonia
Project No:	23-035
LIV Proj No:	22-05
	DRAFT

[illegible]



DETR
ARCH
GROU

ED SCHEDULE

WEEKS TO COMPLETE TASKS (AFTER NOTICE OF AWARD)	
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SEP

NOV

TBD

TBD

PRELIMINARY DESIGN PHASE

[illegible]

CONSTRUCTION DOCUMENT PHASE

LOADING PHASE

CONSTRUCTION ADMINISTRATION PHASE

[illegible]



1644 Ford Avenue
Wyandotte, MI 48192
734.556.3259

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

May 22nd, 2023

Jacob Rushlow

Assistant Director of Public Works
Dept. of Public Works
12973 Farmington Road
Livonia, MI 48150

RE: Fire Station #6 Generator Replacement

Livonia Fire Station #6
37876 Plymouth Rd
Livonia, MI 48150
DAG Job # 23-035
Livonia Project # 22-06

PROJECT SCOPE REVIEW

Jacob,

The attached project scope review represents Detroit Architectural Group's understanding of the project and the associated scope of work necessary to meet the objectives of the City of Livonia. This project scope review has been informed by the Notice of Assignment issued by the City, the following meeting between our team and the city, and subsequent site visits and investigation by our team.

PROJECT BACKGROUND

Livonia Fire Station #6 building is located at 37910 Plymouth Road, Livonia, MI 48150. The building was originally constructed in 1969 and most of the equipment appears to be original in that section of the building. An addition was added in 2016 that upgraded a limited amount of equipment. The service voltage is 120/240V, 3ph., 4w. The Main Distribution Panel (MDP) is 1200A with five main switches including one that connects to an Automatic Transfer Switch (ATS). The ATS feeds an Emergency Panel and is fed from an existing 35KW stand-by generator. The existing electrical service originates as a DTE overhead service.

It appears that no substantive upgrades were made to the generator and distribution system as part of the recent building addition. The existing electrical loads far exceed the capacity of the small existing generator.

PROJECT UNDERSTANDING

The project intent is that the new generator is to be a 'whole building' generator and feed the existing main service via a single service rated automatic transfer switch.

The existing generator and transfer switch will be removed. It is anticipated that the generator will be located outside the building in the same location as the existing generator and will be 500KW. Particular attention is required for the location and enclosure of this generator as there are residential homes immediately adjacent to the fire station. It is expected that the enclosure will need to be expanded and/or reconstructed and should have some improved sound attenuation capability due to its immediate proximity to the neighboring residence.

Due to the size, consideration should be given to multiple generators operating in parallel as a possible solution. A service rated transfer switch will be located outside in a NEMA 3R enclosure. The utility service will be rerouted into the new transfer switch. The fire station must remain fully operational during construction which will require minimal power outages to be coordinated with the utility and the Fire Station in order to schedule temporary power. Final size, location and connections of the generator, transfer switch and utility connection to be determined by the design engineer in the following phases.

Exhibit A

The mechanical engineer shall coordinate with the electrical consultant to obtain the required fuel consumption, location and pressure required. The emergency generator shall be of Natural Gas type and the mechanical engineer shall include the following work:

Approximate size of NG Generator ≈500 kW, ≈5,862 CFH NG consumption, and ≈11"-14" WC pressure required.

It is anticipated that installation of a larger generator will likely require a new meter be installed as the existing is rated at 3,000 CFH and the new generator alone will exceed that demand. This item will need to be coordinated with the gas utility supplier. New underground piping will likely be needed as well to accommodate this upgrade as the existing pipe is too small.

SCOPE OF WORK

Due to the limited nature of the proposed work, a limited design process is recommended as outlined below.

TASK 1: PRELIMINARY DESIGN PHASE

- Project Kickoff & Progress Meetings
 - Conduct Project Kickoff Meeting (1) with Designated City Staff to Discuss Project Goals, Identify Potential Obstacles, Establish Project Timeline, Communication Processes – Prepare and Issue Agenda & Minutes
 - Conduct Progress Meeting at 90% Complete – Prepare and Issue Agenda & Minutes
- Site Visit
 - Key Personnel of all applicable disciplines to visit project site
 - Review impact of the project on the building, systems, city operations and city personnel
 - Conduct field verification as necessary to complete the project
 - Electrical Scope to Include:
 - Confirm that the generator will cover the 'whole building'
 - Determine Location of Generator
 - Determine Conditions of MDP
 - Determine Placement of ATS and Generator
 - Verify Existing Life Safety/Emergency Lighting Will Remain on Battery Backup (If emergency lighting is to be solely on the generator, it needs to be reconfigured onto its own transfer switch and panelboard per NEC)
 - Mechanical Scope to Include:
 - Field work as required to verify the existing conditions.
- Research and Data Review
 - Review Available Drawings and Data Provided by Owner
 - Review Hazardous Material Survey (by Owner)
- Preliminary Design
 - Develop Preliminary Design Plans
 - Electrical Scope to Include:
 - Determine generator size based on existing loads and starting currents of motors and mechanical equipment.
 - Develop plans, one-line diagrams and specifications for all new work and modifications to the existing power distribution system necessary to install generator.
 - Mechanical Scope to Include:
 - Plumbing design as required to route / size NG piping for new generator only.
 - Provide new calculated Natural Gas load schedule and pressure for the building.
 - Provide details, diagrams, schedules, and specifications for all required equipment, piping, and accessories.
 - Submit to City for Review and Approval

TASK 2: CONSTRUCTION DOCUMENT PHASE

- Progress Meetings
 - Conduct Progress Meeting at 90% Complete – Prepare and Issue Agenda & Minutes
- Construction Documents
 - Develop Full Set of Construction Documents – inc. all specs & details required by Inspection Department
 - Develop final solutions to all items listed in Preliminary Design scope above
- Cost Estimate

Exhibit A

- Develop Opinion of Probable Construction Cost for Project
 - Include Unit Costs as Applicable
- Permitting
 - Submit Construction Documents to the Inspection Department for Plan Review & Approval
 - Revise Documents as Necessary per Inspection Department Comments
 - City of Livonia to be Responsible for Plan Review Fees (or include Allowance in bid form)
- Bid Documents
 - Prepare Bid Documents – Plans & Specifications (Single Bid Package), Including Invitation to Bid, Applicable Portions of Division 00-01

TASK 3: BIDDING PHASE

- Bidding Assistance
 - Assist the City with Advertisement for Bid
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TASK 4: CONSTRUCTION ADMINISTRATION (CA) PHASE

- Pre-Construction & Progress Meetings
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 - Assist in Development of Contract Between the City and Selected Contractor
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 - Respond to Requests for Information (RFI's)
 - Review Change Order Requests and Pay Applications
 - Permitting Assistance & Coordination with Municipality
- Field CA Services
 - Attend Pre-Construction Meetings
 - Issue Observation Reports (If Field Visit Not Part of Progress Meeting)
- Project Closeout
 - Perform Walkthrough (1), at Contractor's Request, upon Substantial Completion
 - Perform Walkthrough (1) for Final Punch List

Field CA services will include periodic site visits to observe progress and assure general conformance with the construction documents. DAG will not be responsible for any construction inspection or testing.

PROJECTED SCHEDULE

The attached 'Projected Schedule' represents a reasonable timeframe to complete the scope of work outlined above. It assumes the availability of both the City staff and the selected design team, assumes a Notice of Award date near the end of September and assumes that the City review and approval periods are sufficient. It should be noted that currently, the lead time on stand-by generators is +/- 52 weeks and the construction schedule should be determined accordingly.

OPINION OF PROBABLE CONSTRUCTION COST

This 'Opinion of Probable Construction Cost' has been developed based on recent project estimating figures verified by local contractors. It must be noted that the construction industry has recently experienced a volatile market regarding both materials and labor and is subject to significant swings in values that can affect project cost. To protect against this variation a project contingency of 10% has been included in the Opinion of Probable Construction Cost.

REFERENCE DOCUMENTS

See Attached Plans

PHOTOS OF AFFECTED WORK AREA

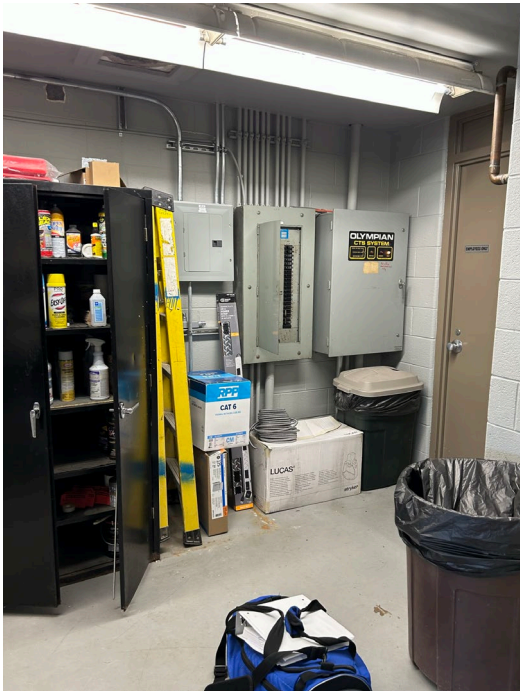


Figure 1: Existing transfer switch and emergency panels.



Figure 2: Existing MDP



Figure 3: Existing NG Generator

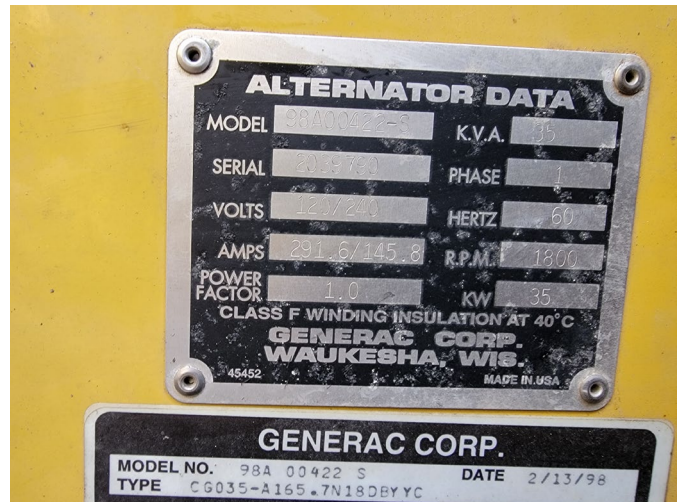


Figure 4: Existing NG Generator Tag



Figure 5: Existing NG Up from Below Grade to Existing NG Generator

Exhibit A



Figure 6: Existing NG Meter Location (side of Building) – Existing NG Generator Behind the Wood Fence/Screening



Figure 8: Existing NG Pressure Regulator



Figure 7: Existing NG Services – Side of Building



Figure 9: Existing NG Meter

Exhibit A

Project Name:	Fire Station #6
Client Name:	City of Livonia
Project No:	23-035
LIV Proj No:	22-06
	DRAFT



OPINION OF PROBABLE CONSTRUCTION COST

		QUANTITY	UNIT	UNIT COST	COST	NOTES
Site Improvements						
	Excavation	1	EA	\$ 5,000.00	\$ 5,000.00	
	New Masonry Enclosure	1	EA	\$ 15,000.00	\$ 15,000.00	
				\$ -	\$ -	
					\$ 20,000.00	

Building Improvements						
	Mobilization	1	EA	\$ 5,000.00	\$ 5,000.00	
	Demolition	1	EA	\$ 5,000.00	\$ 5,000.00	
	Generator	1	EA	\$ 175,000.00	\$ 175,000.00	
	ATS / Cabinet	1	EA	\$ 15,000.00	\$ 15,000.00	
	General Electrical (Conduit/Wire)	1	EA	\$ 12,000.00	\$ 12,000.00	
	Concrete Pad/Site	1	EA	\$ 10,000.00	\$ 10,000.00	
	New Piping	1	EA	\$ 10,000.00	\$ 10,000.00	
	New Meter Install	1	EA	\$ 7,000.00	\$ 7,000.00	
				\$ -	\$ -	
				\$ -	\$ -	
					\$ 239,000.00	

Total Project Costs						
	TOTAL DIRECT COST				\$ 259,000.00	
	GENERAL CONDITIONS	10.0%		\$ 25,900.00		
		Subtotal		\$ 284,900.00		
	CONTRACTOR'S FEE	5.0%		\$ 12,950.00		
		Subtotal		\$ 297,850.00		
	PERMIT FEE	2.0%		\$ 5,180.00		
		Subtotal		\$ 303,030.00		
	CONTINGENCY	10.0%		\$ 25,900.00		
		Subtotal		\$ 328,930.00		

REFERENCED NOTES						
Note #01						
Note #02						
Note #03						
Note #04						

Exhibit A

Project Name:	Fire Station #6 Generator Replacement
Client Name:	City of Livonia
Project No:	23-035
LIV Proj No:	22-06
	DRAFT

[illegible]

WEEKS TO COMPLETE TASKS (AFTER NOTICE OF AWARD)

PRELIMINARY DESIGN PHASE

[illegible][illegible][illegible]

[illegible]

FORM OF PROPOSAL ARCHITECTURAL SERVICES
PROJECT: 2023 GENERATOR REPLACEMENTS

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

JRUSHLOW@LIVONIA.GOV

Dear Mr. Rushlow:

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

COMPANY NAME: **DLZ MICHIGAN, INC.**

PHASE	DESCRIPTION	COMPLETE FOR SUM OF
1	Design/Bid Phase	\$50,000
2	Contract Administration Phase	\$14,000
3	TOTAL ITEMS 1-2	\$64,000.00

- Projected Completion Date for Phase 1 – Design Bid **150 FROM NTP**
- Please list any exceptions or additional terms on separate attachment.

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

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

Form of Proposal – Architectural Services

Firm Name **DLZ Michigan, Inc.**

Address **607 Shelby Street, Suite 650**

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

Phone **313.961.4040** FAX

Signature 

Manoj Sethi, P.E.

Title **President**

Date **July 21, 2023**

(Person executing bid and official capacity)

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

Name **Laurie Frey, AIA**

Title **Project Manager**

Phone No. **313.961.4040**

Email **lafrey@dlz.com**

FORMS TO RETURN WITH SUBMISSION:

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

Architectural Services Proposal Review form

Project: 2023 Generator Replacements

Proposal Date: 7/21/2023

Scope Developed By: DAG

Scoping Estimate: \$1,070,000

Phase	Description	DAG	DLZ	HRC	OHM
1	Design/Bid Phase	\$ 79,925.00	\$ 50,000.00	\$ 160,180.00	\$ 105,000.00
2	Construction Phase	\$ 47,900.00	\$ 14,000.00	\$ 76,101.00	\$ 35,000.00
3	Total Both Phases	\$ 127,825.00	\$ 64,000.00	\$ 236,281.00	\$ 140,000.00

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD AUGUST 9, 2023**

Meeting was called to order at 8:05 p.m. by Council President Jim Jolly. Present: Scott Morgan, Brandon McCullough, Kathleen McIntyre, Vice President Toy, Scott Morgan, and President Jim Jolly. Absent: Scott Bahr

Elected and appointed officials present: Susan Nash, City Clerk; Paul Bernier, City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

6. REQUEST FOR ADDITIONAL APPROPRIATION: Department of Public Works, re: for the unexpected trimming and removal of trees resulting from winter storms in 2022-2023, from the Forestry Fund.

Doug Moore, Assistant Director of DPW, presented the request to Council.

Christopher Martin, resident, asked if these trees are right of way trees and shared his opinion regarding the process used by the contractors performing the work.

Councilmember McIntyre verified that the contractor would be held responsible for any damage due to the sidewalk because of their services, with City Engineer Todd Zilincik.

Andrea Hanania, Burton Hollow resident, voiced concerns about DTE and tree trimming.

Vice President Toy offered an approving motion for the Consent agenda.

DIRECTION:

APPROVAL

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

6.

DPW
July 13, 2023

MEETING DATE

S072423/R080923

PREPARED BY

Jill Russell, Secretary III,

AGENDA ITEM

REQUEST FOR ADDITIONAL APPROPRIATION: Department of Public Works, re: for the unexpected trimming and removal of trees resulting from winter storms in 2022-2023, from the Forestry Fund.

BACKGROUND DETAILS

Pursuant to Council Resolution No. 299-20, adopted November 4, 2020, the Council approved funding for Right-of-Way, Section Street Tree Trimming, Emergency Response and Emergency Removal Program for the 2021-2022 season, with an option to extend for an additional two years at the City's discretion. The contract in the amount of \$350,000 annually was awarded to Boon Development (aka Sod Solutions) and the City took advantage of the option to extend the contract into the 2022-2023 season as well.

As the Council is aware, the winter storms we endured during the 2022-2023 season were brutal and caused major damage within the City tree inventory. As a result of an ice storm followed one week later by a very heavy snowstorm, many city trees were destroyed or damaged, resulting in the removal of a large number of trees and trimming of others. Thankfully, our tree trimming vendor, Sod Solutions, pulled their equipment out of storage and immediately assisted us in the clean-up effort. Unfortunately, our current budget for tree trimming and removal took a tremendous hit. To compound the issue, storms came through on July 26th taking out even more trees and requiring trimming of others; pushing our annual tree budget even farther over limit

With City Council's permission, we would like to increase the funds awarded to Sod Solutions from \$350,000 to \$450,000 (+\$100,000) within the current Forestry Budget.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

We request City Council approve an increase to the contract with Sod Solutions by \$100,000.00 for emergency tree trimming from budgeted funds available in account no. 226-528-818-045 (Municipal Refuse Fund Contractual Services-Forestry).

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

n/a

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

\$100,000.00

DETAILED WORK BEING PERFORMED

Continued funding of emergency Forestry work for the remaining season due to the cost of previous damage due to ice storms and heavy snow

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

\$100,000.00

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact person, full address)

n/a

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): Vendor already in place

ATTACHMENTS

1. 299-20 - Tree Trim

APPROVED BY



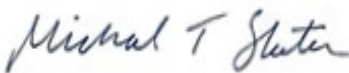
Douglas L. Moore, MSA, Assistant Director of Public Works

Date: July 17, 2023



Don Rohraff, Director of Public Works

Date: July 26, 2023



Michael Slater, Finance Director

Date: July 26, 2023



Maureen Miller Brosnan, Mayor

Date: July 28, 2023

#299-20 RESOLVED, that having considered the report and recommendation of the Assistant Director of Public Service, dated September 16, 2020, 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 UNIT PRICE BID OF **BOON DEVELOPMENT**, LLC d/b/a **SOD SOLUTIONS**, 14382 SUNBURY, LIVONIA, MI 48154, FOR COMPLETING ALL WORK REQUIRED IN CONNECTION WITH THE CITY'S **2021-2022 RIGHT-OF-WAY SECTION STREET TREE TRIMMING, EMERGENCY RESPONSE AND EMERGENCY REMOVAL PROGRAM**, WITH A TWO (2) YEAR EXTENSION AT THE CITY'S DISCRETION, FOR AN ANNUAL COST NOT TO EXCEED **\$350,000.00**, based upon the Public Service Division's estimate of units involved and subject to final payment based upon the actual units completed in accordance with the unit prices accepted herein, said estimated cost and unit prices having been in fact the lowest bid received for this item; FURTHER, the Council does hereby authorize an **annual** expenditure in an amount not to exceed \$350,000.00 for two budget years (2021 and 2022) from funds already budgeted in the Municipal Refuse Fund Contractual Services - Forestry (Account No. 205-527-818-045) for this purpose; FURTHER, in the event the low bidder is unable to satisfy the requirements of the contract, or a significant situation arises that necessitates additional resources, THE COUNCIL DOES HEREBY ACCEPT THE UNIT PRICE BID OF THE SECOND LOWEST BIDDER, CHOP, 1505 STEELE AVENUE, SW, GRAND RAPIDS, MI 49507 FOR AN ANNUAL AMOUNT NOT TO EXCEED \$445,124.05; 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.

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD AUGUST 9, 2023**

Meeting was called to order at 8:05 p.m. by Council President Jim Jolly. Present: Scott Morgan, Brandon McCullough, Kathleen McIntyre, Vice President Toy, Scott Morgan, and President Jim Jolly. Absent: Scott Bahr

Elected and appointed officials present: Susan Nash, City Clerk; Paul Bernier, City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

7. REQUEST TO AUTHORIZE PURCHASE OF 50 CASES OF NATULAR XRT TABLETS: Department of Public Works, re: for the 2023 Mosquito Treatment Program, from budgeted funds.

Doug Moore, Assistant Director of Public Works, presented the request to Council and pointed out that this is the 2024 Mosquito Treatment Program.

Christopher Martin, resident, spoke about retention ponds not being cared for and feels those are a bigger attraction for mosquitos than our sewers.

Councilmember Donovic pointed out that retention ponds are privately owned and the sewers are owned by the City.

Councilmember Donovic offered an approving motion for the Consent agenda.

DIRECTION:	APPROVAL	CONSENT
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LETTER TO THE LIVONIA CITY COUNCIL

7.

DPW
July 26, 2023

MEETING DATE

S080923/R082123

PREPARED BY

Jill Russell, Secretary III,

AGENDA ITEM

REQUEST TO AUTHORIZE PURCHASE OF 50 CASES OF NATULAR XRT TABLETS:
Department of Public Works, re: for the 2023 Mosquito Treatment Program, from budgeted funds.

BACKGROUND DETAILS

The Department of Public Service treats a total of 11,300 catch basins annually with a briquette. This slow-release briquette is dropped into a catch basin where it settles at the bottom of the catch basin (called the sump) where water collects. The briquette continually re-treats the water for up to 180 days. The briquette is effective on all species of mosquitoes, including the *Culex pipiens* species of mosquito, which carries the West Nile Virus. While it prefers birds, it will take a blood meal from humans. This species is a shy breeder that prefers catch basins or gutters, with highly organic water rather than open waters. Previous experience with West Nile Virus has resulted in the greatest amount of cases occurring in August into September. This has been attributed to August being a dry month, therefore rainwater does not drain into the storm system from periodic rainfalls which will then naturally carry away the larvae before they can develop into adult mosquitoes.

The Department has done a storm drain mosquito control program treating catch basins throughout the City for many years. The Department is requesting approval of payment to Clarke Mosquito Control for the purchase of 50 cases of Natular XRT tablets at \$968.00 per case. The price for this product is set by the manufacturer. Therefore, there is no advantage to a competitive bid process. We have dealt directly with the manufacturer since the inception of this program.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

Authorize the Department of Public Works to purchase 50 cases of Natular XRT tablets at \$968.00 per case, for a total of \$48,400.00 from Clarke Mosquito Control, 675 Sidwell Ct., St. Charles, IL 60174 (Vendor #28004)

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

\$48,400.00 in budgeted funds for this purchase can be found in account #226-529-805-010 (Pest Control)

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

One time, annual purchase

DETAILED WORK BEING PERFORMED

S090722/R092622

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

\$48,400.00 205-526-805-010 - Pest Control

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact person, full address)

Clark's Mosquito Control
159 N. Garden Ave.
Roselle, IL 60172

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): The price for this product is set by the manufacturer. Therefore, there is no advantage to a competitive bid process. We have dealt directly with the manufacturer since the inception of this program.

Waive the formal bidding process in accordance with Section 3.04.140.E.3 of the Livonia Code of Ordinances, as amended since no advantage to the City would result from competitive bidding.

ATTACHMENTS

1. 2023 Mosquito Briquette Quote - Clarke

APPROVED BY



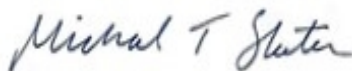
Douglas L. Moore, MSA, Assistant Director of Public Works

Date: July 26, 2023



Don Rohraff, Director of Public Works

Date: July 26, 2023



Michael Slater, Finance Director

Date: July 26, 2023

Maureen Miller Brosnan

Date: July 28, 2023

Maureen Miller Brosnan, Mayor



QUOTATION

B City of Livonia (003601)
I Doug Moore
L 12973 Farmington Rd
L
T Livonia, MI 48150-4202
734-466-2617
O 734-466-2660S City of Livonia
H Doug Moore
I 12973 Farmington Rd
P
T Livonia, MI 48150-4202
O 734-466-2617

Address ID: 000001

Quotation #	Quote Date	Salesperson	Written by	Valid to
0002031121	06/14/23	Chris Novak	Lillie Dudgeon	07/14/23

Delivery Method	Terms
Best Way	Net 30 Days

Item #	Item Description	Qty Ordered	Unit Price	Extended Price
11850	NATULAR XRT TABLET US EPA Current Label	50 cs	968.0000/cs	48,400.00
Order Total				48,400.00
Total				48,400.00

* For your convenience we also accept Visa and MasterCard

Clarke will charge applicable sales taxes unless a valid exemption certificate is Emailed to: accountsreceivable@clarke.com or faxed to: 630-872-7439* A 15% restocking fee plus freight costs may be assessed to any returned items.
Items must be returned within 120 days of shipment and in an acceptable condition.

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD AUGUST 9, 2023**

Meeting was called to order at 8:05 p.m. by Council President Jim Jolly. Present: Scott Morgan, Brandon McCullough, Kathleen McIntyre, Vice President Toy, Scott Morgan, and President Jim Jolly. Absent: Scott Bahr

Elected and appointed officials present: Susan Nash, City Clerk; Paul Bernier, City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

8. REQUEST TO ENTER INTO LEASE AGREEMENT WITH CHARGE EV, LLC: Department of Public Works, re: to provide electric vehicle charging stations for the City of Livonia.

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

Councilmember McIntyre verified that these are for public use and the fees will be paid by the user. She also asked if these are permanent fixed stations at three locations and why we would use fixed charging units rather than portable units.

Mr. Rushlow indicated that he is not aware of portable units available due to the amount of electrical power needed underground.

Vice President Toy asked if the City will get a percentage of the fees collected.

Mr. Rushlow indicated the City will get 3 cents per kilowatt hour in revenue share.

Vice President Toy invited Jim Baringhaus of the Greenleaf Commission to the podium to explain the results of the Greenleaf study done on this issue.

Jim Baringhaus, 37195 Weymouth, indicated they studied several communities and interviewed different companies on the issue. He said this item, as presented, is a good arrangement for the City of Livonia.

Councilmember Donovic asked why there are two lease agreements.

Paul Bernier said it is because the Recreation Center was set up by a Commission and is legally a different entity.

Councilmember Donovic asked if we know what will happen at the end of the 10-year lease agreement and if the City would then be responsible for utility costs and maintenance. He also asked about the early termination provision in the contract which indicates stations averaging less than 50 kilowatts an hour per month could be removed.

Mr. Rushlow said it is hard to say since no one has reached that tenure and technology is changing so quickly. He also said he would be surprised if any would be removed after investing the upfront capital to run the electric lines, install meters, and get set up with DTE.

Councilmember Donovic verified that we are not paying the utility bill regardless of the revenue share.

A representative from Charge EV was present to answer any questions.

President Jolly stated there are additional stations at businesses throughout the city where people often park to charge and then go about their daily business, leaving the station unavailable for others. He asked Mr. Bernier if we could consider an Ordinance to put a parking time limit to prevent these situations.

Mr. Bernier said we could consider a parking limit as part of an Ordinance.

Councilmember McCullough offered approving motion for the Consent agenda.

DIRECTION:

APPROVAL

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

8.

DPW
July 27, 2023

MEETING DATE

S080923?R082123

PREPARED BY

Jill Russell, Secretary III,

AGENDA ITEM

REQUEST TO ENTER INTO LEASE AGREEMENT WITH CHARGE EV, LLC: Department of Public Works, re: to provide electric vehicle charging stations for the City of Livonia.

BACKGROUND DETAILS

Over the past few months, DPW, Planning & Economic Development, Parks & Recreation, Finance, Law, and the Mayor's Office have been collaborating with the goal of providing solutions for the installation of electric vehicle charging stations at public buildings. Charge EV is working through the General Motors Dealer Community Charging Program to expand charging access at no cost to the communities (GM Dealers underwrite the cost). Through this public-private partnership, Charge EV would be responsible for installation, maintenance, and operation of all equipment and electrical service to the charging stations and would collect charging rates set by Charge EV. The City of Livonia would agree to allow them to use and access to the areas designated on selected City property and the City would receive a revenue share of \$0.03 per kilowatt-hour.

The chargers are a Level 2 charging station manufactured by FLO. The FLO level 2 chargers are up to 2.7 times faster than a typical level 2 charging station and each station features two ports for simultaneous vehicle charging. Stations are proposed to be installed in the following locations:

- Jack E. Kirksey Recreation Center – two stations (4 ports)
- Robert and Janet Bennett Library – two stations (4 ports)
- Fox Creek Golf Course/Bi-Centennial Park – two stations (4 ports)

The exact location of the charging stations on the premises would be determined through the design process with input from the City and Charge EV.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

It is respectfully requested that City council authorize the Mayor and City Clerk to execute an agreement with Charge EV, LLC, 15045 Dixie Hwy, Suite A, Holly, MI 48442 for the installation of electric vehicle charging stations on premises at the Robert and Janet Bennett Library, Jack E. Kirksey Recreation Center, and Fox Creek Golf Course/Bi-Centennial Park.

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

Six (6) FLO level 2 electric vehicle charging stations

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

\$0.00 cost to the City of Livonia. Through a partnership with Charge EV, Livonia would receive a revenue share of \$0.03 per kilowatt-hour.

DETAILED WORK BEING PERFORMED

Installation of six (6) stations; two at each of the following locations: Jack E. Kirksey Recreation Center, the Robert and Janet Bennett Library and Fox Creek Golf Course/Bi-Centennial Park.

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

\$0.00

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact person, full address)

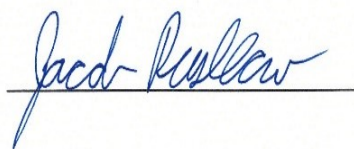
N/a

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): n/a

ATTACHMENTS

1. FLO SpecSheet_CoRe+ Max Charger (1)
2. Charge EV Agreement for City of Livonia
3. Charge EV Agreement for Livonia Jack E. Kirksey Recreation Center

APPROVED BY



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

Date: July 27, 2023



Don Rohraff, Director of Public Works

Date: July 28, 2023



Michael Slater, Finance Director

Date: July 28, 2023



Paul Bernier, City Attorney

Date: July 28, 2023



Maureen Miller Brosnan, Mayor

Date: July 28, 2023



CoRe+ Max

Smart 80A Level 2 charging station for fleet, commercial and industrial applications

The CoRe+ Max charging station is specifically designed for light and medium duty EV fleets with the complementary capability of serving as a public charger.

Key features

Fastest L2 Charger¹

80A chargers with speed up to 19.2 kW

Up to 2.7x faster than a typical (30A) level 2 charging station, with less strain on battery than a DC fast charger.

Long-Term Durability

Get peace of mind with high-end quality build.

The NEMA 4X full aluminum casing makes the CoRe+ Max one of the most robust and durable charging stations available for fleets and workplaces.

Power Management

Save on your electricity costs.

FLO's patented PowerSharing™ and PowerLimiting™ technologies can save you up to 45% per year.²

Smart Station, Smarter Investment

Get the most from your deployment with our network management solutions.

The CoRe+ Max features LTE connectivity enabling multiple features such as proactive monitoring³ and access to a dedicated owner's web portal so you can set pricing, monitor station access and leverage your data for insights and analytics.

Modular Design

The modular design of the CoRe+ Max makes it a sustainable charging station.

Easy, on-site repairs without the need to return station to the factory, maximizing uptime. Optional cascading kit enables serial daisy-chain connection of multiple charging stations.

¹ As permitted under the SAE J1772 standard.

² Based on internal calculations.

³ Requires an active Global Management Services (GMS) license.

Overview

Durable, dependable, and easy to use, the CoRe+ has long been the preferred charging solution for workplaces, condos, apartments, and commercial properties. However, as the EV charging market continues to grow, we understand that the needs of our consumers will continue to grow – that's why we have developed the fastest level 2 charging station on the market, the CoRe+ Max™.

Fastest L2 Charger

- Maximum power output of up to 19.2 kW (80 amps)
- Charges up to 2.7x faster than a typical level 2 charging station
- 77% of the speed for only 30% of the cost of a 25 kW DC fast charger⁴

Future-proof

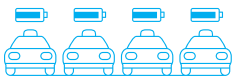
- Compatible with 100% of BEV or PHEV available in North America
- Customizable power levels using an integrated 10-position rotary switch
- Ready to accommodate current and next-generation EVs

Low Total Cost of Ownership

- Install up to 4 CoRe+ Max stations for the cost of one DC Fast Charger⁵
- Fully integrates with the original CoRe+
- FLO stands behind the quality of its products and offers a 1-year limited warranty on the CoRe+ Max

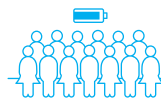
Applications

The CoRe+ Max is the preferred charging solution for a wide variety of applications. The alternative current (AC) will put less stress on your vehicles' batteries compared to direct current (DC) fast chargers. This helps extend the lifespan of the batteries and ultimately your vehicles.



Fleet

For fleet managers who wish to grow their EV fleets without expanding their electrical infrastructure while maintaining the operational costs at an affordable level.



Workplace

For companies looking to offer an EV charging service to their employees, and looking for a solution that can evolve at the same rate as the demand for the service while maintaining reasonable installation and operation costs.

⁴ Based on FLO assessment of average price of 25 kW DC fast chargers at time of printing.

⁵ Based on internal calculations.

Available configurations

CoRe+ Max



Wall-mounted



Single pedestal



Back-to-back
pedestal



Side-to-side
pedestal

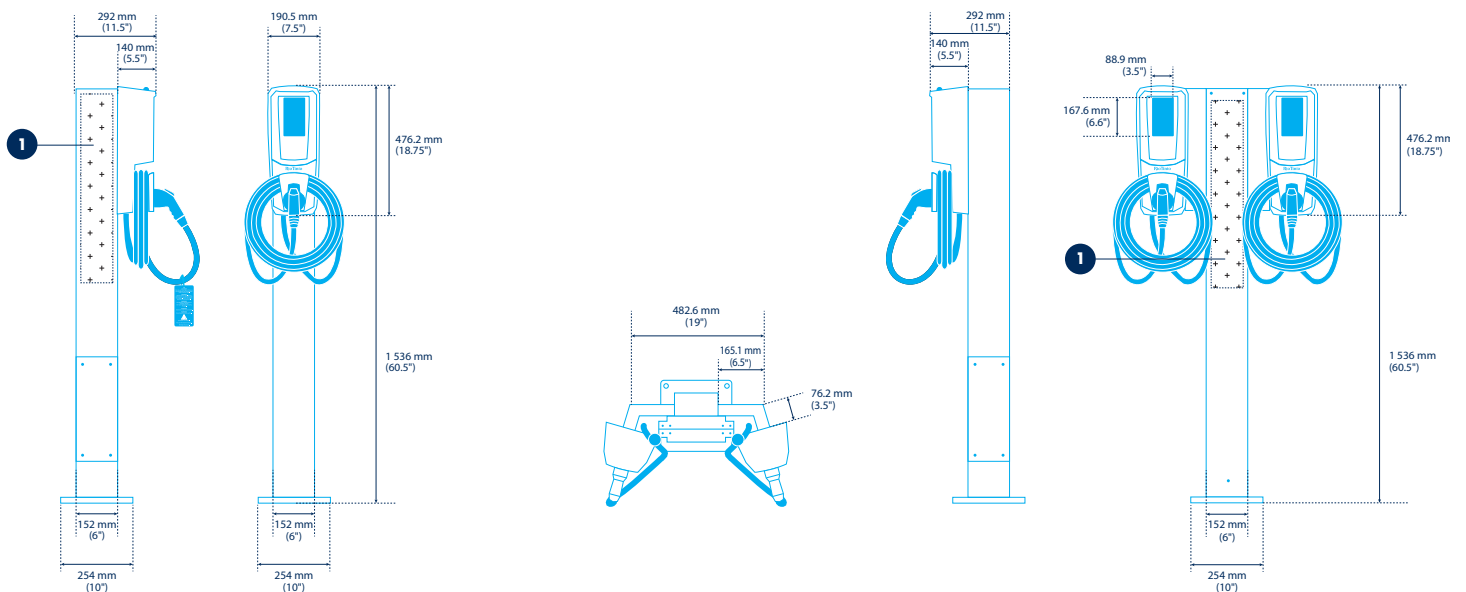
Dimensions and customization

Every charging station includes easily customizable branding areas.

The CoRe+ comes in its original colour, which can be modified with your custom signage.

Customizable partner panel area

Dimensions (H x W): 30" (760 mm) x 4.72" (120 mm)



Technical specifications

Product	CoRe+ Max
Aluminum casing	NEMA 4X
Charging connector	SAE J1772
Cable	7.62 m / 25'
Input	208 VAC or 240 VAC for each charging station
Charging power	1.2 kW to 19.2 kW (maximum configurable by software)
Output current	6A to 80A (maximum configurable by software and adjustable via a rotary switch)
Integrated GFCI	20 mA, auto reset (3 attempts at 15-minute intervals)
Frequency	60 Hz
Operating and storage temperature	-40 °C to 50 °C / -40 °F to 122 °F
Weight	Charging station: 9.5 kg / 27 lb Pedestal: 14.5 kg / 32 lb
Humidity	Up to 95% (non-condensing)
Card reader	ISO 14443 A/B, ISO 15693, NFC
Communication interface	ZigBee - IEEE 802.15.4 meshed network
Networking	Cellular – 4G/LTE (gateway is installed separately for optimal performances)
Pending Certifications	CSA- C22.2 No. 280 / UL 2594, CSA C22.2 No 281.1 and 281.2 / UL 2231-1 and 2231-2 Energy Star
EMI compliance	USA - FCC 47 CFR part 15 class A CAN - ICES-003 (A)



Learn more
info@flo.com
 1 855 543-8356
flo.com/products



Designated and manufactured
 by AddÉnergie Technologies Inc.

CHARGE EV, LLC. CHARGING STATION AGREEMENT

This Charging Stations Agreement (the “**Agreement**”) is effective as of the date signed by **HOST** (the “**Effective Date**”) by and between (“**Host**”), **City of Livonia, 33000 Civic Center Drive, Livonia, MI 48154** and Charge EV, LLC. (“**CEV**”), a Michigan company with its principal place of business located at 15045 Dixie Hwy, Ste A, Holly, MI 48442. CEV and Host may individually be referred to herein as a “**Party**” and collectively as the “**Parties**.”

WHEREAS, CEV, by installing electric vehicle chargers (“**EV Chargers**”) on the Premises, as defined herein, will provide value to Host by attracting electric vehicle owners and the public to, and providing additional visibility of, the property;

WHEREAS, Host acknowledges the value of CEV’s EV Chargers on the Premises and desires to grant a license to install and maintain EV Chargers at the Premises to CEV pursuant to the terms set forth herein;

NOW THEREFORE, in consideration of the above and for other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. PREMISES:

Host hereby grants to CEV a license to install and maintain EV Chargers at the Premises located at **the locations contained in Exhibit A (the “Premises”)** upon which CEV shall install the EV Chargers.

2. INITIAL INSPECTION:

A. Early Access. Beginning on “**Effective Date**” (“**Initial Inspection Start Date**”) CEV shall have a period of up to thirty (30) days during which it will have reasonable, non-exclusive access to the Premises for conducting its reviews and inspections (the “**Inspection Period**”).

B. Application for Permits. During the Inspection Period, CEV shall apply and pay for all required permits, variances and/or approvals required for CEV’s construction of the improvements on, and CEV’s use of, the Premises (collectively, the “**Permits**”).

C. Right to Terminate. If CEV determines, in its sole and absolute discretion, for any reason or for no reason whatsoever, that the Premises are unacceptable for CEV’s proposed use, CEV may, without any liability hereunder, terminate this Agreement upon written notice delivered to Host no later than five (5) business days following the expiration of the Inspection Period pursuant to Section 20 of this Agreement. CEV shall restore any damage to the Premises that is attributable to CEV.

3. INSTALLATION:

Upon acceptance of the Premises, CEV shall, at its sole expense, install the EV Chargers.

4. EQUIPMENT:

(4) Pedestals ((8) 80-amp chargers) will be installed at the host location. CEV can elect to change the equipment depending on utility support transformer and supply chain availability.

5. COMMENCEMENT DATE:

The date that the EV Chargers open to the public (the “**Commencement Date**”) shall be within one hundred and fifty (150) days following the Initial Inspection Start Date, provided that no external permitting, utility or other requirements beyond CEV’s control delay the installation, despite the best efforts of CEV. CEV shall provide written notice of the Commencement Date to Host pursuant to Section 20 of this Agreement for record keeping purposes. In the event of a delay as described herein, CEV shall deliver written notice to Host pursuant to Section 20 and this notice shall provide the Commencement Date, which in no event shall be any later than two hundred (200) days following the Initial Inspection Start Date.

6. TERM:

A. The initial term of the Agreement shall expire ten (10) years from the Commencement Date (the “Initial Term”). Thirty (30) days prior to the expiration of the Initial Term, CEV may elect to extend the Agreement and such extension shall be for an additional period of five (5) years (the “Renewal Term” and together with the Initial Term, the “Term”). Following the Renewal Term, any further renewals will be subject to mutual agreement between CEV and Host and may be of any duration agreed upon by the Parties. In the event Host wishes to sell or transfer of the Premises by Host while the Agreement is in effect, Host shall either assign this Agreement to the prospective buyer, which assignment shall be effective upon the sale or transfer of the Premises, or terminate this Agreement in accordance with Section 7 below. Host grants exclusive EV charging stations to CEV within the parcel ID number location(s) identified in this lease agreement.

7. EARLY TERMINATION:

A. If at any time after the 36th month of the Term, the EV Chargers at the Premises are performing at an average of fewer than 50 kilowatt hours per month over any period of six (6) consecutive months, CEV shall have the right to terminate this Agreement by providing Host written notice (the “Termination Notice”) pursuant to Section 20 of this Agreement at least sixty (60) days in advance of the termination date, which shall specify the effective date of CEV’s termination of this Agreement (“Termination Date”). As of the Termination Date, this Agreement shall terminate and neither Party shall thereafter have any further rights or obligations hereunder, except that CEV shall pay all monies owed pursuant to Section 11 of this Agreement through the Termination Date, and this Agreement shall be of no further force and effect.

B. If Host elects to terminate the Agreement prior to the expiration of the Term, Host must provide written notice to CEV pursuant to Section 20 of this Agreement (the "Termination Notice"), specifying the effective date of Host's termination of this Agreement.

i. Any termination without cause by the Host prior to the end of the one hundred and twentieth (120th) month of the Term, the Host is responsible to reimburse CEV for the full cost of any EV Rebate that CEV may have received, all costs CEV incurred for installing the EV Chargers on the Premises, and any costs for CEV to remove the Electrical Service Equipment, Electrical Infrastructure, Charging equipment, Utility equipment, decommissioning of equipment, bollards, foundations and EV Chargers from the Premises. In addition, Host shall pay CEV 50% of monthly gross sales from previous 90 days average, per month for remainder of the contract term.

ii. Host may terminate for cause without penalty as outlined below in (1), (2), and (3):

(1) In the event Host has not received payment under the terms of Section 11 of this Agreement by the tenth day of the calendar month, Host must provide written notice pursuant to Section 20 of this Agreement to CEV notifying CEV that it has not received payment. If CEV has not remitted the payment due to Host within thirty (30) days of the date of receipt of Host's notice, Host may terminate the Agreement for cause and without penalty.

(2) In the event that CEV has failed to properly maintain the EV Chargers, Host must provide notice pursuant to Section 20 of this Agreement to CEV. This notice shall provide information about the EV Charger(s) requiring maintenance. If CEV has failed to repair or replace the EV Chargers within thirty (30) days of receipt of the Host's notice, host may terminate the Agreement for cause and without penalty.

(3) Any other reason beyond Host's control, including but not limited to the acts or omissions of third parties, regulatory changes, civil disorder, labor strikes or disruptions, war, terrorism, pandemics, disease and natural disasters.

C. In all events of termination or expiration of this Agreement, the EV Chargers are owned by CEV and upon termination or expiration of the Agreement, CEV shall remove them and restore the Premises to the original condition.

D. The indemnity responsibilities as described in Section 15 of this Agreement survive termination.

8. UTILITIES:

CEV, if owning the utility, agrees to arrange and pay the charges for all utility services provided or used in or at the Premises during the Term. CEV shall pay Host directly if

service is owned by the Host company. In the event that utility services are disrupted and Host becomes aware of such disruption, Host shall use its best efforts to quickly notify CEV as soon as possible of the disruption. Host must provide CEV with a utility statement showing amount per kWh charged for reimbursement of utility cost. Usage will be reported on a quarterly basis with payment.

9. USE:

CEV shall use and occupy the Premises during the Term for electric vehicle charging services. All use of the Premises by CEV shall comply with applicable codes, laws, and ordinances.

10. CHARGING RATES:

CEV shall not charge over 150% above the cost of delivered power.

11. PAYMENT FOR CHARGING SERVICES:

CEV shall share revenue generated from the EV Chargers in the amount of \$0.03 per kilowatt-hour payable on the tenth day of each quarter of the year. If the Term is renewed pursuant to Section 6 of this Agreement, during the first Renewal Term, CEV shall pay a quarterly revenue share to Host in the amount of \$0.05 per kilowatt-hour, payable on the tenth day of each quarter of the year. Payments shall be made via check unless otherwise agreed to by the Parties.

12. MAINTENANCE:

CEV shall be responsible for maintaining the EV Chargers and Host shall not have any liability for damage to the EV Chargers unless such damage is caused by Host's gross negligence or willful misconduct. Notwithstanding the foregoing, Host must maintain the Premises and common areas of the Premises. Host agrees to coordinate any parking lot maintenance with CEV to ensure that charging stalls remain available as much as is reasonably feasible. CEV may, in its discretion and at its sole cost, install security cameras and other equipment to monitor the Premises from off-site. Host shall have no responsibility for the use or maintenance of security cameras and other equipment to monitor the Premises. All site equipment installed in relation to the charging infrastructure shall be maintained in good condition for the entire term of the Agreement.

13. HOST COVENANTS:

Host represents that it is the owner of the Premises and that this Agreement does not violate any agreement, lease or other commitment of Host. Host shall not take any action that would impair or interrupt the use of the Premises or the EV Chargers, except as necessary for Host to satisfy its obligations as a government entity. Host agrees to notify CEV within a commercially reasonable time if (i) it has knowledge of third-parties impairing or misusing the Premises or EV Chargers, or (ii) it obtains knowledge of a needed repair to the Premises or EV Chargers. If non-electric vehicle motorists repeatedly park in the stalls dedicated to the EV Chargers ("Dedicated Stalls"), thereby impairing use of the Dedicated

Stalls, then the Parties shall together determine and implement an appropriate and effective strategy for preventing such impairment, including, without limitation, alternative signage and painted asphalt, for which CEV shall bear the entire cost. Host shall monitor the Premises in their ordinary course of business. CEV shall not be responsible for any consequential or delay claims and damages arising out of the sites in any fashion regardless whether or not said claims are foreseeable.

14. SIGNAGE:

CEV signage to be installed at the Premises is represented in **Exhibit B** and shall include signs to identify Dedicated Stalls. Any material revisions or additions to the signage depicted in **Exhibit B** shall be subject to Host approval, which shall not be unreasonably withheld, conditioned or delayed. All signage shall be professionally prepared, installed and maintained at CEV's expense.

15. INDEMNIFICATION:

Except to the extent of any gross negligence or willful misconduct of Host, CEV hereby agrees to indemnify, hold harmless, the Premises, Host, its managers, members, agents and representatives from all liability, damages, loss, costs and obligations, on account of or arising out of or alleged to have arisen out of any claim of any third party directly related to CEV's use of the Premises. CEV shall promptly remove or bond any liens placed on the Premises as a result of any claims for labor or materials furnished to or for CEV at or for use on the Premises.

16. DESTRUCTION:

Upon total destruction of the Premises either Party shall terminate the Agreement by furnishing written Notice pursuant to Section 20 of this Agreement within thirty (30) days of such destruction.

17. INSURANCE:

CEV shall carry commercial general liability insurance with limits of not less than Two Million Dollars (\$2,000,000) for bodily injury or death. A certificate evidencing such insurance shall be delivered to Host upon completion of the EV Charger installation and from time to time thereafter as may be requested by Host. Upon request, CEV shall include Host as additional insured on its commercial general liability and umbrella insurance policies. CEV will also carry worker's compensation insurance in accordance with state and federal law.

18. CONFIDENTIALITY AND PUBLICITY:

Neither Party will use the other Party's name, trademark or logo without such other Party's prior written consent. Host is subject to the Freedom of Information Act requirements and CEV acknowledges said requirements.

19. ENVIRONMENTAL MATTERS:

To the best of Host's knowledge, Host believes that the Premises shall be delivered free of environmental contamination. CEV shall have no liability for any environmental contamination unless caused by CEV, its agents, employees or contractors.

20. NOTICES:

All notices or demands shall be in writing and shall be deemed duly served or given only if delivered by prepaid (i) U.S. Mail, certified or registered, return receipt requested, or (ii) reputable, overnight courier service (such as UPS or FedEx) to the addresses of the respective parties as specified in this Section. Copies of such correspondence shall be delivered via email as well as a courtesy if an email address is provided, but email notification does not suffice as effective notice for the purpose of this Agreement. Host and CEV may change their respective addresses for notices by giving notice of such new address in accordance with the provisions of this paragraph.

City of Livonia, to:

Contact Name: Mike Slater

Position: Director of Finance

Address: City of Livonia, 33000 Civic Center

Drive, Livonia, MI 48154

Email: [mslater@livonia.gov](mailto:m Slater@livonia.gov)

Phone: 734-466-2260 _____

CEV, to:

Contact Name: Duane Lobbestael

Position: President

15045 Dixie Hwy Ste A, Holly, MI 48442

Email Address:
duane@statecontractingus.com

21. SUCCESSORS AND ASSIGNS:

This Agreement shall be binding upon and shall inure to the benefit of Host and CEV and their respective successors and assigns.

22. ARBITRATION:

If a dispute arises out of or relates to this Contract or the breach thereof or otherwise, and if the dispute cannot be settled through direct discussions the parties agree to first endeavor to settle the dispute by mediation under the construction industry mediation rules of the American Arbitration Association or privately before having recourse to

arbitration. Thereafter, any remaining claims or disputes arising out of, or relating to, this Contract or the breach thereof shall be decided by arbitration in accordance with the most current Construction Industry.

23. GOVERNING LAW, JURISDICTION AND VENUE:

Governing Law, Jurisdiction and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan without giving effect to any choice or conflict of law provision or rule (whether of the State of Michigan or any other jurisdiction) that would cause the application of laws of any jurisdiction other than those of the State of Michigan. Any legal suit, action or proceeding arising out of this Agreement or the matters contemplated hereunder shall be instituted in state court in Wayne County in the State of Michigan, and each Party irrevocably submits to the exclusive jurisdiction of such courts in any such suit, action or proceeding and waives any objection based on improper venue or inconvenient forum. Service of process, summons, notice or other document by mail to such Party's address set forth herein shall be effective service of process for any suit, action or other proceeding brought in any such court.

24. VOLUNTARY AND INFORMED EXECUTION:

The Parties acknowledge and agree that they have fully read, completely understand and voluntarily enter into and execute this Agreement, and acknowledge they have been represented and advised by counsel or had ample opportunity to be represented by counsel during the negotiations and drafting of this Agreement.

25. AMENDMENT:

This Agreement may only be amended, modified or supplemented by an agreement in writing signed by each Party hereto.

26. SEVERABILITY:

If any term or provision of this Agreement is invalid, illegal or unenforceable in any jurisdiction, the Parties agree that such provision shall be adjusted or modified by the court to the extent necessary to cure that invalidity, and that such invalidity, illegality or unenforceability shall not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction.

27. COUNTERPARTS:

This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which together will constitute one agreement. Signed copies transmitted electronically in PDF or similar format shall be treated as originals.

IN WITNESS WHEREOF, the Parties hereto have each caused an authorized representative to execute this Agreement as of the Effective Date first written below.

Charge EV, LLC.

By: Duane Lobbestael
Its: President

City of Livonia:

By: Maureen Miller Brosnan
Its: Mayor
Effective Date:

By: Susan Nash
Its: City Clerk

By: Michael Slater
Its: Director of Finance

Approved as to form: Department of Law

EXHIBIT A
THE PREMISES

Robert and Janet Bennett Library, 32777 Five Mile Rd, Livonia, MI 48154
-Parcel ID: 086 01 0370 005
(2) Pedestals ((4) chargers)

Fox Creek Golf Course/Bi-Centennial Park, 36230 Seven Mile Road, Livonia, MI 48152
-Parcel ID: 020 99 0002 001
(2) Pedestals ((4) chargers)

EXHIBIT A SIGNAGE CHARGING STATIONS

12" x 18" sign



EV Charging Parking Spaces will be clearly signed and striped to indicate reserved spaces.

Post height will be no taller than 72" h, Panel sign will be 12" w x 18" h x .125" d

CHARGE EV, LLC. CHARGING STATION AGREEMENT

This Charging Stations Agreement (the “**Agreement**”) is effective as of the date signed by **HOST** (the “**Effective Date**”) by and between (“**Host**”), **Jack E. Kirksey Recreation Center: City of Livonia, 33000 Civic Center Drive, Livonia, MI 48154** and Charge EV, LLC. (“**CEV**”), a Michigan company with its principal place of business located at 15045 Dixie Hwy, Ste A, Holly, MI 48442. CEV and Host may individually be referred to herein as a “**Party**” and collectively as the “**Parties.**”

WHEREAS, CEV, by installing electric vehicle chargers (“**EV Chargers**”) on the Premises, as defined herein, will provide value to Host by attracting electric vehicle owners and the public to, and providing additional visibility of, the property;

WHEREAS, Host acknowledges the value of CEV’s EV Chargers on the Premises and desires to grant a license to install and maintain EV Chargers at the Premises to CEV pursuant to the terms set forth herein;

NOW THEREFORE, in consideration of the above and for other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. PREMISES:

Host hereby grants to CEV a license to install and maintain EV Chargers at the Premises located at **Jack E. Kirksey Recreation Center, 15100 Hubbard, Livonia, MI, Parcel ID: 085 02 0027 001** upon which CEV shall install the EV Chargers.

2. INITIAL INSPECTION:

A. Early Access. Beginning on “**Effective Date**” (“**Initial Inspection Start Date**”) CEV shall have a period of up to thirty (30) days during which it will have reasonable, non-exclusive access to the Premises for conducting its reviews and inspections (the “**Inspection Period**”).

B. Application for Permits. During the Inspection Period, CEV shall apply and pay for all required permits, variances and/or approvals required for CEV’s construction of the improvements on, and CEV’s use of, the Premises (collectively, the “**Permits**”).

C. Right to Terminate. If CEV determines, in its sole and absolute discretion, for any reason or for no reason whatsoever, that the Premises are unacceptable for CEV’s proposed use, CEV may, without any liability hereunder, terminate this Agreement upon written notice delivered to Host no later than five (5) business days following the expiration of the Inspection Period pursuant to Section 20 of this Agreement. CEV shall restore any damage to the Premises that is attributable to CEV.

3. INSTALLATION:

Upon acceptance of the Premises, CEV shall, at its sole expense, install the EV Chargers.

4. EQUIPMENT:

(2) Pedestals ((4)80-amp chargers) will be installed at the host location. CEV can elect to change the equipment depending on utility support transformer and supply chain availability.

5. COMMENCEMENT DATE:

The date that the EV Chargers open to the public (the “**Commencement Date**”) shall be within one hundred and fifty (150) days following the Initial Inspection Start Date, provided that no external permitting, utility or other requirements beyond CEV’s control delay the installation, despite the best efforts of CEV. CEV shall provide written notice of the Commencement Date to Host pursuant to Section 20 of this Agreement for record keeping purposes. In the event of a delay as described herein, CEV shall deliver written notice to Host pursuant to Section 20 and this notice shall provide the Commencement Date, which in no event shall be any later than two hundred (200) days following the Initial Inspection Start Date.

6. TERM:

A. The initial term of the Agreement shall expire ten (10) years from the Commencement Date (the “Initial Term”). Thirty (30) days prior to the expiration of the Initial Term, CEV may elect to extend the Agreement and such extension shall be for an additional period of five (5) years (the “Renewal Term” and together with the Initial Term, the “Term”). Following the Renewal Term, any further renewals will be subject to mutual agreement between CEV and Host and may be of any duration agreed upon by the Parties. In the event Host wishes to sell or transfer of the Premises by Host while the Agreement is in effect, Host shall either assign this Agreement to the prospective buyer, which assignment shall be effective upon the sale or transfer of the Premises, or terminate this Agreement in accordance with Section 7 below. Host grants exclusive EV charging stations to CEV within the parcel ID number location(s) identified in this lease agreement.

7. EARLY TERMINATION:

A. If at any time after the 36th month of the Term, the EV Chargers at the Premises are performing at an average of fewer than 50 kilowatt hours per month over any period of six (6) consecutive months, CEV shall have the right to terminate this Agreement by providing Host written notice (the “Termination Notice”) pursuant to Section 20 of this Agreement at least sixty (60) days in advance of the termination date, which shall specify the effective date of CEV’s termination of this Agreement (“Termination Date”). As of the Termination Date, this Agreement shall terminate and neither Party shall thereafter have any further rights or obligations hereunder, except that CEV shall pay all monies owed pursuant to Section 11 of this Agreement through the Termination Date, and this Agreement shall be of no further force and effect.

B. If Host elects to terminate the Agreement prior to the expiration of the Term, Host must provide written notice to CEV pursuant to Section 20 of this Agreement (the "Termination Notice"), specifying the effective date of Host's termination of this Agreement.

i. Any termination without cause by the Host prior to the end of the one hundred and twentieth (120th) month of the Term, the Host is responsible to reimburse CEV for the full cost of any EV Rebate that CEV may have received, all costs CEV incurred for installing the EV Chargers on the Premises, and any costs for CEV to remove the Electrical Service Equipment, Electrical Infrastructure, Charging equipment, Utility equipment, decommissioning of equipment, bollards, foundations and EV Chargers from the Premises. In addition, Host shall pay CEV 50% of monthly gross sales from previous 90 days average, per month for remainder of the contract term.

ii. Host may terminate for cause without penalty as outlined below in (1), (2), and (3):

(1) In the event Host has not received payment under the terms of Section 11 of this Agreement by the tenth day of the calendar month, Host must provide written notice pursuant to Section 20 of this Agreement to CEV notifying CEV that it has not received payment. If CEV has not remitted the payment due to Host within thirty (30) days of the date of receipt of Host's notice, Host may terminate the Agreement for cause and without penalty.

(2) In the event that CEV has failed to properly maintain the EV Chargers, Host must provide notice pursuant to Section 20 of this Agreement to CEV. This notice shall provide information about the EV Charger(s) requiring maintenance. If CEV has failed to repair or replace the EV Chargers within thirty (30) days of receipt of the Host's notice, host may terminate the Agreement for cause and without penalty.

(3) Any other reason beyond Host's control, including but not limited to the acts or omissions of third parties, regulatory changes, civil disorder, labor strikes or disruptions, war, terrorism, pandemics, disease and natural disasters.

C. In all events of termination or expiration of this Agreement, the EV Chargers are owned by CEV and upon termination or expiration of the Agreement, CEV shall remove them and restore the Premises to the original condition.

D. The indemnity responsibilities as described in Section 15 of this Agreement survive termination.

8. UTILITIES:

CEV, if owning the utility, agrees to arrange and pay the charges for all utility services provided or used in or at the Premises during the Term. CEV shall pay Host directly if

service is owned by the Host company. In the event that utility services are disrupted and Host becomes aware of such disruption, Host shall use its best efforts to quickly notify CEV as soon as possible of the disruption. Host must provide CEV with a utility statement showing amount per kWh charged for reimbursement of utility cost. Usage will be reported on a quarterly basis with payment.

9. USE:

CEV shall use and occupy the Premises during the Term for electric vehicle charging services. All use of the Premises by CEV shall comply with applicable codes, laws, and ordinances.

10. CHARGING RATES:

CEV shall not charge over 150% above the cost of delivered power.

11. PAYMENT FOR CHARGING SERVICES:

CEV shall share revenue generated from the EV Chargers in the amount of \$0.03 per kilowatt-hour payable on the tenth day of each quarter of the year. If the Term is renewed pursuant to Section 6 of this Agreement, during the first Renewal Term, CEV shall pay a quarterly revenue share to Host in the amount of \$0.05 per kilowatt-hour, payable on the tenth day of each quarter of the year. Payments shall be made via check unless otherwise agreed to by the Parties.

12. MAINTENANCE:

CEV shall be responsible for maintaining the EV Chargers and Host shall not have any liability for damage to the EV Chargers unless such damage is caused by Host's gross negligence or willful misconduct. Notwithstanding the foregoing, Host must maintain the Premises and common areas of the Premises. Host agrees to coordinate any parking lot maintenance with CEV to ensure that charging stalls remain available as much as is reasonably feasible. CEV may, in its discretion and at its sole cost, install security cameras and other equipment to monitor the Premises from off-site. Host shall have no responsibility for the use or maintenance of security cameras and other equipment to monitor the Premises. All site equipment installed in relation to the charging infrastructure shall be maintained in good condition for the entire term of the Agreement.

13. HOST COVENANTS:

Host represents that it is the owner of the Premises and that this Agreement does not violate any agreement, lease or other commitment of Host. Host shall not take any action that would impair or interrupt the use of the Premises or the EV Chargers, except as necessary for Host to satisfy its obligations as a government entity. Host agrees to notify CEV within a commercially reasonable time if (i) it has knowledge of third-parties impairing or misusing the Premises or EV Chargers, or (ii) it obtains knowledge of a needed repair to the Premises or EV Chargers. If non-electric vehicle motorists repeatedly park in the stalls dedicated to the EV Chargers ("Dedicated Stalls"), thereby impairing use of the Dedicated

Stalls, then the Parties shall together determine and implement an appropriate and effective strategy for preventing such impairment, including, without limitation, alternative signage and painted asphalt, for which CEV shall bear the entire cost. Host shall monitor the Premises in their ordinary course of business. CEV shall not be responsible for any consequential or delay claims and damages arising out of the sites in any fashion regardless whether or not said claims are foreseeable.

14. SIGNAGE:

CEV signage to be installed at the Premises is represented in **Exhibit A** and shall include signs to identify Dedicated Stalls. Any material revisions or additions to the signage depicted in **Exhibit A** shall be subject to Host approval, which shall not be unreasonably withheld, conditioned or delayed. All signage shall be professionally prepared, installed and maintained at CEV's expense.

15. INDEMNIFICATION:

Except to the extent of any gross negligence or willful misconduct of Host, CEV hereby agrees to indemnify, hold harmless, the Premises, Host, its managers, members, agents and representatives from all liability, damages, loss, costs and obligations, on account of or arising out of or alleged to have arisen out of any claim of any third party directly related to CEV's use of the Premises. CEV shall promptly remove or bond any liens placed on the Premises as a result of any claims for labor or materials furnished to or for CEV at or for use on the Premises.

16. DESTRUCTION:

Upon total destruction of the Premises either Party shall terminate the Agreement by furnishing written Notice pursuant to Section 20 of this Agreement within thirty (30) days of such destruction.

17. INSURANCE:

CEV shall carry commercial general liability insurance with limits of not less than Two Million Dollars (\$2,000,000) for bodily injury or death. A certificate evidencing such insurance shall be delivered to Host upon completion of the EV Charger installation and from time to time thereafter as may be requested by Host. Upon request, CEV shall include Host as additional insured on its commercial general liability and umbrella insurance policies. CEV will also carry worker's compensation insurance in accordance with state and federal law.

18. CONFIDENTIALITY AND PUBLICITY:

Neither Party will use the other Party's name, trademark or logo without such other Party's prior written consent. Host is subject to the Freedom of Information Act requirements and CEV acknowledges said requirements.

19. ENVIRONMENTAL MATTERS:

To the best of Host's knowledge, Host believes that the Premises shall be delivered free of environmental contamination. CEV shall have no liability for any environmental contamination unless caused by CEV, its agents, employees or contractors.

20. NOTICES:

All notices or demands shall be in writing and shall be deemed duly served or given only if delivered by prepaid (i) U.S. Mail, certified or registered, return receipt requested, or (ii) reputable, overnight courier service (such as UPS or FedEx) to the addresses of the respective parties as specified in this Section. Copies of such correspondence shall be delivered via email as well as a courtesy if an email address is provided, but email notification does not suffice as effective notice for the purpose of this Agreement. Host and CEV may change their respective addresses for notices by giving notice of such new address in accordance with the provisions of this paragraph.

City of Livonia, to:

Contact Name: Mike Slater

Position: Director of Finance

Address: City of Livonia, 33000 Civic Center

Drive, Livonia, MI 48154

Email: [mslater@livonia.gov](mailto:m Slater@livonia.gov)

Phone: 734-466-2260 _____

CEV, to:

Contact Name: Duane Lobbestael

Position: President

15045 Dixie Hwy Ste A, Holly, MI 48442

Email Address:
duane@statecontractingus.com

21. SUCCESSORS AND ASSIGNS:

This Agreement shall be binding upon and shall inure to the benefit of Host and CEV and their respective successors and assigns.

22. ARBITRATION:

If a dispute arises out of or relates to this Contract or the breach thereof or otherwise, and if the dispute cannot be settled through direct discussions the parties agree to first endeavor to settle the dispute by mediation under the construction industry mediation rules of the American Arbitration Association or privately before having recourse to

arbitration. Thereafter, any remaining claims or disputes arising out of, or relating to, this Contract or the breach thereof shall be decided by arbitration in accordance with the most current Construction Industry.

23. GOVERNING LAW, JURISDICTION AND VENUE:

Governing Law, Jurisdiction and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan without giving effect to any choice or conflict of law provision or rule (whether of the State of Michigan or any other jurisdiction) that would cause the application of laws of any jurisdiction other than those of the State of Michigan. Any legal suit, action or proceeding arising out of this Agreement or the matters contemplated hereunder shall be instituted in state court in Wayne County in the State of Michigan, and each Party irrevocably submits to the exclusive jurisdiction of such courts in any such suit, action or proceeding and waives any objection based on improper venue or inconvenient forum. Service of process, summons, notice or other document by mail to such Party's address set forth herein shall be effective service of process for any suit, action or other proceeding brought in any such court.

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Charge EV, LLC.

By: Duane Lobbestael
Its: President

City of Livonia:

By: Maureen Miller Brosnan
Its: Mayor
Effective Date:

By: Susan Nash
Its: City Clerk

By: Michael Slater
Its: Director of Finance

Approved as to form: Department of Law

EXHIBIT A SIGNAGE CHARGING STATIONS

12" x 18" sign



EV Charging Parking Spaces will be clearly signed and striped to indicate reserved spaces.

Post height will be no taller than 72" h, Panel sign will be 12" w x 18" h x .125" d

FINANCE AND BUDGET COMMITTEE MEETING WEDNESDAY, AUGUST 2, 2023

A Finance and Budget Committee meeting was held on Wednesday, August 2, 2023, in the City Hall Council Chambers.

Committee Members Present: Scott Bahr, Chair
Kathleen McIntyre, Vice Chair
Brandon McCullough, Member

Committee Members Absent: None

City Officials and Others Present: Rob Donovic, Councilmember
Scott Morgan, Councilmember
Lynda Scheel, City Treasurer
Paul Bernier, City Attorney
Dave Varga, Chief of Staff
Michael Slater, Finance Director
Connie Kumpula, Chief Accountant

Additional Attendees: See attached.

1. CR 161-12 Subject of Advance Budget Reviews Fiscal Year 2023-2024 Pre-Budget Meeting
--

The Finance and Budget meeting convened at 7:03PM, led by Chair Scott Bahr.

Finance Director, Mike Slater walked through a detailed review of the FY24 budget outlook, answer Council's questions as he went. Talking points were provided by Mr. Slater and were received and filed.

Council was also given opportunity to make requests for the upcoming budget. Those included:

- a capital improvement plan
- money set aside out of the general fund budget to save toward future facility needs.

In regard to the future facility needs, Mr. Slater shared the Administration's position that some new revenue source will be required to meet those obligations.

Several members of the Livonia Public School Board and LPS Finance Director Alison Smith presented a request that the city reconsider the amount charged to the school district for tax collection fees based on a 1994 agreement. As part of this discussion, members of the Administration raised the possibility of charging a 1% administration fee to all Livonia residents, which is permissible by state law. Council was told that the mayor supports some level of administrative fee; no councilmembers spoke in support of the idea, several indicated opposition.

Further discussion was held regarding the administrative fee charged to the school district. Council and the attendees discussed various methods of determining a fair amount. No decision was made, but there was general agreement that the conversation should continue. All agreed that the school district should pay *something* for tax collection.

Note: This item will remain in Committee.

The meeting adjourned at 9:32PM

This item is to be placed on the Regular Meeting Agenda of August 21, 2023.

Respectfully submitted,

Scott Bahr, Chair

City of Livonia
Finance and Budget Committee – Pre-Budget Meeting
8/2/23

Meeting purpose

- Cover key numbers for FY 24
- Council input, requests, and questions

- Budget still a work in progress – Not yet in balance.
- GF Revenue Update – Key sources are Property taxes, LCSA and SSR.
 - General Fund property tax revenue is up by \$2.1 million, or 5.7%.
 - No Headlee rollback for first time in 7 years.
 - Assessment Data:
 - Total Property SEV increased by 8.16%
 - Total Property Taxable Value increased by 5.89%
 - PP Tax Reimbursement (LCSA) revenue– Projecting \$2.44 million for GF in 2023, increase of \$150,00, or 6.4%.
 - State Shared Revenue is projected to increase by \$740,000 (6.7%).
 - Interest income will be up over \$800,000 due to rate increases by the Federal Reserve. Earnings rates have gone from near 0% to near 5%, which is the highest since 2001.
 - Total GF Revenue up about 6.5%
 - Tax Administration Fee
 - Issue was discussed in last year's budget presentation.
 - Under 1994 agreement, a total of \$554,000 will be charged to LPS (\$481,000), Schoolcraft (\$28,000) and Clarenceville (\$45,000). For tax and assessing services provided in FY 2024.
 - State law allows a 1% tax administration fee be included on tax bills, which would raise a little over \$2 million.
 - If this fee were implemented, the fees to the school districts could be eliminated.
 - Only 2 other Wayne County communities do not charge this fee.
 - Consideration should be given to implementing this fee in FY 2024.

City of Livonia
Finance and Budget Committee – Pre-Budget Meeting
8/2/23

- GF Expense Update
 - Fire and General employees have settled contracts with 3% wage increases. Police employees are in negotiations.
 - Staffing levels are essentially flat from the prior year.
 - Retirement costs – Pension/DC
 - ERS (legacy plan) – Increase of \$620,000 (37%)
 - PFRRP (new plan) - Increase of \$44,000 (2%)
 - DC Plan – Increase of \$470,000 (20%)
 - Retiree Healthcare costs – VEBA/RHSP
 - Increase of \$1,200,000 (38%) - tentative
 - This contribution is only 60% of Actuarially Determined Contribution (ADC).
 - Issue with prior actuary contribution percentages.
 - Current year ADC does not fully reflect impact of reduced costs from transition to Medicare Advantage plan. Should reduce ADC in future years.
 - Funded levels per audit:
 - ERS – 87%. Unfunded liability = \$29.6 million
 - PFRRP – 89%. Unfunded liability = \$525,000
 - VEBA – 56%. Unfunded liability = \$96.6 million
- Other Funds
 - **Community Recreation** – Membership levels have improved significantly from COVID low marks. The current membership is around 14,300. COVID low was 8,800 and long-term goal is 13,500.
 - **Court Building Improvement Fund** – Fund balance has been used up over last 3 years. A General Fund contribution of \$150,000 to \$200,000 will be needed to cover 2024 debt service costs.
 - Other special revenue funds in good shape – Roads, Library, Golf Courses, W&S.
- Questions/Suggestions:



LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
July 17, 2023

MEETING DATE

FB080223/R082123

PREPARED BY

Sara Kasprowicz, Council Office Manager,

AGENDA ITEM

Subject matter of Advance Budget Reviews Fiscal Year 2023-2024 Pre-Budget Meeting. (CR 161-12)

BACKGROUND DETAILS

To discuss the subject of Advance Budget Reviews for Fiscal Year 2023-2024 and review the 2022 Assessment Data provided by the Assessor's Office.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

To review as submitted

ATTACHMENTS

1. R040412 Subject matter of Advance Budget Reviews to FB CR-161-12

APPROVED BY

CITY OF LIVONIA

2023 ASSESSMENT DATA



DEPARTMENTAL CORRESPONDENCE

DATE: July 11, 2023
TO: Maureen Miller-Brosnan, Mayor
FROM: Linda Gosselin, Assessor
SUBJECT: 2023 Assessment Year

The March Board of Review has adjourned. Our assessment roll and reports for equalization have been completed and delivered to the Wayne County Assessment and Equalization. The following is a brief overview of what transpired this year:

- The Board of Review had 357 total appeals, including 64 in-person appeals and 293 mail-in appeals. Of the 357 total appeals, 21 applications were for poverty exemption and 200 applications for veteran exemption were granted for total property tax relief.
- The 2023 Ad-Valorem Taxable Values are:
Real: 4,720,892,700 – an overall increase from 2022 of ~6.67%.
Personal: 283,693,600 – an overall decrease from 2022 of ~ 5.62%**
GRAND TOTAL: 5,004,586,300 – an overall increase from 2022 of ~5.89%
- The 2023 Act 198 – IFT Taxable Values are:
Real: 57,367,469 – an overall decrease from 2022 of 10.91%.
Personal: 17,601,500 – an overall decrease from 2022 of 16.86%**
GRAND TOTAL: 74,968,969
- Michigan Inflation Rate Multiplier History
2023: 1.050
2022: 1.033
2021: 1.014
2020: 1.019
2019: 1.024
2018: 1.021
2017: 1.009
2016: 1.003
2015: 1.016
2014: 1.016

***the decrease is due to the small business exemption beginning in 2014 and continuing forward along with the implementation of the Eligible Manufacturing Personal Property exemption beginning in 2016. Starting in 2023 the Small Business Exemption expanded to businesses with a true cash value of 80,000 to 180,000.*

AD VALOREM VALUE TOTALS

REAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2022	2023	% CHANGE
Commercial Real	981,138,430	1,047,688,600	6.78%
Industrial Real	297,651,800	310,902,100	4.45%
Residential Real	4,398,482,880	4,823,351,000	9.66%
TOTALS:	5,677,273,110	6,181,941,700	8.89%

TAXABLE VALUE (TV)			
	2022	2023	% CHANGE
Commercial Real	825,892,117	880,080,095	6.56%
Industrial Real	268,958,917	284,843,135	5.91%
Residential Real	3,330,799,539	3,555,969,470	6.76%
TOTALS:	4,425,650,573	4,720,892,700	6.67%

PERSONAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2022	2023	% CHANGE
Commercial Personal	189,645,300	176,897,500	-6.72%
Industrial Personal	21,870,300	17,366,700	-20.59%
Utility Personal	89,084,500	89,429,400	0.39%
TOTALS:	300,600,100	283,693,600	-5.62%

TAXABLE VALUE (TV)			
	2022	2023	% CHANGE
Commercial Personal	189,645,300	176,897,500	-6.72%
Industrial Personal	21,870,300	17,366,700	-20.59%
Utility Personal	89,084,500	89,429,400	0.39%
TOTALS:	300,600,100	283,693,600	-5.62%

TOTAL AD VALOREM VALUE			
	2022	2023	% CHANGE
STATE EQUALIZED VALUE	5,977,873,210	6,465,635,300	8.16%
TAXABLE VALUE	4,726,250,673	5,004,586,300	5.89%

SPECIAL ACTS TOTALS

REAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2022	2023	% CHANGE
Land Bank Real	97,200	0	-100.00%
I.F.T. Real	68,356,700	57,836,400	-15.39%
Commercial Real	7,823,100	8,254,400	5.51%
TOTALS:	76,277,000	66,090,800	-13.35%

TAXABLE VALUE (TV)			
	2022	2023	% CHANGE
Land Bank Real	83,177	0	-100.00%
I.F.T. Real	64,394,791	57,367,469	-10.91%
Commercial Real	7,499,662	7,800,731	4.01%
TOTALS:	71,977,630	65,168,200	-9.46%

PERSONAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2022	2023	% CHANGE
I.F.T. Personal	21,170,700	17,601,500	-16.86%
TOTALS:	21,170,700	17,601,500	-16.86%

TAXABLE VALUE (TV)			
	2022	2023	% CHANGE
I.F.T. Personal	21,170,700	17,601,500	-16.86%
TOTALS:	21,170,700	17,601,500	-16.86%

TOTAL SPECIAL ACT VALUE			
	2022	2023	% CHANGE
STATE EQUALIZED VALUE	97,447,700	83,692,300	-14.12%
TAXABLE VALUE	93,148,330	82,769,700	-11.14%

**GRAND TOTAL
AD VALOREM & SPECIAL ACTS**

GRAND TOTAL AD VALOREM & SPECIAL ACT VALUE			
	2022	2023	% CHANGE
STATE EQUALIZED VALUE	6,075,320,910	6,549,327,600	7.80%
TAXABLE VALUE	4,819,399,003	5,087,356,000	5.56%

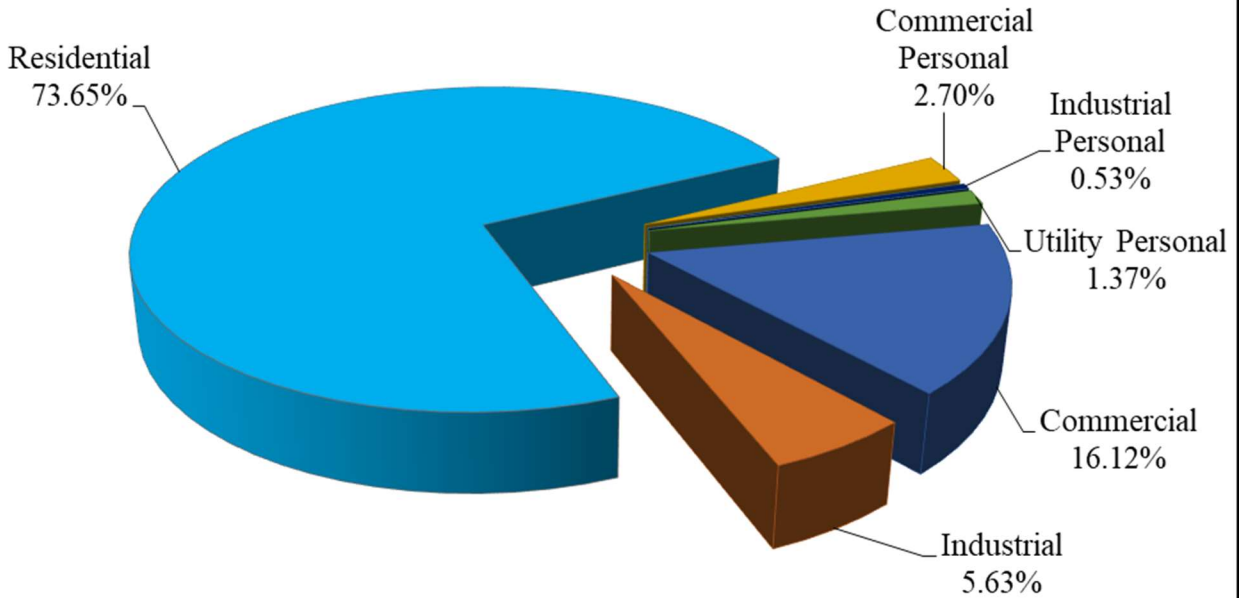
BROWNFIELD TOTALS

BROWNFIELD PARCELS (Included in Ad Valorem Totals)		
	2022	2023
STATE EQUALIZED VALUE	33,470,000	44,029,900
TAXABLE VALUE	30,893,199	41,062,627

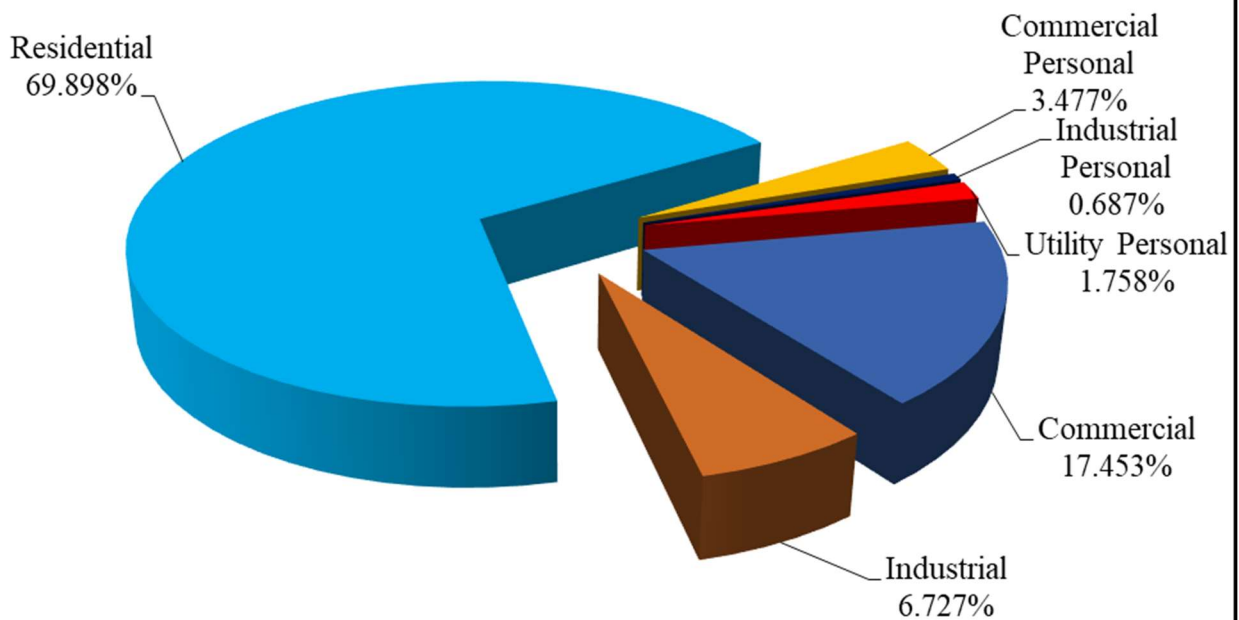
Brownfield Districts

Livonia Marketplace (2008)
Livonia Marketplace II (2017)
Livonia Commons (2015)
Haggerty Square (2019)
Livonia West Commerce Center 2 (2023)

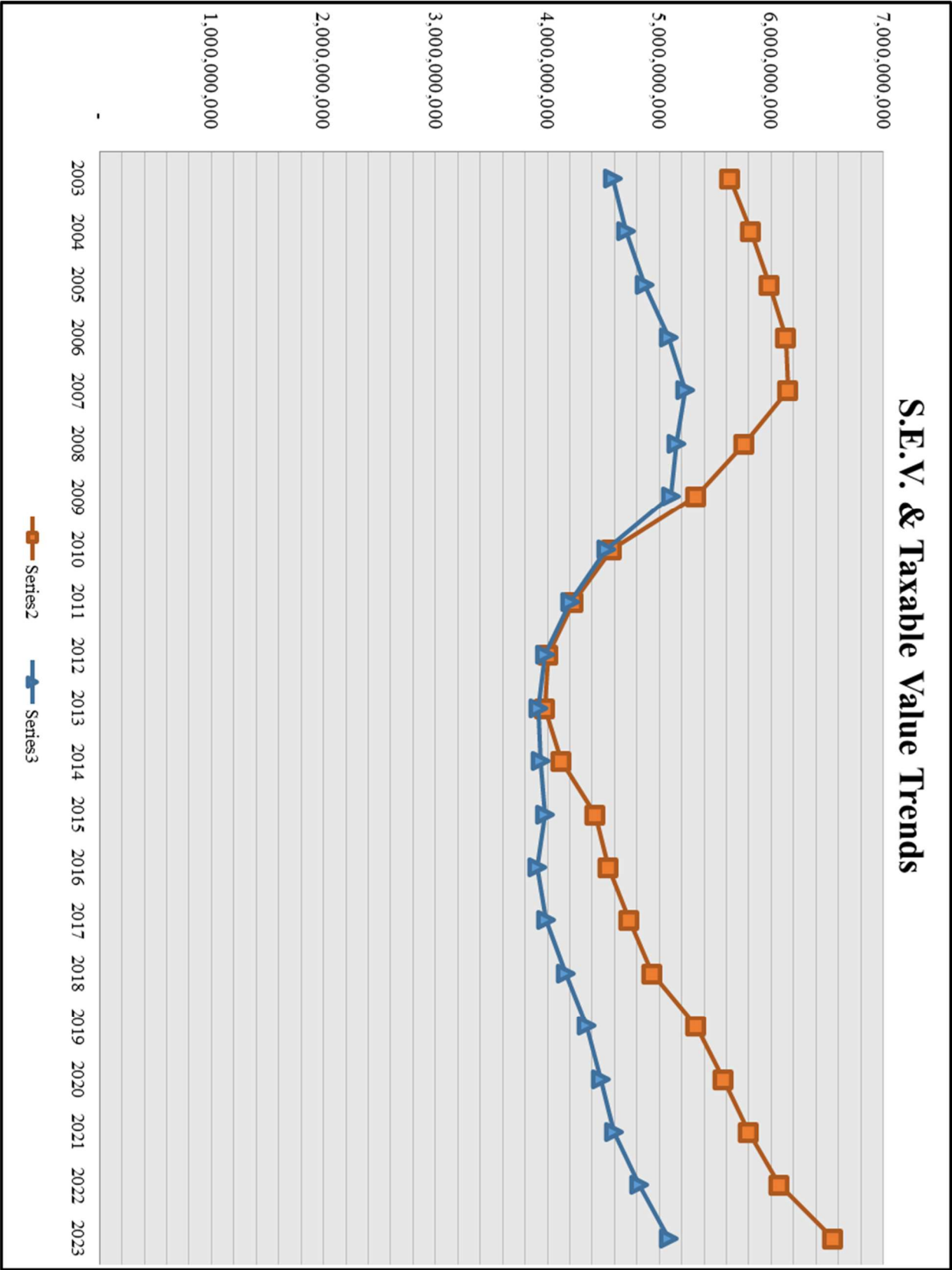
2023 State Equalized Value by Property Class



2023 Taxable Value by Property Class



20 YEAR S.E.V. & TAXABLE VALUE TRENDS



**2023
TAXABLE VALUE
HOMESTEAD vs. NON-HOMESTEAD
RESIDENTIAL PROPERTIES**

**Total Residential Taxable Value:
3,555,969,470**

**Total Residential Parcel Count:
37,925**

**Livonia School District
Taxable Value: 3,376,811,196
Parcel Count: 35,010**

**Homestead Taxable Value:
3,184,418,219 / 94.30%
Parcel Count: 32,314**

**Non-Homestead Taxable Value:
192,392,977 / 5.70%
Parcel Count: 2,696**

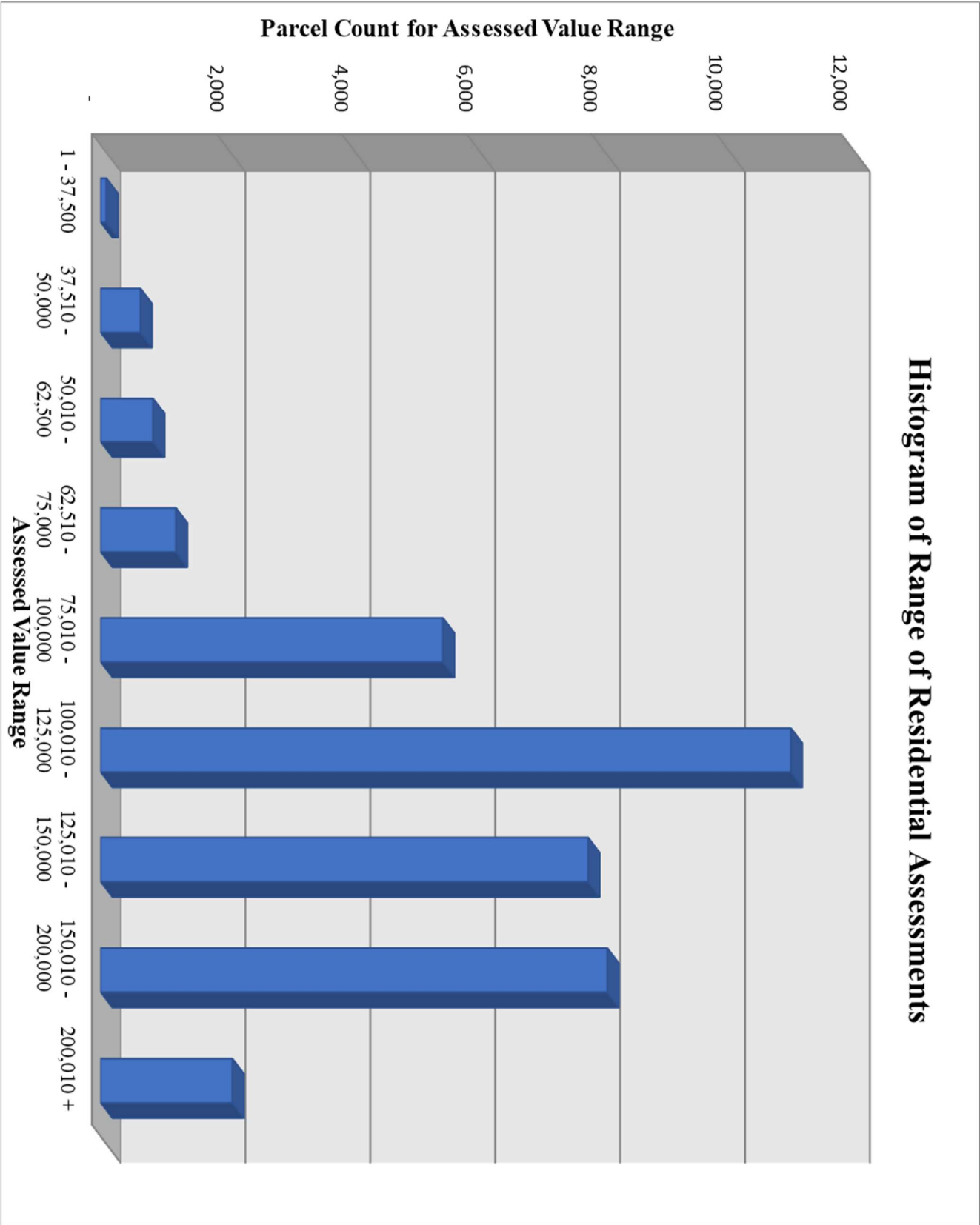
**Clarenceville School District
Taxable Value: 179,158,274
Parcel Count: 2915**

**Homestead Taxable Value:
155,774,232 / 86.95%
Parcel Count: 2,422**

**Non-Homestead Taxable Value:
23,384,042 / 13.05%
Parcel Count: 493**

2023 RANGE OF RESIDENTIAL ASSESSMENTS				
ASSESSED VALUE RANGE	PARCEL COUNT	ASSESSED VALUE	AVG. IMPROVED ASSESSMENT	% OF TOTAL IMPROVED
1 - 37,500				
TOTAL IMPROVED	95	2,538,900	26,725	0.25%
VACANT	516	9,156,600		
TOTAL PARCEL COUNT	611	11,695,500		
37,510 - 50,000				
TOTAL IMPROVED	641	28,074,200	43,798	1.72%
VACANT	37	1,540,500		
TOTAL PARCEL COUNT	678	29,614,700		
50,010 - 62,500				
TOTAL IMPROVED	842	48,198,400	57,243	2.25%
VACANT	3	166,900		
TOTAL PARCEL COUNT	845	48,365,300		
62,510 - 75,000				
TOTAL IMPROVED	1208	83,481,700	69,107	3.23%
VACANT	3	199,800		
TOTAL PARCEL COUNT	1211	83,681,500		
75,010 - 100,000				
TOTAL IMPROVED	5485	496,475,800	90,515	14.68%
VACANT	0	0		
TOTAL PARCEL COUNT	5485	496,475,800		
100,010 - 125,000				
TOTAL IMPROVED	11055	1,239,440,500	112,116	29.59%
VACANT	2	232,300		
TOTAL PARCEL COUNT	11057	1,239,672,800		
125,010 - 150,000				
TOTAL IMPROVED	7809	1,068,101,400	136,778	20.90%
VACANT	0	0		
TOTAL PARCEL COUNT	7809	1,068,101,400		
150,010 - 200,000				
TOTAL IMPROVED	8116	1,382,050,200	170,287	21.72%
VACANT	0	0		
TOTAL PARCEL COUNT	8116	1,382,050,200		
200,010+				
TOTAL IMPROVED	2113	492,597,900	233,127	5.66%
VACANT	0	0		
TOTAL PARCEL COUNT	2113	492,597,900		
TOTAL IMPROVED PARCEL COUNT:			37,364	
AVG. IMPROVED RESIDENTIAL ASSESSED VALUE:			129,562	
AVG. IMPROVED RESIDENTIAL TAXABLE VALUE:			95,523	
ESTIMATED TRUE CASH VALUE:			2023: \$	259,124
			2022: \$	236,700
			2021: \$	223,680

2023 RANGE OF RESIDENTIAL ASSESSMENTS (CONT'D)



2023
TOP 40 AD VALOREM STATE EQUALIZED VALUE

2023 RANK	UNIT NAME	UNIT TYPE	COUNTY	TOTAL AD VALOREM SEV	TOTAL COMM/IND SEV
1	Detroit	City	Wayne	14,738,867,281	7,206,504,977
2	Ann Arbor	City	Washtenaw	9,993,247,000	3,424,471,400
3	Grand Rapids	City	Kent	9,777,992,700	3,158,095,800
4	Troy	City	Oakland	8,138,288,970	2,423,169,470
5	Sterling Heights	City	Macomb	7,310,585,590	1,710,970,300
6	Livonia	City	Wayne	6,465,635,300	1,358,590,700
7	Canton	Township	Wayne	6,417,546,745	1,102,975,500
8	Bloomfield	Township	Oakland	6,084,736,751	451,837,810
9	Macomb	Township	Macomb	5,912,551,730	426,520,440
10	Warren	City	Macomb	5,894,507,162	1,631,959,980
11	Farmington Hills	City	Oakland	5,722,759,540	1,550,808,850
12	West Bloomfield	Township	Oakland	5,709,964,190	495,712,670
13	Shelby	Township	Macomb	5,688,365,210	1,122,081,400
14	Rochester Hills	City	Oakland	5,624,122,950	914,122,450
15	Novi	City	Oakland	5,599,482,760	1,544,515,200
16	Dearborn	City	Wayne	5,181,663,475	1,551,043,200
17	Clinton	Township	Macomb	4,738,914,100	1,224,486,000
18	Royal Oak	City	Oakland	4,487,738,440	833,829,970
19	Southfield	City	Oakland	4,311,490,136	1,676,946,205
20	Birmingham	City	Oakland	4,025,229,690	694,582,280
21	Waterford	Township	Oakland	3,997,709,826	624,141,380
22	Wyoming	City	Kent	3,825,718,000	1,315,823,200
23	Commerce	Township	Oakland	3,474,108,870	495,526,500
24	Lansing	City	Ingham	3,387,199,652	1,283,818,902
25	Kentwood	City	Kent	3,259,356,800	1,424,911,600
26	Pittsfield	Township	Washtenaw	3,126,219,700	1,019,763,900
27	Northville	Township	Wayne	3,109,387,050	346,635,300
28	Georgetown	Township	Ottawa	3,103,452,500	336,022,700
29	Portage	City	Kalamazoo	3,085,542,000	961,488,100
30	Westland	City	Wayne	3,030,919,194	680,214,900
31	Orion	Township	Oakland	2,996,529,900	480,760,550
32	Saint Clair Shores	City	Macomb	2,931,681,753	352,395,200
33	Chesterfield	Township	Macomb	2,758,944,800	513,300,900
34	Independence	Township	Oakland	2,680,294,740	353,654,500
35	Plymouth	Township	Wayne	2,638,075,600	593,587,400
36	Cascade	Township	Kent	2,561,381,200	689,839,300
37	Meridian	Township	Ingham	2,549,094,366	563,468,100
38	Midland	City	Midland	2,543,645,898	836,336,500
39	Kalamazoo	City	Kalamazoo	2,541,917,714	931,589,800
40	Auburn Hills	City	Oakland	2,461,183,320	1,620,954,960

2023 TOP 40 AD VALOREM TAXABLE VALUE

2023 RANK	UNIT NAME	UNIT TYPE	COUNTY	TOTAL AD VALOREM TV	TOTAL AD VALOREM SEV
1	Detroit	City	Wayne	8,095,352,674	14,738,867,281
2	Ann Arbor	City	Washtenaw	7,506,560,375	9,993,247,000
3	Grand Rapids	City	Kent	6,714,879,177	9,777,992,700
4	Troy	City	Oakland	6,194,962,650	8,138,288,970
5	Sterling Heights	City	Macomb	5,313,262,888	7,310,585,590
6	Canton	Township	Wayne	5,166,311,491	6,417,546,745
7	Livonia	City	Wayne	5,004,586,300	6,465,635,300
8	Bloomfield	Township	Oakland	4,790,060,281	6,084,736,751
9	Novi	City	Oakland	4,649,264,350	5,599,482,760
10	Macomb	Township	Macomb	4,619,979,559	5,912,551,730
11	West Bloomfield	Township	Oakland	4,519,681,912	5,709,964,190
12	Rochester Hills	City	Oakland	4,421,012,510	5,624,122,950
13	Shelby	Township	Macomb	4,363,953,211	5,688,365,210
14	Warren	City	Macomb	4,291,062,366	5,894,507,162
15	Farmington Hills	City	Oakland	4,238,124,340	5,722,759,540
16	Dearborn	City	Wayne	3,868,604,250	5,181,663,475
17	Royal Oak	City	Oakland	3,677,757,220	4,487,738,440
18	Clinton	Township	Macomb	3,590,204,735	4,738,914,100
19	Birmingham	City	Oakland	3,193,177,600	4,025,229,690
20	Southfield	City	Oakland	2,981,023,940	4,311,490,136
21	Waterford	Township	Oakland	2,808,220,390	3,997,709,826
22	Wyoming	Township	Kent	2,720,487,513	3,825,718,000
23	Northville	Township	Wayne	2,682,697,518	3,109,387,050
24	Commerce	Township	Oakland	2,672,111,590	3,474,108,870
25	Lansing	City	Ingham	2,642,123,712	3,387,199,652
26	Pittsfield	Township	Washtenaw	2,553,545,058	3,126,219,700
27	Portage	City	Kalamazoo	2,443,656,405	3,085,542,000
28	Kentwood	City	Kent	2,422,828,478	3,259,356,800
29	Georgetown	Township	Ottawa	2,337,611,985	3,103,452,500
30	Orion	Township	Oakland	2,315,368,100	2,996,529,900
31	Midland	City	Midland	2,192,639,297	2,543,645,898
32	Plymouth	Township	Wayne	2,179,640,303	2,638,075,600
33	Chesterfield	Township	Macomb	2,152,607,723	2,758,944,800
34	Westland	City	Wayne	2,149,769,674	3,030,919,194
35	Meridian	Township	Ingham	2,142,121,353	2,549,094,366
36	Independence	Township	Oakland	2,098,540,930	2,680,294,740
37	Auburn Hills	City	Oakland	2,044,597,840	2,461,183,320
38	Cascade	Township	Kent	2,038,822,063	2,561,381,200
39	Saint Clair Shores	City	Macomb	1,998,572,645	2,931,681,753
40	Kalamazoo	City	Kalamazoo	1,940,315,452	2,541,917,714

**2022
LARGEST IMPROVED
RESIDENTIAL SALES**

ADDRESS	SALE DATE	SALE PRICE	SQ/FT	SUBDIVISION
9839 CRANSTON	09/02/22	\$ 663,661	2,913	Rosedale Gardens Sub (New Build)
18351 HEATHERLEA	04/25/22	\$ 662,000	2,502	Caliburn Estates
37159 SEABROOK	04/15/22	\$ 650,000	3,226	Caliburn Estates
35393 CURTIS	05/24/22	\$ 635,000	3,487	Sheffield Estates Site Condos
18672 GARY	09/30/22	\$ 630,000	3,217	Carrington Estates
18790 GARY	07/12/22	\$ 630,000	3,767	Carrington Estates
19086 BOULDER	06/07/22	\$ 614,000	2,976	Boulder Pines Site Condos
34420 FARGO	07/01/22	\$ 605,000	3,007	Fairway Sub
20084 GARY	07/18/22	\$ 601,000	2,998	Windridge Village
19009 VANDERHAVEN	01/12/22	\$ 600,000	3,221	River Pines Site Condos
20653 CHESTNUT CIRCLE	07/15/22	\$ 588,000	3,166	Chestnut Grove Site Condos
19801 GILL	04/13/22	\$ 551,500	2,520	Unplatted. Between 7 & 8 Mile
18315 QUEENSBURY	10/20/22	\$ 550,000	3,181	Caliburn Manor
16611 LAUREL PARK	02/10/22	\$ 550,000	2,657	Laurel Park South Sub
19261 FAIRLANE CT	05/24/22	\$ 540,000	2,467	Cane Woods
19198 FAIRLANE CT	07/26/22	\$ 535,000	2,851	Cane Woods
37912 MASON	05/13/22	\$ 528,000	2,295	Grand Reserve Site Condos
18745 GARY	04/28/22	\$ 528,000	2,874	Carrington Estates
20468 GARY	09/23/22	\$ 520,000	2,836	Windridge Village
19805 GILL	08/17/22	\$ 520,000	4,442	Unplatted. Between 7 & 8 Mile

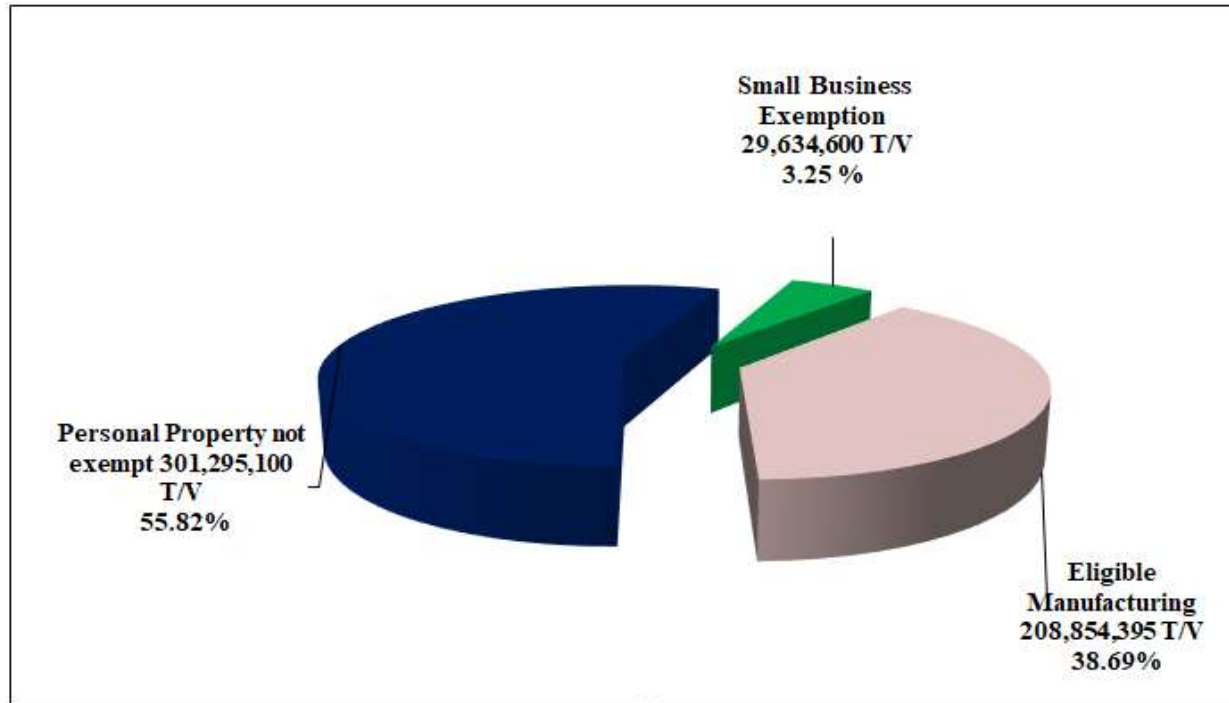
**2022
LARGEST IMPROVED
COMMERCIAL SALES**

ADDRESS	SALE DATE	SALE PRICE	SQ/FT	USE
19200 HAGGERTY	03/31/22	\$ 6,860,000	8,590	Restaurant
32713 SCHOOLCRAFT	07/21/22	\$ 4,620,000	57,207	Office/Warehouse
17920 FARMINGTON	02/14/22	\$ 3,725,000	56,599	Office Medical
38935 ANN ARBOR RD	08/22/22	\$ 3,600,000	36,084	Office
29601 SEVEN MILE	05/26/22	\$ 3,561,064	6,970	Strip Center
39000 PLYMOUTH	06/17/22	\$ 3,400,000	49,659	Office/Warehouse
12661 MIDDLEBELT	04/15/22	\$ 3,300,223	6,054	Retail
31100 PLYMOUTH	04/25/22	\$ 3,300,000	109,174	School
17800 NEWBURGH	06/30/22	\$ 2,800,000	15,031	Office Medical
28300 SCHOOLCRAFT	03/11/22	\$ 2,680,000	24,000	Office

**2022
LARGEST IMPROVED
INDUSTRIAL SALES**

ADDRESS	SALE DATE	SALE PRICE	SQ/FT	USE
13211 MERRIMAN	12/28/22	\$ 11,071,230	150,647	Office/Warehouse
34443 SCHOOLCRAFT	07/21/22	\$ 4,500,000	55,400	Office/Warehouse
35455 VERONICA	07/08/22	\$ 4,000,000	60,440	Office/Warehouse
33900 CONCORD	07/08/22	\$ 3,067,321	48,300	Office/Warehouse
34150 INDUSTRIAL	07/26/22	\$ 2,648,275	32,000	Office/Warehouse
12921 STARK	07/15/22	\$ 2,150,000	19,723	Office/Warehouse
12271 GLOBE	09/08/22	\$ 2,050,000	26,265	Office/Warehouse
30999 INDUSTRIAL	10/03/22	\$ 1,910,000	22,760	Office/Warehouse
34100 INDUSTRIAL	07/21/22	\$ 1,800,000	32,000	Office/Warehouse
30111 SCHOOLCRAFT	11/15/22	\$ 1,500,000	40,602	Office/Warehouse

2023 **Calculation of Small Business and** **Eligible Manufacturing Personal Property** **Reimbursement**



	Personal Property Exemption Loss <u>Taxable Value</u>	Lowest Operating <u>Millage</u>	Estimated State Reimbursement	Actual Amount Received <u>in February</u>	Amount Received <u>in May</u>
2014	9,992,105 x	0.0138878	\$138,768	\$ 138,762.00	\$ -
2015	42,394,820 x	0.0138878	\$588,771	\$ 588,745.00	\$ -
2016	161,148,260 x	0.0138878	\$2,237,995	\$ 3,994,550.33	\$ -
2017	194,170,485 x	0.0138559	\$2,690,407	\$ 4,116,270.55	\$ -
2018	187,585,495 x	0.0138993	\$2,607,307	\$ 2,607,307.08	\$ 1,593,011.30
2019	200,497,025 x	0.0138927	\$2,785,445	\$ 2,788,319.02	\$ 1,829,515.43
2020	205,056,145 x	0.0138878	\$2,847,779	\$ 2,748,915.46	\$ 2,042,168.40
2021	213,555,695 x	0.0138878	\$2,965,819	\$ 2,748,951.46	\$ 2,419,625.73
2022	238,488,995 x	0.0138878	\$3,312,087	\$ 2,974,411.56	\$ 2,872,140.78
2023	238,488,995 x	0.0131780	\$3,142,808		

In 2023, there were 163 EMPP Exemptions granted and 2,779 Small Business Exemption claims.

Of the 2,779 Small Business Exemption claims filed 2,761 were granted.

**2022 WAYNE COUNTY
CITY MILLAGE RATES**

MUNICIPALITY	SCHOOL DISTRICT NAME	TOTAL CITY MILLAGE	HOMESTEAD RATE	NON- HOMESTEAD RATE
LIVONIA	CLARENCEVILLE SCHOOL	13.1780	37.1171	55.1171
LIVONIA	LIVONIA PUBLIC SCHOOL	13.1780	40.8297	58.8297
PLYMOUTH	PLYMOUTH-CANTON COMMUNITY	15.1110	42.5141	60.5141
NORTHVILLE	NORTHVILLE PUBLIC SCHOOL	15.4260	42.8382	60.8382
ROMULUS	ROMULUS COMMUNITY SCHOOL	15.6988	52.6986	68.8690
ROMULUS	WAYNE-WESTLAND COMMUNITY	15.6988	45.0625	62.5423
ROMULUS	WOODHAVEN SCHOOL DISTRICT	15.6988	47.5961	65.5961
GROSSE POINTE FARMS	GROSSE POINTE PUBLIC SCHOOL	16.7155	51.1913	64.8388
GROSSE POINTE	GROSSE POINTE PUBLIC SCHOOL	16.9194	51.3952	65.0427
GROSSE POINTE SHORES VILLAGE	GROSSE POINTE PUBLIC SCHOOL	18.7031	53.1789	66.8264
GROSSE POINTE PARK	GROSSE POINTE PUBLIC SCHOOL	18.9873	53.4631	67.1106
WESTLAND	GARDEN CITY SCHOOL DISTRICT	19.3283	50.5268	68.5268
WESTLAND	LIVONIA PUBLIC SCHOOL	19.3283	47.9749	65.9749
WESTLAND	ROMULUS (INKSTER DEBT)	19.3283	56.2485	72.6070
WESTLAND	ROMULUS COMMUNITY SCHOOL	19.3283	56.3281	72.4985
WESTLAND	TAYLOR (INKSTER DEBT)	19.3283	56.2485	72.6070
WESTLAND	TAYLOR SCHOOL DISTRICT	19.3283	45.5985	63.3987
WESTLAND	WAYNE-WESTLAND COMMUNITY	19.3283	48.6920	66.1718
BELLEVILLE	VAN BUREN PUBLIC SCHOOL	19.9353	47.9541	65.9541
FLATROCK	FLAT ROCK COMMUNITY	19.9847	54.1300	72.1300
FLATROCK	GIBRALTAR SCHOOL DISTRICT	19.9847	50.2245	68.2245
FLATROCK	WOODHAVEN-BROWNSTOWN	19.9847	50.8871	68.8871
ROCKWOOD	GIBRALTAR SCHOOL DISTRICT	20.3113	50.5511	68.5511
LINCOLN PARK	LINCOLN PARK PUBLIC SCHOOL	20.4138	53.0853	71.0853
GIBRALTAR	GIBRALTAR SCHOOL DISTRICT	21.2115	51.4513	69.4513
GROSSE POINTE WOODS	GROSSE POINTE PUBLIC SCHOOL	21.4272	55.9030	69.5505
DEARBORN HEIGHTS	CRESTWOOD SCHOOL DISTRICT	21.9049	48.3353	66.3353
DEARBORN HEIGHTS	DEARBORN CITY SCHOOL	21.9049	50.1049	68.1049
DEARBORN HEIGHTS	DEARBORN HGTS SCH DISTRICT	21.9049	52.8516	70.8516
DEARBORN HEIGHTS	TAYLOR SCHOOL DISTRICT	21.9049	48.1751	65.9753
DEARBORN HEIGHTS	WAYNE-WESTLAND COMMUNITY	21.9049	51.2686	68.7484
DEARBORN HEIGHTS	WESTWOOD COMMUNITY	21.9049	48.8110	66.8110
RIVERVIEW	RIVERVIEW COMMUNITY	22.0600	51.3192	69.3192
WOODHAVEN	GIBRALTAR SCHOOL DISTRICT	22.6371	52.8769	70.8769
WOODHAVEN	WOODHAVEN-BROWNSTOWN	22.6371	53.5395	71.5395
DEARBORN	DEARBORN CITY SCHOOL	22.7000	50.9000	68.9000
DEARBORN	WESTWOOD COMMUNITY	22.7000	49.6061	67.6061
WYANDOTTE	WYANDOTTE CITY SCHOOL	22.7500	53.3982	71.3982
HAMTRAMCK	HAMTRAMCK PUBLIC SCHOOL	23.2395	55.0001	72.4403
ALLEN PARK	ALLEN PARK PUBLIC SCHOOLS	23.7068	59.6270	77.6270
ALLEN PARK	MELVINDALE/ ALLEN PARK	23.7068	47.6270	65.5316
ALLEN PARK	SOUTHGATE COMMUNITY	23.7068	53.4770	71.4770
WAYNE	WAYNE-WESTLAND COMMUNITY	24.3394	53.7031	71.1829
TRENTON	RIVERVIEW COMMUNITY	25.7506	55.0098	73.0098
TRENTON	TRENTON PUBLIC SCHOOL	25.7506	57.6622	75.1008
TAYLOR	TAYLOR SCHOOL DISTRICT	25.8060	52.0762	69.8764
GARDEN CITY	GARDEN CITY SCHOOL DISTRICT	26.0588	57.2573	75.2573
SOUTHGATE	SOUTHGATE COMMUNITY	26.5459	56.3161	74.3161
DETROIT	DETROIT CITY SCHOOL DISTRICT	28.9520	69.5080	86.5510
INKSTER	ROMULUS (INKSTER DEBT)	31.6813	70.5575	86.9160
INKSTER	TAYLOR SCH DIST (INKSTER DEBT)	31.6813	70.5575	86.9160
INKSTER	TAYLOR SCHOOL DISTRICT	31.6813	59.9075	77.7077
INKSTER	WAYNE-WESTLAND (INKSTER DEBT)	31.6813	70.5575	86.9160
INKSTER	WAYNE-WESTLAND COMM SCH	31.6813	63.0010	80.4808
INKSTER	WESTWOOD (INKSTER DEBT)	31.6813	70.5575	86.9160
INKSTER	WESTWOOD COMMUNITY	31.6813	60.5434	78.5434
RIVER ROUGE	RIVER ROUGE CITY SCHOOL	45.1068	84.5270	99.3770
MELVINDALE	MELVINDALE/ ALLEN PARK	47.2892	71.2094	89.1140
HIGHLAND PARK	HIGHLAND PARK CITY SCHOOL	48.2877	70.2377	87.8134
HARPER WOODS	GROSSE POINTE PUBLIC	52.2708	86.7466	100.3941
HARPER WOODS	HARPER WOODS	52.2708	89.1910	107.1910
ECORSE	ECORSE PUBLIC SCHOOLS	65.2669	105.1871	122.9009
ECORSE	RIVER ROUGE CITY SCHOOLS	65.2669	104.6871	119.5371

**2022 WAYNE COUNTY
TOWNSHIP MILLAGE RATES**

MUNICIPALITY	SCHOOL DISTRICT NAME	TOTAL TWP MILLAGE	HOMESTEAD RATE	NON- HOMESTEAD RATE
SUMPTER TOWNSHIP	AIRPORT COMMUNITY SCHOOLS	4.7566	31.4934	49.4934
SUMPTER TOWNSHIP	VAN BUREN PUBLIC SCHOOLS	4.7566	32.7754	50.7754
SUMPTER TOWNSHIP	HURON SCHOOL DISTRICT	4.7566	36.3168	54.3168
SUMPTER TOWNSHIP	LINCOLN CONS SCHOOL	4.7566	36.9325	54.9325
PLYMOUTH TOWNSHIP	PLYMOUTH-CANTON COMM SCH	5.1276	32.5307	50.5307
VAN BUREN TOWNSHIP	VAN BUREN PUBLIC SCHOOLS	7.2463	35.2651	53.2651
VAN BUREN TOWNSHIP	LINCOLN CONSOLIDATED SCHOOLS	7.2463	39.4222	57.4222
NORTHVILLE TOWNSHIP	PLYMOUTH-CANTON COMM SCH	8.3113	35.3839	53.3839
NORTHVILLE TOWNSHIP	NORTHVILLE PUBLIC SCHOOLS	8.3113	35.7235	53.7235
HURON TOWNSHIP	HURON SCHOOL DISTRICT	8.5570	38.4823	56.4823
HURON TOWNSHIP	WOODHAVEN-BROWNSTOWN	8.5570	39.4594	57.4594
HURON TOWNSHIP	FLAT ROCK COMMUNITY SCHOOLS	8.5570	42.7023	60.7023
CANTON TOWNSHIP***	PLYMOUTH-CANTON COMM SCH	12.2909	39.7056	57.7056
CANTON TOWNSHIP***	VAN BUREN PUBLIC SCHOOLS	12.2909	40.1144	58.1144
CANTON TOWNSHIP***	WAYNE-WESTLAND COMM SCH	12.2909	42.0993	59.5791
BROWNSTOWN TOWNSHIP*	TAYLOR SCHOOL DISTRICT	13.9603	39.2356	57.0358
BROWNSTOWN TOWNSHIP*	GIBRALTAR SCHOOL DISTRICT	13.9603	44.2001	62.2001
BROWNSTOWN TOWNSHIP*	WOODHAVEN-BROWNSTOWN	13.9603	44.8627	62.8627
GROSSE ILE TOWNSHIP	GROSSE ILE TOWNSHIP SCHOOLS	15.5378	44.6003	61.8345
REDFORD TOWNSHIP**	CLARENCEVILLE SCHOOL	25.1177	52.9272	70.9272
REDFORD TOWNSHIP**	REDFORD UNION SCHOOL	25.1177	60.6634	78.4673
REDFORD TOWNSHIP**	SOUTH REDFORD SCHOOL	25.1177	62.0134	80.0134

* INCLUDES 10.0000 MILLS FOR SPECIAL ASSESSMENTS (REAL PROPERTY ONLY)

** INCLUDES 9.3000 MILLS FOR SPECIAL ASSESSMENTS (REAL PROPERTY ONLY)

*** INCLUDES 9.4240 MILLS FOR SPECIAL ASSESSMENTS (REAL PROPERTY ONLY)

**2022 TOTAL TAX RATES
FOR CITIES WITHIN WAYNE COUNTY**

MUNICIPALITY	CODE	SCHOOL DISTRICT NAME	TOTAL HOMESTEAD	TOTAL NON-HOMESTEAD
LIVONIA	63090	CLARENCEVILLE SCHOOL	37.1171	55.1171
LIVONIA	82095	LIVONIA PUBLIC SCHOOL	40.8297	58.8297
PLYMOUTH	82100	PLYMOUTH-CANTON COMMUNITY	42.5141	60.5141
NORTHVILLE	82390	NORTHVILLE PUBLIC SCHOOL	42.8382	60.8382
ROMULUS	82160	WAYNE-WESTLAND COMMUNITY	45.0625	62.5423
WESTLAND	82150	TAYLOR SCHOOL DISTRICT	45.5985	63.3987
ROMULUS	82365	WOODHAVEN SCHOOL DISTRICT	47.5961	65.5961
ALLEN PARK	82045	MELVINDALE/N ALLEN PARK	47.6270	65.5316
BELLEVILLE	82430	VAN BUREN PUBLIC SCHOOL	47.9541	65.9541
WESTLAND	82095	LIVONIA PUBLIC SCHOOL	47.9749	65.9749
DEARBORN HEIGHTS	82150	TAYLOR SCHOOL DISTRICT	48.1751	65.9753
DEARBORN HEIGHTS	82230	CRESTWOOD SCHOOL DISTRICT	48.3353	66.3353
WESTLAND	82160	WAYNE-WESTLAND COMMUNITY	48.6920	66.1718
DEARBORN HEIGHTS	82240	WESTWOOD COMMUNITY	48.8110	66.8110
DEARBORN	82240	WESTWOOD COMMUNITY	49.6061	67.6061
DEARBORN HEIGHTS	82030	DEARBORN CITY SCHOOL	50.1049	68.1049
FLATROCK	82290	GIBALTAR SCHOOL DISTRICT	50.2245	68.2245
WESTLAND	82050	GARDEN CITY SCHOOL DISTRICT	50.5268	68.5268
ROCKWOOD	82290	GIBALTAR SCHOOL DISTRICT	50.5511	68.5511
FLATROCK	82365	WOODHAVEN-BROWNSTOWN	50.8871	68.8871
DEARBORN	82030	DEARBORN CITY SCHOOL	50.9000	68.9000
GROSSE POINTE FARMS	82055	GROSSE POINTE PUBLIC SCHOOL	51.1913	64.8388
DEARBORN HEIGHTS	82160	WAYNE-WESTLAND COMMUNITY	51.2686	68.7484
RIVERVIEW	82400	RIVERVIEW COMMUNITY	51.3192	69.3192
GROSSE POINTE	82055	GROSSE POINTE PUBLIC SCHOOL	51.3952	65.0427
GIBALTAR	82290	GIBALTAR SCHOOL DISTRICT	51.4513	69.4513
TAYLOR	82150	TAYLOR SCHOOL DISTRICT	52.0762	69.8764
ROMULUS	82130	ROMULUS COMMUNITY SCHOOL	52.6986	68.8690
DEARBORN HEIGHTS	82040	DEARBORN HGTS SCH DISTRICT	52.8516	70.8516
WOODHAVEN	82290	GIBALTAR SCHOOL DISTRICT	52.8769	70.8769
LINCOLN PARK	82090	LINCOLN PARK PUBLIC SCHOOL	53.0853	71.0853
GROSSE POINTE SHORES VILLAGE	82055	GROSSE POINTE PUBLIC SCHOOL	53.1789	66.8264
WYANDOTTE	82170	WYANDOTTE CITY SCHOOL	53.3982	71.3982
GROSSE POINTE PARK	82055	GROSSE POINTE PUBLIC SCHOOL	53.4631	67.1106
ALLEN PARK	82405	SOUTHGATE COMMUNITY	53.4770	71.4770
WOODHAVEN	82365	WOODHAVEN-BROWNSTOWN	53.5395	71.5395
WAYNE	82160	WAYNE-WESTLAND COMMUNITY	53.7031	71.1829
FLATROCK	82180	FLAT ROCK COMMUNITY	54.1300	72.1300
HAMTRAMCK	82060	HAMTRAMCK PUBLIC SCHOOL	55.0001	72.4403
TRENTON	82400	RIVERVIEW COMMUNITY	55.0098	73.0098
GROSSE POINTE WOODS	82055	GROSSE POINTE PUBLIC SCHOOL	55.9030	69.5505
WESTLAND	82130	ROMULUS (INKSTER DEBT)	56.2485	72.6070
WESTLAND	82150	TAYLOR (INKSTER DEBT)	56.2485	72.6070
SOUTHGATE	82405	SOUTHGATE COMMUNITY	56.3161	74.3161
WESTLAND	82130	ROMULUS COMMUNITY SCHOOL	56.3281	72.4985
GARDEN CITY	82050	GARDEN CITY SCHOOL DISTRICT	57.2573	75.2573
TRENTON	82155	TRENTON PUBLIC SCHOOL	57.6622	75.1008
ALLEN PARK	82020	ALLEN PARK PUBLIC SCHOOLS	59.6270	77.6270
INKSTER	82150	TAYLOR SCHOOL DISTRICT	59.9075	77.7077
INKSTER	82240	WESTWOOD COMMUNITY	60.5434	78.5434
INKSTER	82160	WAYNE-WESTLAND COMM SCH	63.0010	80.4808
DETROIT	82010	DETROIT CITY SCHOOL DISTRICT	69.5080	86.5510
HIGHLAND PARK	82070	HIGHLAND PARK CITY SCHOOL	70.2377	87.8134
INKSTER	82130	ROMULUS (INKSTER DEBT)	70.5575	86.9160
INKSTER	82150	TAYLOR SCH DIST (INKSTER DEBT)	70.5575	86.9160
INKSTER	82160	WAYNE-WESTLAND (INKSTER DEBT)	70.5575	86.9160
INKSTER	82240	WESTWOOD (INKSTER DEBT)	70.5575	86.9160
MELVINDALE	82045	MELVINDALE/ ALLEN PARK	71.2094	89.1140
RIVER ROUGE	82120	RIVER ROUGE CITY SCHOOL	84.5270	99.3770
HARPER WOODS	82055	GROSSE POINTE PUBLIC	86.7466	100.3941
HARPER WOODS	82320	HARPER WOODS	89.1910	107.1910
ECORSE	82120	RIVER ROUGE CITY SCHOOLS	104.6871	119.5371
ECORSE	82250	ECORSE PUBLIC SCHOOLS	105.1871	122.9009

**2022 TOTAL TAX RATES
FOR TOWNSHIPS WITHIN WAYNE COUNTY**

MUNICIPALITY	CODE	SCHOOL DISTRICT NAME	TOTAL HOMESTEAD	TOTAL NON-HOMESTEAD
SUMPTER TOWNSHIP	58020	AIRPORT COMMUNITY SCHOOLS	31.4934	49.4934
PLYMOUTH TOWNSHIP	82100	PLYMOUTH-CANTON COMM SCH	32.5307	50.5307
SUMPTER TOWNSHIP	82430	VAN BUREN PUBLIC SCHOOLS	32.7754	50.7754
VAN BUREN TOWNSHIP	82430	VAN BUREN PUBLIC SCHOOLS	35.2651	53.2651
NORTHVILLE TOWNSHIP	82100	PLYMOUTH-CANTON COMM SCH	35.3839	53.3839
NORTHVILLE TOWNSHIP	82390	NORTHVILLE PUBLIC SCHOOLS	35.7235	53.7235
SUMPTER TOWNSHIP	82340	HURON SCHOOL DISTRICT	36.3168	54.3168
SUMPTER TOWNSHIP	81070	LINCOLN CONS SCHOOL	36.9325	54.9325
HURON TOWNSHIP	82340	HURON SCHOOL DISTRICT	38.4823	56.4823
BROWNSTOWN TOWNSHIP*	82150	TAYLOR SCHOOL DISTRICT	39.2356	57.0358
VAN BUREN TOWNSHIP	81070	LINCOLN CONSOLIDATED SCHOOLS	39.4222	57.4222
HURON TOWNSHIP	82365	WOODHAVEN-BROWNSTOWN	39.4594	57.4594
CANTON TOWNSHIP***	82100	PLYMOUTH-CANTON COMM SCH	39.7056	57.7056
CANTON TOWNSHIP***	82430	VAN BUREN PUBLIC SCHOOLS	40.1144	58.1144
CANTON TOWNSHIP***	82160	WAYNE-WESTLAND COMM SCH	42.0993	59.5791
HURON TOWNSHIP	82180	FLAT ROCK COMMUNITY SCHOOLS	42.7023	60.7023
BROWNSTOWN TOWNSHIP*	82290	GIBRALTAR SCHOOL DISTRICT	44.2001	62.2001
GROSSE ILE TOWNSHIP	82300	GROSSE ILE TOWNSHIP SCHOOLS	44.6003	61.8345
BROWNSTOWN TOWNSHIP*	82365	WOODHAVEN-BROWNSTOWN	44.8627	62.8627
REDFORD TOWNSHIP**	63090	CLARENCEVILLE SCHOOL	52.9272	70.9272
REDFORD TOWNSHIP**	82110	REDFORD UNION SCHOOL	60.6634	78.4673
REDFORD TOWNSHIP**	82140	SOUTH REDFORD SCHOOL	62.0134	80.0134

* INCLUDES 10.0000 MILLS FOR SPECIAL ASSESSMENTS (REAL PROPERTY ONLY)

** INCLUDES 9.3000 MILLS FOR SPECIAL ASSESSMENTS (REAL PROPERTY ONLY)

*** INCLUDES 9.4240 MILLS FOR SPECIAL ASSESSMENTS (REAL PROPERTY ONLY)

2023 CITY OF LIVONIA

25 LARGEST TAXPAYERS

	TAXABLE VALUE REAL	TAXABLE VALUE PERSONAL	TAXABLE VALUE TOTAL	TAXES AT VARIOUS 2022 MILLAGE RATES
ASHLEY CAPITAL	49,268,673		49,268,673	\$ 2,948,367.21
**ACT 198	1,832,040		1,832,040	\$ 55,984.03
			TOTAL 51,100,713	\$ 3,004,351.23
DTE ELECTRIC CO.	1,522,043	43,712,400	45,234,443	\$ 2,652,829.57
CONSUMERS ENERGY CO.	3,599,296	40,395,600	43,994,896	\$ 2,563,467.15
SCHOSTAK BROTHERS	33,006,542	426,900	33,433,442	\$ 1,977,700.15
FORD MOTOR COMPANY	24,864,239	43,700	24,907,939	\$ 1,464,505.58
**ACT 198		0	0	\$ -
			TOTAL 24,907,939	\$ 1,464,505.58
AMAZON	2,168,800	7,659,400	9,828,200	\$ 505,888.46
**ACT 198	20,956,100	5,133,900	26,090,000	\$ 797,992.70
			TOTAL 35,918,200	\$ 1,303,881.16
ARC - Victor Pkwy Office	15,508,058		15,508,058	\$ 912,334.40
DEMBS-ROTH INDUSTRIAL DEV	14,419,864		14,419,864	\$ 858,660.36
MILLENNIUM LIVONIA LLC - Retail/Restaurants	13,778,193		13,778,193	\$ 810,566.96
COLLEGE PARK-SCHOOLCRAFT	13,575,484		13,575,484	\$ 798,641.65
RNDC-NWS LLC	1,599,000		1,599,000	\$ 97,266.69
**ACT 198	15,579,145	9,819,500	25,398,645	\$ 677,204.18
Wine Distributor			TOTAL 26,997,645	\$ 774,470.87
T - MOBILE/ SPRINT	168,200	15,477,600	15,645,800	\$ 760,606.32
HAGGERTY GROUP - Retail & Appts.	12,252,904		12,252,904	\$ 720,834.67
AURORA LLC - Industrial Investment	11,629,950	15,900	11,645,850	\$ 707,231.56
COMERICA	11,504,656		11,504,656	\$ 676,815.46
WAL-MART	9,921,504	1,703,000	11,624,504	\$ 655,031.29
UNIVERSAL PROP SMC LIVONIA	10,878,240		10,878,240	\$ 639,963.60
COSTCO WHOLESALE	8,162,496	2,647,800	10,810,296	\$ 604,192.87
ALETHA B. PHIPPS - Senior Appts.	9,688,705	688,300	10,377,005	\$ 603,593.09
LIVONIA ESTATES LTD	9,765,910		9,765,910	\$ 594,057.38
ROUSH CORPORATION	8,876,818	800,200	9,677,018	\$ 567,045.47
MARRIOTT HOTEL	8,531,365	668,700	9,200,065	\$ 533,212.66
PARAGON PROPERTIES IND DEV	8,976,659		8,976,659	\$ 531,238.80
QUAKERTOWN CAMBRIDGE	8,451,824		8,451,824	\$ 497,218.27
KELSEY-HAYES (TRW)	7,940,165		7,940,165	\$ 482,997.85
TOTALS:	338,426,873	129,192,900	467,619,773	\$ 25,695,448.38

2022 AD VALOREM CITY MILLAGE	13.1780	\$5,459,633
2022 ACT 198 CITY MILLAGE	6.5890	\$351,330
TOTAL ESTIMATED CITY TAX DOLLARS		\$5,810,963

**PLYMOUTH ROAD DEVELOPMENT AUTHORITY
(P.R.D.A)
1994 - 2023 RECAPTURE**

	<u>1994 Parcel Count</u>	<u>1994 Assessed Value</u>	<u>2023 Parcel Count</u>	<u>2023 Taxable Value</u>
Real Property	578	251,784,070	560	314,557,012
Personal Property	893	178,771,840	749	67,861,700
Act 198				
Real Property	7	11,052,250	6	25,586,540
Personal Property	19	257,281,050	11	5,693,300
Act 255				
Real Property	<u>1</u>	<u>2,458,180</u>	<u>0</u>	<u>0</u>
Totals	1498	701,347,390	1,342	413,701,552

**Amount of Captured Taxable Value for 2023:
- 287,645,838**

On a motion by Robinson, seconded by Laura, it was:

RESOLVED, that having considered the report and recommendation of the Finance, Budget and Technology Committee dated March 13, 2012, submitted pursuant to Council Resolution 171-05 regarding the subject of miscellaneous budget issues, the Council hereby refers the subject of Advance Budget Reviews to the Finance, Budget and Technology Committee for its report and recommendation.

On a motion by Kritzman, seconded by McCann, a motion was made to substitute the following resolution in lieu of the foregoing:

RESOLVED, that having considered the report and recommendation of the Finance, Budget and Technology Committee dated March 13, 2012, submitted pursuant to Council Resolution 171-05 regarding the subject of miscellaneous budget issues, the Council does hereby refer the subject matter of the Council's specific duties as they pertain to preparation of the City's Budget to the Finance, Budget and Technology Committee for its report and recommendation.

A roll call vote was then taken on the motion to substitute with the following result:

AYES: Pastor, McCann, and Kritzman.

NAYS: Brosnan, Laura, Robinson, and Toy.

The President declared the substitute motion failed for lack of support.

A roll call vote was then taken on the original resolution by Robinson, seconded by Laura, as follows:

BUDGET –
General
Subject of Advance
Budget Reviews.
(Refer to the
Finance, Budget
and Technology
Committee for its
report and
recommendation)

#161-12 RESOLVED, that having considered the report and recommendation of the Finance, Budget and Technology Committee dated March 13, 2012, submitted pursuant to Council Resolution 171-05 regarding the subject of miscellaneous budget issues, the Council hereby refers the subject of Advance Budget Reviews to the Finance, Budget and Technology Committee for its report and recommendation.

with the following result:

AYES: Brosnan, Laura, Robinson, and Toy.

NAYS: Kritzman, McCann, and Pastor.

The President declared the resolution adopted.

UNFINISHED BUSINESS AGENDA ITEMS (Regular Meeting of April 4, 2012)
--

Motion by: Robinson

Seconded by: Laura

ROLL CALL:

Ayes: Brosnan, Laura, Robinson, and Toy

Nays: Kritzman, McCann and Pastor

Absent: None



LETTER TO THE LIVONIA CITY COUNCIL

10.

Engineering
August 9, 2023

MEETING DATE

R082123

PREPARED BY

Karen Worley, Secretary IV,

AGENDA ITEM

REQUEST FOR ADDITIONAL APPROPRIATION AND EXPENDITURE FOR PRECISION CONCRETE, INC.: Engineering Division, re: 2023 Sidewalk Repair Program, Contract 23-G (CR 071-23)

BACKGROUND DETAILS

Pursuant to Council Resolution No. 071-23, adopted February 27, 2023, \$15,000 was awarded to Precision Concrete, Inc. for the saw cutting portion of the program. In order to minimize some additional vertical separations along Northfield Avenue from Hix Road to Pere Avenue and along Knolson Street from Northfield Avenue to 9394 and 9397 Knolson Street, we respectfully request that the City Council:

- Increase the Precision Concrete, Inc. contract amount to the not-to-exceed amount of \$28,500.
- Authorize an appropriation and expenditure in the amount of \$13,500 from Account No. 204-463-974-200 (Non-Motorized Paths)

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

- Increase the Precision Concrete, Inc. contract amount to the not-to-exceed amount of \$28,500.
- Authorize an appropriation and expenditure in the amount of \$13,500 from Account No. 204-463-974-200 (Non-Motorized Paths)

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

n/a

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

Additional \$13,500, Total Contract \$28,500

DETAILED WORK BEING PERFORMED

Additional sawcutting on Northfield Avenue from Hix Road to Pere Avenue and Knolson Street from Northfield Avenue to 9394 and 9397 Knolson Street

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

\$13,500

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact person, full address)

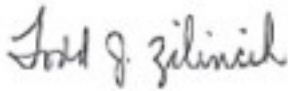
n/a

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): Current 23-G contractor to do additional locations

ATTACHMENTS

1. CR 71-23

APPROVED BY



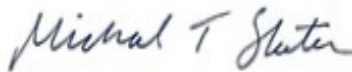
Todd Zilincik, P.E., City Engineer

Date: August 09, 2023



Don Rohraff, Director of Public Works

Date: August 10, 2023



Michael Slater, Finance Director

Date: August 10, 2023



Maureen Miller Brosnan, Mayor

Date: August 11, 2023

SUSAN M. NASH
CITY CLERK

LORI L. MILLER
DEPUTY CLERK

OFFICE OF THE CITY CLERK



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2230
FAX: (734) 421-1147

March 23, 2023

Joe Rotondo Construction Corp.
38807 Ann Arbor Road, Ste. 2
Livonia, MI 48150

Precision Concrete, Inc.
1896 Goldeneye Drive
Holland, MI 49424

To whom it may concern:

The Council of the City of Livonia, at a Regular Meeting held February 27, 2023, adopted the following resolution:

#071-23 RESOLVED, that having considered a communication from the City Engineer, dated February 2, 2023, 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 authorize and accept the quote of Joe Rotondo Construction Corp., 38807 Ann Arbor Road, Suite 2, Livonia, Michigan 48150, for completing all work required in connection with the 2023 Sidewalk Repair Program (Contract 23-G) by extending their Contract 22-G unit prices for Contract 23-G, with the exception of revised unit prices for bid items 1, 2, 3, 4, 5, 8, 9, 11, 20 and 23 (concrete sidewalk of various thickness of 4, 6 or 8-inches, along with 7-inch road pavement, removal and replacement of concrete curb and gutter, placement of 6-inch ADA ramps consisting of 4' x 2' or 5' x 2' inserts), removal of 4" – 6" sidewalk or approach, placement of 4" – 6" concrete sidewalk with integral curb and adjustment of sanitary structure) and agreed upon Inspector Days of 110 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 \$990,113.92, which includes a 10% Administrative Fee (\$88,646.72), the Contract amount of \$886,467.20, and the saw cutting portion of the project (\$15,000.00), which will be handled by and paid to Precision Concrete, Inc., as set forth below; FURTHER, such action is taken without competitive bidding for the reasons that A) concrete material prices have risen rapidly and this bid largely protects the City from such increases; B) information from other communities' bidding procedures indicates that these prices are favorable for the City, and C) the Rotondo firm is a local contractor and has completed concrete repairs for the City of Livonia over the past several years, including the Sidewalk Programs from 2006 through 2011 and 2013 through 2022, such that there are ample reasons to waive competitive bidding under Code of Ordinances Section 3.04.140E3; FURTHER, the Council does hereby authorize a payment in an amount not to exceed \$15,000.00 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 \$164,798.26 (single lot assessments portion of the program) from the Road, Sidewalk and Tree Fund, provided 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 and assessments by affected property owners; FURTHER, the Council does hereby authorize an expenditure in the amount of \$9,842.00 from funds budgeted in Account No. 202-451-977-010 (Major Road – Distributed Sidewalk Cost) and \$119,704.25 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 \$18,803.30 from the Unexpended Fund Balance of the Water and Sewer Fund for sidewalk work adjacent to and including water and 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 Distributed Sidewalk Cost) for the 2023 Sidewalk Repairs; FURTHER, the Council does hereby authorize an additional appropriation and expenditure in the amount of \$211,966.11 from Account No: 204-463-974-200 (Non-Motorized Path) 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; and the Mayor and City Clerk are hereby authorized to execute a contract 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.

Very truly yours,

Susan M. Nash

Susan M. Nash, City Clerk

SMN/ljr

Xc: Engineering

**PUBLIC HEARING
DIRECTION**

Monday, August 7, 2023

Findings and Order of the Hearing Officer regarding the demolition of a residential structure located at 37739 Seven Mile, in accordance with Chapter 15.52 (Dangerous Buildings and Structures) of the Livonia Code of Ordinances, as amended.

DIRECTION: 1) APPROVING

Findings and Order of the Hearing Officer regarding the demolition of a residential structure located at 11033 Berwick, in accordance with Chapter 15.52 (Dangerous Buildings and Structures) of the Livonia Code of Ordinances, as amended.

DIRECTION: 1) APPROVING

Petition 2023-04-01-03 submitted by Michael Morad under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the property at 20180 Westmore Street, located on the east side of Westmore Street between Farmington Road and Shadyside Street in the Northwest $\frac{1}{4}$ of Section 3, from N2 (Neighborhood) to RUF (Rural Urban Farm).

**DIRECTION: 1) APPROVING
2) DENYING
3) COMMITTEE OF THE WHOLE**

Petition 2023-05-01-04 submitted by Colossal Development Group L.L.C. under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the properties at 20511, 20513 and 20515 Angling Road, located on the southwest corner of Angling and Eight Mile Roads in the Northeast $\frac{1}{4}$ of Section 1, from C-1 (Local Business) to N1 (Neighborhood).

DIRECTION: 1) APPROVING (FOR 1ST READ)

**THESE ITEMS ARE TO BE PLACED ON THE AGENDA FOR THE
REGULAR MEETING OF AUGUST 21, 2023**

**CITY OF LIVONIA
PUBLIC HEARING**

Minutes of Meeting Held on Monday, August 7, 2023

A Public Hearing of the Council of the City of Livonia was held at the Livonia City Hall Auditorium on August 7, 2023.

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

MEMBERS ABSENT: Scott Bahr

OTHERS PRESENT: Paul Bernier, City Attorney
Mike Fisher, Assistant City Attorney
Mark Taormina, Planning and Economic Development Director
Jerome Hanna, Inspection Director
Sara Kasproicz, Recording Secretary

The Public Hearing was called to order at 7:00 p.m. with Council President Jim Jolly presiding. This item is regarding the Findings and Order of the Hearing Officer regarding the demolition of a residential structure located at 37739 Seven Mile, in accordance with Chapter 15.52 (Dangerous Buildings and Structures) of the Livonia Code of Ordinances, as amended. This item will be moved to the Regular Meeting of **August 21, 2023**.

The Public Hearing is now open. There were 23 persons in the audience.

Jolly: Good evening, we are joined by Councilman Rob Donovic, Vice President Laura Toy and Councilman Scott Morgan. We may be joined by others tonight and they will arrive as they do. So, the purpose of the public hearing is for us, as a Council, to hear from the public in regards to the items that are before us tonight. I'm going to introduce these items by saying that there will be no votes taken tonight in regard these items. There may be a motion or a series of motions in regard to possible directions that will be offered by my colleagues. Those items will not be voted on until the Regular meeting of August 21, 2023. Because this is a public hearing, we have four of them tonight and a committee meeting afterwards, everybody here is obviously free to address the Council in regards to any opinions or information they would like to provide the Council. We would ask though, that, if possible, people refrain from repetitive comments. So, saying something 10 times does not take any more believable than somebody saying it once and we're taking everything as it comes to us, and we will consider everything that's being shared with us. With that being said, we will start with agenda Item number

one for tonight. That is Findings and Order of the Hearing Officer regarding the demolition of a residential structure located at 37739 Seven Mile, in accordance with Chapter 15.52 (Dangerous Buildings and Structures) of the Livonia Code of Ordinances, as amended. This is specifically brought to us tonight by our Director of Inspection and Ordinance Enforcement, Mr. Jerome Hanna. Please identify yourself for the record and give us an introduction to these items.

Hanna Good evening, Jerome, Hanna, Director of Inspection. And this property here 37739 Seven Mile. I'm sure all of you are aware of it, it sits out on the main road, it's kind of hard to ignore. It has been kind of a thorn in the side of the neighbors for a considerable amount of time, actually dates back to some property issues back in 2005. And that has just gradually gotten worse, to the point that it is today, where there is no interior of the structure left, because we gutted it, the roof has been removed. The pool is dilapidated, it's an inground pool in the rear yard. There's no gas, no water, going into the structure right now. Based on the Hearing Officer, Jeff Bodell, an outside Hearing Officer appointed to oversee these hearings for dangerous structures, deemed this building to be demolished. Based on that letter, I would ask that you would consider that and move to approve that. If so desired.

Jolly Are there any questions for Mr. Hanna? Mr. Donovic?

Donovic Thank you, Mr. Chair. Thank you, Mr. Hanna for being here this evening. For any clarification and just say educationally speaking. How many times have you tried to work with the property owner, so we don't get to this point? My understanding is you have tried for years now to come to some sort of resolution. And unfortunately, the residents and nearby business owners have had to deal with this blight and you, and your department has worked extremely hard to try to not get here. Because my understanding is the property owner failed to do their job as a property owner, now the city has to tear this building down, rightfully so, but I just want to put the record because there are some residents here. It's not like the city of Livonia just last night decided to tear down that building, they have been trying years now to fix this situation.

Hanna Absolutely. With anything, we're always looking for compliance from the owner, whether it's commercial building, whether it's residential building, and great time spent with all of these owners to get them to move forward with their directions. The city has granted this authority to, in this case, to demolish this building if Council sees fit, based on the information provided. But it's still always the agenda to try and get the homeowner to come forward and demolish it themselves or repair the property themselves. And in this case, I can't even begin to count how many times we have interacted with this homeowner, with our attorneys to try and address this issue. Not wanting to demolish it myself to get them to. In the past two years, I've had dozens of purchase orders brought to me by

potential buyers who either wanted to demolish the structure or to rehab it, understanding that it was a condemned building. I worked with them in the hopes that they would be able to purchase this, but none of those purchase orders came to fruition and here we are today, still, with the building in worse shape today than it was in the past six months.

Jolly Thank you, Mr. Hanna. Now at this point because you followed in accordance with the law and ordinances for this address, correct?

Hanna That's correct.

Jolly Okay. Mr. Hanna, if you don't mind sitting down. Are there any residents here who would like to speak in favor or opposition of item number one, the demolition of 37739 Seven Mile Road. Good evening, Sir, your name and address please.

Michalski Philip Michalski, 18979 Glengarry Drive. I want to thank you all very much for taking up this issue. Thank you very, very much for looking into this. I moved into the neighborhood just under eight years ago, and I'm on the street adjacent to the property immediately east of it, and the fourth house off of Seven Mile. The entire neighborhood is grateful that you're taking this up. And we're very, very happy. I just want to let you know, we do really want this house demolished, It is an eyesore. It's literally a rat trap. We've seen rats, my neighborhood never saw them until last year. They tore the roof off the building, earlier this year. So, it sits there without a roof, getting extremely dangerous for kids or anything like that. So not only do we thank you for taking this, but we do ask for a very expeditious end to the process. Thank you.

Jolly Thank you sir, we are very familiar with this building. We all understand the state of affairs over there. Sir, your name and address please.

Shewe Joe Shewe, my wife Marilyn and I live in 19003 Glengarry, which is the second house from Seven Mile, I'm sorry, the third house. Our backyard does, the corner does almost butt up with this property. We've lived there since we built the house 25 years ago. So, we've seen this particular property deteriorate. And we're always wondering, when is it going to go away? We have inquired recently of this Council about what is going on, we've been told it takes a long time. We've been very frustrated. We know it's not a particularly safe area, I walk there with my dog. Not really excited about that. So, I think it's clear that it has to go down. And we certainly support that it happens ASAP. And of course, we would like to know when that will be. Thank you.

Jolly Thank you for your sentiments being shared. You're among many people in regards to this structure. Your name and address sir.

- Orow My name is Tim Orow, I live at 19069 Glengarry. I live adjacent to the property. I see it every day from my office window, and I can't wait to see it go down. The pool is also an eyesore, we don't go outside in my back yard anymore and I don't take care of my backyard like I should. So, this will be a lot better, especially coming off of Seven Mile, it just wasn't good.
- Jolly Thank you, sir. I think we have a motion from the Council. Mr. Morgan, did you have an motion on this matter?
- Morgan I do. I actually have a couple questions first. I wanted to know what the...
- Jolly We need the motion first, then it would open for discussion.
- Morgan I'd like to offer an approving motion for the Regular.
- Jolly So anybody who's interested in the structure for item number one, the motion currently on the floor is to demolish it, as an approving motion. Mr. Morgan has questions in regards to the legalities of this Mr. Bernier.
- Morgan What exactly is the legal obligation for this and as its proceeds from this, how does play out as it obligates us as a city?
- Bernier We've crossed every T's and dotted every I as far as what the state law requires us to do. We're on firm footing as far as the demolition. The next step obviously is of Council, to be on the regular agenda. If Council votes to approve it, I start with Mr. Hanna. We're going to go out and try to determine the cost of it. Because of this house, it is depending upon the level that it costs to demolish it, as to whether we have to put it out for bid or we can just contract that out. This is a fairly simple structure, with the exception of the pool, it is the most costly item in the demolition. We're hoping that its below the threshold so we can move fast. I hope that answers the question.
- Morgan It does. Thank you.
- Jolly Ms. McIntyre.
- McIntyre Thank you. I'm not sure to whom this should be directed, I guess, from the Chair to Mr. Bernier. Would this type of demolition work be something that we could establish in QBS?
- Bernier I don't think we can, no, we can look into it, but I know
- McIntyre That's not contingent on this, but we hope that we're going to be able to address, and hope we're not going to have legislative structures that come down. But we also hope that the ones that do need to come down, can. What you said is exactly right, its possibly worth investigating.

- Jolly Thank you, Mr. McCullough.
- McCullough Thank you Council President. To the chair to Mr. Hanna, if you don't mind. I recently drove by this, and I want to say that that was the biggest skylight because the roof is completely gone. So, I think the biggest question that there's an approving on the demolition. How soon, if all goes well, approving, that Council can get this thing down, outside of the procurement?
- Hanna It is really determined on the contractors at this point, and what we get for a bid and if we have to come back to a Council meeting for that bid. And then really just sign off from the utilities and then move forward with the demolition. So, fortunately, the utilities have been disconnected on this property. So, I'm only looking for verification of those. The utilities have been off for three months for cut offs of gas for most of the structures. So, obviously, that could hold things up, but that's out of our control. But I would expect probably within a couple of months this would be addressed.
- McCullough Thank you. And also thank you to your team. I mean, honestly, we're not in the business of tearing down structures, but this kind of shows that we're being proactive. I know it's a lengthy process, but we need to, you know, I think we're all going to celebrate when this building comes down. Thank you.
- Jolly This is a public hearing, I will go to the audience members if you want to address something? State your name and address, please.
- Hanania Andrea, 34930 Munger Drive. Okay. I guess I just came here, it's my first meeting. And I guess I would ask what are the circumstances of the homeowner?
- Jolly That's not information that we have been provided.
- Hanania Okay, and as far as demolishing a building, does that come from my taxpayer money?
- Jolly Mr. Hanna?
- Hanna So how the ordinance is written is that we would pay to have this structure demolished. We would bill the owner and if this is not paid within 30 days, it would be filed as a lien on their property taxes.
- Hanania Okay, but is there a fund for like trees that are dead in homeowner's backyard?
- Jolly This is for you to give us your opinion.
- Hanania Well, I am and that's what I'm wondering

- Jolly Ma'am, this is not really a question and answer period. We're happy to answer questions and were able to after the meeting, but this is where you could tell us your opinion in regards to this item.
- Hanania My opinion is that the homeowner should be considered. I don't know the homeowner or the building, so.
- Jolly Thank you, Mr. Donovic.
- Donovic Thank you, Mr. President. I have a comment and question and comment. First and foremost. To my colleague, Councilwoman McIntyre. She made a comment about demoing buildings in the community. And I thought that was good comment because a few months ago, I asked that our Law Department and Ordinance department look at what the city of Westland did in tearing down vacant blighted buildings, because as one Councilmember, I think, blighted buildings and as some of the biggest issues that we, as a community, have facing how our city will be as a future. Specifically on the eastern border, there's a lot of blighted buildings along the east side of Livonia, that have not been taken care of for decades. So, I'd like to consider the residents that live next door to the blighted buildings. That's my concern, they have to deal with these things. So, I think that's very important. And after Law department and Ordinance is taking action on this building that has been blighted for decades now, basically. So, my question to Mr. Hanna is, after this property is finally taken down or demolished, the residents next door can have some peace and tranquility. What happens is the property itself? Will it sit vacant, and will the owner still own the property? Will they still have to pay property taxes on that property?
- Hanna That's correct.
- Donovic Okay, so, they'll have to proceed on paying property taxes, and if they want to sell it in the future, they can sell it if they want to.
- Hanna Yes, that's correct.
- Donovic And if they don't pay their bill for the demolition, within that 30-day period, and the lien is placed on that property, when that property is sold, if it's ever sold in the future, the city would be the first on that lien, and we would in theory, be paid back for any proceeds that are sold.
- Hanna Yes, that's correct.
- Donovic Okay. Well, great job to you, Mr. Hanna. I'm looking forward to seeing this be very expeditious.
- Jolly Okay, I'll go to the audience one more time. Is there any additional comments in regards to item number one? Going once, going twice, the

motion on the table is to approve the demolition of 377397 Mile Road. The Public Hearing in regards to that matter is closed.

As there were no further questions or comments, the Public Hearing was declared closed at 7:17 p.m.



LETTER TO THE LIVONIA CITY COUNCIL

1.

Inspection
July 7, 2023

MEETING DATE

S072423/R080923

PREPARED BY

Jerome Hanna, Director of Inspection,

AGENDA ITEM

Findings and Order of the Hearing Officer regarding the demolition of a residential structure located at 37739 Seven Mile, in accordance with Chapter 15.52 (Dangerous Buildings and Structures) of the Livonia Code of Ordinances, as amended.

BACKGROUND DETAILS

Honorable Members of the City Council
City of Livonia

Reference: Public Hearing for the Demolition of Structures Located at 37739 Seven Mile

Dear Members of the City Council:

On March 22, 2023, a hearing was held in the Inspection Department relative to the demolition or repair of the above-referenced structures.

Based on the evidence presented at the hearing, the Hearing Officer determined that the residential structures and pool located at 37739 Seven Mile, Livonia, Michigan, are dangerous buildings as defined within the Livonia Code of Ordinances Chapter 15.52. It was further stipulated that the owner and all parties of interest were to demolish the structure and pool located at 37739 Seven Mile and remove all blight and debris from the site and that the permit for demolition is secured within thirty (30) days of the Hearing Officers order dated March 28, 2023.

The owner has failed to comply with the order dated March 28, 2023, and the condition of the property has continued to deteriorate.

Based on the above information, it is recommended that the City Council review the findings and order of the Hearing Officer in accordance with Chapter 15.52 of the Livonia Code of Ordinances, with an eye to enforcing the March 28, 2023 order.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

Consider the request as submitted.

ATTACHMENTS

1. 37739 SEVEN MILE - ORDER OF THE HEARING OFFICER #2
2. 37739 seven mile letter 2
3. Loring 1
4. Loring 2
5. Loring 4
6. Loring 7
7. 37739 Seven Mile posting
8. 37739 Seven mile front

APPROVED BY



Jerome Hanna, Director of Inspection

Date: July 25, 2023



Paul Bernier, City Attorney

Date: July 26, 2023



Maureen Miller Brosnan, Mayor

Date: July 28, 2023

INSPECTION DEPARTMENT

BUILDING
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PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

ROBERT STROBLE
ASSISTANT DIRECTOR

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

March 28, 2023

ORDER OF THE HEARING OFFICER

The Hearing Officer, Jeff Bowdell, having on March 22, 2023 held a hearing pursuant to Section 15.52.110 of the Livonia City Code, said hearing pertaining to the property, premises and single family residential structure located at 37739 Seven Mile, Livonia, Michigan and the representatives of the Inspection Department City of Livonia having presented evidence and testimony establishing that that the property is in violation of Section 15.52.010 of the Livonia City Code having presented evidence and testimony establishing the property is in violation of Section 15.52.010 of the Livonia City Code and the owners and/or parties in interest with respect to the property located at 37739 Seven Mile, Livonia, Michigan having been properly notified of the hearing in accordance with Section 15.52.060, 15.52.070 and 15.52.090; No owners or parties in interest attended the hearing.

IT IS HEREBY ORDERED THAT:

1. Based on the exhibits presented and the testimony of Jerome Hanna, Director of Inspection, including but not limited to the photographs presented, it is hereby determined that the single-family residential structure located at 37739 Seven Mile, Livonia, Michigan is a dangerous building within the terms of the Livonia City Code as the following conditions exist at the property:

Section 15.52.010, 15.52.020

- (F) The single-family residential structure is manifestly unsafe for the purpose for which it is or was being used.
- (H) The single-family structure, because of dilapidation, decay, faulty construction, and unsanitary conditions is unfit for human habitation.
- (J) The structure has been unoccupied for a period of one hundred eighty (180) days and is not listed as being available for sale, lease or rent with a real estate broker licensed under Article 25 of the Occupational Code, Act No. 299 of the Public Acts of 1980, being Sections 339.2501 to 339.2515 of the Michigan Compiled Laws.

ORDER OF THE HEARING OFFICER

March 28, 2023

37739 Seven Mile

Page 2

2. And that all parties in interest, namely Karen Ann Loring is ordered to demolish the single-family residential structure located at 37739 Seven Mile and remove all blight and debris from the site.
3. And that a permit for demolition be applied for within thirty (30) days from the date of this letter and include the removal of all blight and debris from the site. Demolition work shall comply with the standard specification for demolition within the City of Livonia.
4. In the event a permit for demolition is issued, the work pursuant to the permit shall commence within seven (7) days and be finalized within thirty (30) days.

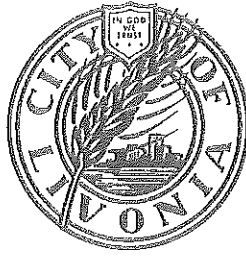
Jeff Bowdell, Hearing Officer

Dated: March 28, 2023

Jerome Hanna, Director of Inspection
Robert Stroble, Assistant Director of Inspection
Department of Law
Paul Bernier, City Attorney
Brian Kukula, Fire Marshal
Catherine Cillick, Homeowner

INSPECTION DEPARTMENT

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MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

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

September 9, 2022

Ms. Karen Ann Loring
37739 Seven Mile Road
Livonia, MI 48152

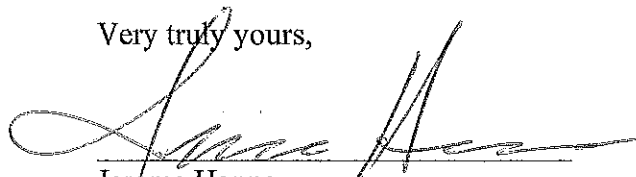
Subject: 37739 Seven Mile Road, Livonia, Michigan (Parcel 025 01 0001 000)
Show Cause Hearing, September 21, 2022, at 10:00 a.m.

Dear Property Owner:

On December 29, 2020, an inspection was made of the premises at 37739 Seven Mile Road, City of Livonia, at which time the building and/or structures located on said premises were found to be in an unsafe condition. A violation notice, (copy attached) dated January 8, 2021, was previously sent to you. After several inspections were made at the site, and no corrective measures made, we issued you a Show Cause notice (copy attached) with a hearing date of July 8, 2021, at 9:00 a.m. Ms. Loring was notified but failed to appear for the Show Cause Hearing. As of this date, no attempt has been made to secure permits for repair or demolition of the unsafe, dangerous building.

In accordance with Section 15.52 of the Livonia Code of Ordinances, you are hereby notified that a Hearing as to the condition of the building and/or structures located at the subject premises has been set for September 21, 2022. The Hearing will be held in the office of the Director of Building Inspection located in the Livonia City Hall Annex, 33000 Civic Center Drive, Livonia, Michigan at 10:00 a.m. It is requested that you and/or your representative attend the Hearing. At that time, you will be given the opportunity to show cause as to why the building and/or structures should not be ordered to be demolished or otherwise made safe.

Very truly yours,


Jerome Hanna
Director of Inspection

JH/kdt
Attachments

Cc: Department of Law
Paul Bernier, City Attorney
Brian Kukula, Fire Marshal
Jeff Bodell, Hearing Officer
Karen Ann Loring, 37739 Seven Mile Road, Livonia, Michigan

INSPECTION DEPARTMENT
ORDINANCE ENFORCEMENT
CITY OF LIVONIA
33000 CIVIC CENTER DR.
LIVONIA, MI 48154

LORING KAREN ANN
37739 SEVEN MILE
LIVONIA, MI 48152

June 04, 2021

RE: 37739 SEVEN MILE

As provided by law, the subject property was inspected on 06/04/2021 and violations of city ordinances were noted. The following orders are issued for the correction of these violations and shall be complied with not later than 06/14/2021.

NOTICE OF VIOLATION

1. Do not reoccupy vacated structure. This dwelling is hereby declared dangerous.
Occupancy is prohibited.

Livonia Code of Ordinance 15.52.010, 15.52.020 H, 15.52.030, 15.52.050

2. This building is declared unsafe, and it is hereby ordered to be demolished by the
Inspection Department.

Livonia Code of Ordinance 15.52.010, 15.52.020, 15.52.030, 15.52.050

3. Secure the required permits and demolish the building which is unsafe.

Livonia Code of Ordinance 15.56.020 E, 15.52.030

For Information Mon.-Fri.
(8:30 - 9:30 AM) (4:00 - 5:00 PM)

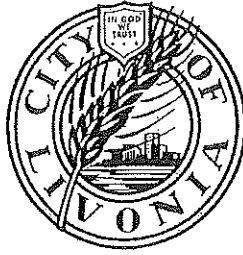
File: EN13-3294

Inspector: BOB STROBLE
Telephone (734) 466-2499

WARNING: Damage or injury resulting from delay or failure to comply with this notice will be attributed to negligence on the part of the responsible party or parties.

INSPECTION DEPARTMENT

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ORDINANCE ENFORCEMENT



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(734) 466-2580
FAX: (734) 466-2095

SHOWCAUSE HEARING

06/18/2021

KAREN LORING
EXTENDED STAY OF AMERICA
21555 HAGGERTY RD STE 121
NOVI, MI 48375

RE: 37739 SEVEN MILE

To Whom it May Concern:

On 06/14/2021 an inspection was made of the premises known as 37739 SEVEN MILE and you were found in violation of the requirements of the complied ordinance of the City of Livonia as follows:

1. Do not reoccupy vacated structure. This dwelling is hereby declared dangerous. Occupancy is prohibited.
Livonia Code of Ordinance 15.52.010, 15.52.020 H, 15.52.030, 15.52.050
2. This building is declared unsafe, and it is hereby ordered to be demolished by the Inspection Department.
Livonia Code of Ordinance 15.52.010, 15.52.020, 15.52.030, 15.52.050
3. Secure the required permits and demolish the building which is unsafe.
Livonia Code of Ordinance 15.56.020 E, 15.52.030

Accordingly, we are requesting you to appear at the Building Inspection Department, 33000 Civic Center Drive on July 8, 2021 at 9:00 a.m. to show cause or to explain your reasons for non-compliance.

Failure to respond to this letter will be interpreted as reasonable grounds for the Department to proceed with filing of the complaint in District Court.

BUILDING INSPECTION DEPARTMENT
CITY OF LIVONIA

JEROME HANNA
DIRECTOR

JH/hr



07/08/2015 14:36



08/03/2015 13:55



08/15/2018 13:34







**PUBLIC HEARING
DIRECTION**

Monday, August 7, 2023

Findings and Order of the Hearing Officer regarding the demolition of a residential structure located at 37739 Seven Mile, in accordance with Chapter 15.52 (Dangerous Buildings and Structures) of the Livonia Code of Ordinances, as amended.

DIRECTION: 1) APPROVING

Findings and Order of the Hearing Officer regarding the demolition of a residential structure located at 11033 Berwick, in accordance with Chapter 15.52 (Dangerous Buildings and Structures) of the Livonia Code of Ordinances, as amended.

DIRECTION: 1) APPROVING

Petition 2023-04-01-03 submitted by Michael Morad under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the property at 20180 Westmore Street, located on the east side of Westmore Street between Farmington Road and Shadyside Street in the Northwest ¼ of Section 3, from N2 (Neighborhood) to RUF (Rural Urban Farm).

**DIRECTION: 1) APPROVING
2) DENYING
3) COMMITTEE OF THE WHOLE**

Petition 2023-05-01-04 submitted by Colossal Development Group L.L.C. under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the properties at 20511, 20513 and 20515 Angling Road, located on the southwest corner of Angling and Eight Mile Roads in the Northeast ¼ of Section 1, from C-1 (Local Business) to N1 (Neighborhood).

DIRECTION: 1) APPROVING (FOR 1ST READ)

**THESE ITEMS ARE TO BE PLACED ON THE AGENDA FOR THE
REGULAR MEETING OF AUGUST 21, 2023**

**CITY OF LIVONIA
PUBLIC HEARING**

Minutes of Meeting Held on Monday, August 7, 2023

A Public Hearing of the Council of the City of Livonia was held at the Livonia City Hall Auditorium on August 7, 2023.

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

MEMBERS ABSENT: Scott Bahr

OTHERS PRESENT: Paul Bernier, City Attorney
Mike Fisher, Assistant City Attorney
Mark Taormina, Planning and Economic Development Director
Jerome Hanna, Inspection Director
Sara Kasprowicz, Recording Secretary

The Public Hearing was called to order at 7:17 p.m. with Council President Jim Jolly presiding. This item is regarding the Findings and Order of the Hearing Officer regarding the demolition of a residential structure located at 11033 Berwick, in accordance with Chapter 15.52 (Dangerous Buildings and Structures) of the Livonia Code of Ordinances, as amended. This item will be moved to the Regular Meeting of August 21, 2023.

The Public Hearing is now open. There were 23 persons in the audience.

Jolly: Item two. Again, this comes to us from Jerome Hanna, Director of Inspection and Ordinance Enforcement. Mr. Hanna

Hanna Alright, so, a little different than the first one, as this is off of a side street. So, unless you're in the neighborhood, you wouldn't notice this house. It's does still have its roof. So, not quite the large skylight the other one has, but this property has been an issue, again, for many years. Back, at least back to 2011. When we were addressing code violations such as grass and just lack of maintenance on the property, leasing vehicles on the property. And then again, has continued to worsen as the years go by. I have a letter also from our outside Hearing Officer, and the recommendation from that officer was to demolish the structure. Also, I have been in contact over the past several years with this homeowner, the homeowner did receive the letters that were sent to them for that hearing, but did not show for any of those hearings. And at this point, this one is a colonial house two story with a basement, detached garage. And it's although from the street, it overgrown, the interior of the house has a

flood, and nothing has been done with that since I think somewhere maybe 2018 or 19. So, that property has just sat with water in the basement and has created numerous problems with the structure. At this point, the actual second level of the structure starting to sag. There are some major structural issues on the backside of this house of the garage, which is in just as bad of shape of the house. So, the recommendation was to remove all structures on this property. Thank you.

Jolly Ms. Toy

Toy I'm familiar with this area, my business backs up to old Rosedale there and I'm familiar with the site and I would offer an approving resolution to get rid of this. Let's create a nice neighborhood, which it already is, but with that eyesore, it's gotta go, thanks.

Jolly Thank you, we have a motion to approve the demolition of 11033 Berwick. Mr. McCullough.

McCullough Thank you, Council President. Again, Mr. Hanna, I know it has been a long time and a lot goes into the process. And like the nearby homeowners here, I actually visited this property. You can actually see through into the second floor, and who knows what else is out there. And I know the neighbors have been dealing with this for a very long time. And so, I know you guys are hopefully smiling a little bit that we're moving on to the next phase to get this down. So, again, thank you for dealing with this for as long as you did. Your patience and perseverance, it doesn't go unwarranted and, you do have an approving motion on the table. And just let your neighbor on the other side of you know, that you got some people looking out for you. So, thank you.

Jolly Thank you all. Is there any public comments in regards to item number two? Going once, going twice, come on up to the podium, please tell me your name and address sir.

Stimac John Stimac, 11035 Berwick. Thank you, Brandon, for coming out, we greatly appreciate it. I'm supportive of the recommendation to demolish the home. It has been vacant for 13 years, the year my daughter was born. And it's been deteriorating for the 21 years that I've lived next to it. So, I'm definitely in support of demolishing it. And if there's any help needed in making that happen, you let me know as far as if you need historical archives or whatever, I'll be glad to support. Thank you.

Jolly Thank you, sir. Is there any other comment from the public? If there is come on up to the podium. All this may appear like a classroom, it's actually not a classroom. Your name and address please?

Truax I'm Stacey Truax I'm at 19034 Berwick. So, I've spent the last 20 something years looking out my front window at this disaster. And so, I

really appreciate the fact that something is finally happening. I think the only comment that I have, it sounds like everyone's in favor of this, and I've been in favor of it for a really long time. I don't have the worst view because I'm usually looking in the other direction at my TV. But I think the one thing that I have heard from a lot of people that surround the property and you know, sides from other behind is just making people aware, prefer informing them of what this process means and how it's going to impact them. Is animal control going to be out? There's a small zoo living in the home, it's quite something. So, I think that's my only comment is to just like, make people aware of what to expect next, and how this process all works. Because I have no idea and all I'm imagining is the Pied Piper and a bunch of animals coming in my property and in zooming out. So, I think just knowing how it's going to impact us when it actually does happen. That's really what we're really interested in. I think I've heard it from a number of neighbors who live in surrounding areas, but appreciate your support of making the neighborhood a little bit better. It's been awful for awhile.

Jolly So, to be frank in regards to this. This is, I think the first time in a very long time that we've taken any sort of actions. Okay so, it's something you can tell us as well. These demolitions will be led out by Mr. Manoj director here, I'm sure that he is going to cross all the t's and dot all the i's in regards to what he has to happen to get to get it as easy as possible for years.

Truax That's fantastic. That's all we can hope for. Thank you so much.

Jolly We're doing our best. Ms. McIntyre.

McIntyre Point of information, it raises a good question through the Chair to Mr. Hanna. When we go to demo, or not, we, I know you don't go out there with your sledgehammer and heavy construction equipment. When we start this process do we undertake the removal of the animals before we start the demo, or before our contractors start to demo?

Hanna I don't have a process of that but the contractor would. The contract will walk this house before we get to that point of demolition, we're going to see on the point of bidding and so we'll have a pretty good understanding of what's going to be required at that point.

McIntyre And so in our bid, we would request, there would be a plan for mitigation or whatever we call it, of any pest removal. Thank you.

Jolly Thank you. Again, we have an approving motion for demolition of 11033 Berwick. I'll go to the audience one last time. Are there any closing comments from the audience? If there are multiple people that would like to speak here, it would a lot run smoother if you line up behind the podium, so we can continue. Good evening, ma'am. and you're name and address.

Unknown Diane 11040 Berwick. The owner was a friend of mine. And we took care of the house for three years mowing lawns and that kind of thing. And then we chose not to do anymore. But inside the house, it's filled with furniture. And what happens to that part of the house, will they just bring in a dumpster, and dump everything in the dumpster? What happens, how they're going to handle that? And the second thing is, it's probably an hazmat problem because there's mold, there's animal feces in the back room. When I was taking care of it, the animals got in, you could see them in there. And of course, they defecate in the area.

Jolly I'm sorry. So, I think that goes along the lines of what Mr. Hanna just said. We will contact contractors who will actually perform this work, and they will investigate what needs to happen. And that will be part of the price that they give us to resolve the issue. Does it make sense?

Unknown Yes.

Jolly Okay. Thank you. Thank you for your work and taking care of the house. All right. Any last comments from the audience? I see none. public hearing for number two is now closed. These items will appear on the agenda August 21, 2023, of the Regular agenda. Okay, it looks like from my seat here, there's a lot of support for each item one and two. Okay. Thank you very much for coming and sharing your opinion tonight.

As there were no further questions or comments, the Public Hearing was declared closed at 7:27 p.m.



LETTER TO THE LIVONIA CITY COUNCIL

2.

Inspection
July 12, 2023

MEETING DATE

PREPARED BY

Jerome Hanna, Director of Inspection,

AGENDA ITEM

Findings and Order of the Hearing Officer regarding the demolition of a residential structure located at 11033 Berwick, in accordance with Chapter 15.52 (Dangerous Buildings and Structures) of the Livonia Code of Ordinances, as amended.

BACKGROUND DETAILS

Honorable Members of the City Council
City of Livonia

Reference: Public Hearing for the Demolition of Structures Located at 11033 Berwick

Dear Members of the City Council:

On October 12, 2022, a hearing was held in the Inspection Department relative to the demolition or repair of the above-referenced structures.

Based on the evidence presented at the hearing, the Hearing Officer determined that the residential structures and detached garage located at 11033 Berwick, Livonia, Michigan, are dangerous buildings as defined within the Livonia Code of Ordinances Chapter 15.52. It was further stipulated that the owner and all parties of interest were to demolish the structure and detached garage located at 11033 Berwick and remove all blight and debris from the site and that the permit for demolition is secured within thirty (30) days of the Hearing Officers order dated December 2, 2022.

The owner has failed to comply with the order dated December 2, 2022, and the condition of the property has continued to deteriorate.

Based on the above information, it is recommended that the City Council review the findings and order of the Hearing Officer in accordance with Chapter 15.52 of the Livonia Code of Ordinances, with an eye to enforcing the December 2, 2022 order.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

Consider the request as submitted.

ATTACHMENTS

1. 11033 berwick letter
2. 11033 Berwick Order of the Hearing Officer
3. 11033 berwick front
4. 11033 berwick roof
5. 11033 Berwick Back of home
6. 11033 Berwick Back
7. 11033 Berwick posting

APPROVED BY



Jerome Hanna, Director of Inspection

Date: July 25, 2023



Paul Bernier, City Attorney

Date: July 26, 2023

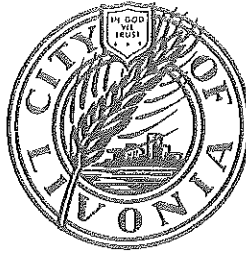


Maureen Miller Brosnan, Mayor

Date: July 28, 2023

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

September 9, 2022

Ms. Kathryn C. Cillick
119 Central Ave
Bogota, NJ 07603

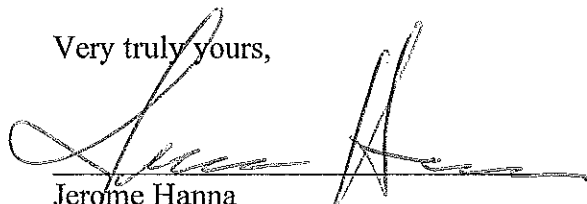
Subject: 11033 Berwick, Livonia, Michigan (Parcel 133 02 0456 000)
Show Cause Hearing, September 21, 2022, at 10:30 a.m.

Dear Property Owner:

On July 1, 2021, an inspection was made of the premises at 11033 Berwick, City of Livonia, at which time the building and/or structures located on said premises were found to be in an unsafe condition. A violation notice, (copy attached) dated January 8, 2021, was previously sent to you. After several inspections were made at the site, and no corrective measures made, we issued you a Show Cause notice (copy attached) with a hearing date of July 8, 2021, at 9:00 a.m. Ms. Cillick was notified but failed to appear for the Show Cause Hearing. As of this date, no attempt has been made to secure permits for repair or demolition of the unsafe, dangerous building.

In accordance with Section 15.52 of the Livonia Code of Ordinances, you are hereby notified that a Hearing as to the condition of the building and/or structures located at the subject premises has been set for September 21, 2022. The Hearing will be held in the office of the Director of Building Inspection located in the Livonia City Hall Annex, 33000 Civic Center Drive, Livonia, Michigan at 10:00 a.m. It is requested that you and/or your representative attend the Hearing. At that time, you will be given the opportunity to show cause as to why the building and/or structures should not be ordered to be demolished or otherwise made safe.

Very truly yours,



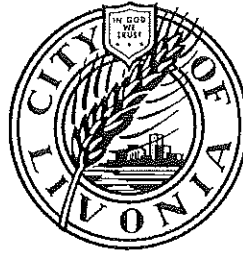
Jerome Hanna
Director of Inspection

JH/kdt
Attachments

Cc: Department of Law
Paul Bernier, City Attorney
Brian Kukula, Fire Marshal
Jeff Bodell, Hearing Officer
Ms. Kathryn C. Cillick, 119 Central Ave. Bogota, New Jersey 07603

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
SANITATION
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MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

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

SHOWCAUSE HEARING

07/13/2021

KATHRYN CILICK
11033 BERWICK
LIVONIA MI 48150

RE: 11033 BERWICK

To Whom it May Concern:

On 07/13/2021 an inspection was made of the premises known as 11033 BERWICK and you were found in violation of the requirements of the complied ordinance of the City of Livonia as follows:

1. The structure, house, is condemned.
This structure is damaged and dilapidated and found to be dangerous to life, health, property or safety of the public.
Livonia Code of Ordinances 15.32.040
IPMC2012 108.1.1, 108.3, 108.4
2. Secure structures immediately against trespass. Secure permits and demolish unsafe structures to include house and detached garage.
MRC2015 R105.1 Livonia Code of Ordinances 15.04.060

Accordingly, we are requesting you to appear at the Building Inspection Department, 33000 Civic Center Drive on July 22, 2021 at 9:00 a.m. to show cause or to explain your reasons for non-compliance.

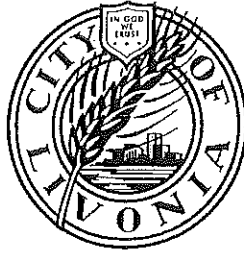
Failure to respond to this letter will be interpreted as reasonable grounds for the Department to proceed with filing of the complaint in District Court.

BUILDING INSPECTION DEPARTMENT
CITY OF LIVONIA

JEROME HANNA
DIRECTOR

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
SANITATION
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MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

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

SHOWCAUSE HEARING

07/14/2021

KATHRYN CILICK
119 CENTRAL AVE
BOGOTA, NJ 07603

RE: 11033 BERWICK

To Whom it May Concern:

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Failure to respond to this letter will be interpreted as reasonable grounds for the Department to proceed with filing of the complaint in District Court.

BUILDING INSPECTION DEPARTMENT
CITY OF LIVONIA

JEROME HANNA
DIRECTOR

INSPECTION DEPARTMENT

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FAX: (734) 466-2095

December 2, 2022

ORDER OF THE HEARING OFFICER

The Hearing Officer, Jeff Bowdell, having on October 12, 2022 held a hearing pursuant to Section 15.52.110 of the Livonia City Code, said hearing pertaining to the property, premises and single family residential structure located at 11033 Berwick, Livonia, Michigan and the representatives of the Inspection Department City of Livonia having presented evidence and testimony establishing that that the property is in violation of Section 15.52.010 of the Livonia City Code having presented evidence and testimony establishing the property is in violation of Section 15.52.010 of the Livonia City Code and the owners and/or parties in interest with respect to the property located at 11033 Berwick, Livonia, Michigan having been properly notified of the hearing in accordance with Section 15.52.060, 15.52.070 and 15.52.090; No owners or parties in interest attended the hearing.

IT IS HEREBY ORDERED THAT:

1. Based on the exhibits presented and the testimony of Jerome Hanna, Director of Inspection, including but not limited to the photographs presented, it is hereby determined that the single-family residential structure located at 11033 Berwick, Livonia, Michigan is a dangerous building within the terms of the Livonia City Code as the following conditions exist at the property:

Section 15.52.010, 15.52.020

- (F) The single-family residential structure is manifestly unsafe for the purpose for which it is or was being used.
- (H) The single-family structure, because of dilapidation, decay, faulty construction, and unsanitary conditions is unfit for human habitation.
- (J) The structure has been unoccupied for a period of one hundred eighty (180) days and is not listed as being available for sale, lease or rent with a real estate broker licensed under Article 25 of the Occupational Code, Act No. 299 of the Public Acts of 1980, being Sections 339.2501 to 339.2515 of the Michigan Compiled Laws.

ORDER OF THE HEARING OFFICER

December 2, 2022

11033 Berwick

Page 2

2. And that all parties in interest, namely Catherine Cillick is ordered to demolish the single-family residential structure located at 11033 Berwick and remove all blight and debris from the site.
3. And that a permit for demolition be applied for within thirty (30) days from the date of this letter and include the removal of all blight and debris from the site. Demolition work shall comply with the standard specification for demolition within the City of Livonia.
4. In the event a permit for demolition is issued, the work pursuant to the permit shall commence within seven (7) days and be finalized within thirty (30) days.

Jeff Bowdell, Hearing Officer

Dated: December 2, 2022

Jerome Hanna, Director of Inspection
Robert Stroble, Assistant Director of Inspection
Department of Law
Paul Bernier, City Attorney
Brian Kukula, Fire Marshal
Catherine Cillick, Homeowner

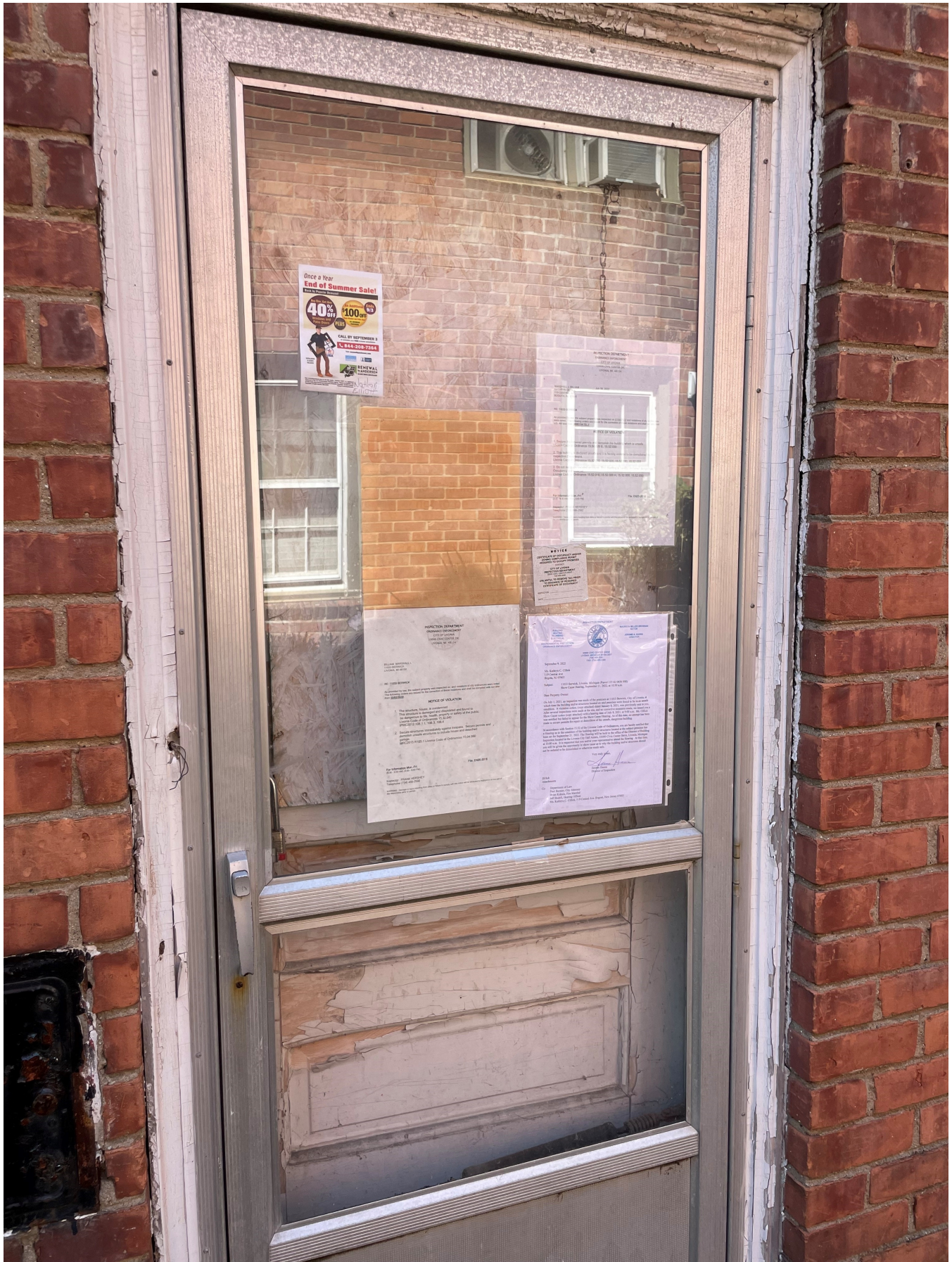


May 1, 2023 at 2:25:38 PM
11033 Berwick St
Livonia MI 48150
United States











LETTER TO THE LIVONIA CITY COUNCIL

2.

Inspection
July 12, 2023

MEETING DATE

PREPARED BY

Jerome Hanna, Director of Inspection,

AGENDA ITEM

Findings and Order of the Hearing Officer regarding the demolition of a residential structure located at 11033 Berwick, in accordance with Chapter 15.52 (Dangerous Buildings and Structures) of the Livonia Code of Ordinances, as amended.

BACKGROUND DETAILS

Honorable Members of the City Council
City of Livonia

Reference: Public Hearing for the Demolition of Structures Located at 11033 Berwick

Dear Members of the City Council:

On October 12, 2022, a hearing was held in the Inspection Department relative to the demolition or repair of the above-referenced structures.

Based on the evidence presented at the hearing, the Hearing Officer determined that the residential structures and detached garage located at 11033 Berwick, Livonia, Michigan, are dangerous buildings as defined within the Livonia Code of Ordinances Chapter 15.52. It was further stipulated that the owner and all parties of interest were to demolish the structure and detached garage located at 11033 Berwick and remove all blight and debris from the site and that the permit for demolition is secured within thirty (30) days of the Hearing Officers order dated December 2, 2022.

The owner has failed to comply with the order dated December 2, 2022, and the condition of the property has continued to deteriorate.

Based on the above information, it is recommended that the City Council review the findings and order of the Hearing Officer in accordance with Chapter 15.52 of the Livonia Code of Ordinances, with an eye to enforcing the December 2, 2022 order.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

Consider the request as submitted.

ATTACHMENTS

1. 11033 berwick letter
2. 11033 Berwick Order of the Hearing Officer
3. 11033 berwick front
4. 11033 berwick roof
5. 11033 Berwick Back of home
6. 11033 Berwick Back
7. 11033 Berwick posting

APPROVED BY



Jerome Hanna, Director of Inspection

Date: July 25, 2023



Paul Bernier, City Attorney

Date: July 26, 2023



Maureen Miller Brosnan, Mayor

Date: July 28, 2023

**PUBLIC HEARING
DIRECTION**

Monday, August 7, 2023

Findings and Order of the Hearing Officer regarding the demolition of a residential structure located at 37739 Seven Mile, in accordance with Chapter 15.52 (Dangerous Buildings and Structures) of the Livonia Code of Ordinances, as amended.

DIRECTION: 1) APPROVING

Findings and Order of the Hearing Officer regarding the demolition of a residential structure located at 11033 Berwick, in accordance with Chapter 15.52 (Dangerous Buildings and Structures) of the Livonia Code of Ordinances, as amended.

DIRECTION: 1) APPROVING

Petition 2023-04-01-03 submitted by Michael Morad under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the property at 20180 Westmore Street, located on the east side of Westmore Street between Farmington Road and Shadyside Street in the Northwest $\frac{1}{4}$ of Section 3, from N2 (Neighborhood) to RUF (Rural Urban Farm).

**DIRECTION: 1) APPROVING
2) DENYING
3) COMMITTEE OF THE WHOLE**

Petition 2023-05-01-04 submitted by Colossal Development Group L.L.C. under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the properties at 20511, 20513 and 20515 Angling Road, located on the southwest corner of Angling and Eight Mile Roads in the Northeast $\frac{1}{4}$ of Section 1, from C-1 (Local Business) to N1 (Neighborhood).

DIRECTION: 1) APPROVING (FOR 1ST READ)

**THESE ITEMS ARE TO BE PLACED ON THE AGENDA FOR THE
REGULAR MEETING OF AUGUST 21, 2023**

**CITY OF LIVONIA
PUBLIC HEARING**

Minutes of Meeting Held on Monday, August 7, 2023

A Public Hearing of the Council of the City of Livonia was held at the Livonia City Hall Auditorium on August 7, 2023.

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

MEMBERS ABSENT: Scott Bahr

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

The Public Hearing was called to order at 7:27 p.m. with Council President Jim Jolly presiding. This item is regarding **Petition 2023-04-01-03** submitted by Michael Morad under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the property at 20180 Westmore Street, located on the east side of Westmore Street between Farmington Road and Shadyside Street in the Northwest $\frac{1}{4}$ of Section 3, from N2 (Neighborhood) to RUF (Rural Urban Farm). This item will be moved to the Regular Meeting of August 21, 2023.

The Public Hearing is now open. There were 5 persons in the audience.

Jolly Item number three is a different type of matter. To start this off I'm gonna go to our Economic Development Director, Mark Taormina. Mr. Taormina, can you introduce us to this item?

Taormina Thank you, Mr. President. Again, this is a request to rezone a single-family residential property from N-2, Neighborhood, to R-U-F, Rural Urban Farm. This is an unplanted property. It's located at the corner of Norfolk and Westmore Avenue. The purpose of the zoning change is to allow the property owners to keep chickens. R-U-F zoning under Section 6.34 does allow for the keeping of animals, including fowl on properties that are at least a half an acre in size, and so that the equivalent of 21,780 square feet. The R-U-F district, on the other hand, requires a minimum lot size of 15,000 square feet, but this property is over 39,000 square feet or just under an acre, so it meets the requirements the land size requirements for both promote the keeping of animals and the R-U-F district. In addition to the main house and the detached garage, there is a small chicken coop

and a fenced in enclosure, or what we're referring to as a chicken run. The coop and run are located at the rear of the property in the northeast corner. The applicant currently has a total of 16 chickens. To address some of the concerns, the homeowners are going to have the city conditionally approve the zoning change. So, before you, is a list of conditions that would be incorporated into an agreement. This so-called conditional zoning agreement is authorized under the Michigan zoning Enabling Act. And under the statute, an owner may voluntarily offer in writing and the Council may approve certain use and development of land as a condition of rezoning. So, we don't see these too often, but we have, in the past, approved maybe five or so conditional zoning agreements. The law does prohibit local units of government from requiring landowners to offer conditions as a requirement for rezone and does not allow them to add or alter the condition. So again, these are voluntary conditions submitted by the Morad's to the Council for your consideration. Approving the conditions, Council may establish a time period during which the conditions apply to the land. And if the conditions are not satisfied within the specified time, the land shall revert to the former zoning classification. So, the Morads are offering of conditions relating to the keeping of chickens on the property. The list is provided to you this evening as a conditional rezoning stating of conditions. And it includes several items including a limit on the number of chickens, a prohibition of keeping roosters and other farm animals, where and how to get chickens are to be kept on the property, as well as the maintenance, prohibition of any commercial activities related to the keeping of chickens. And then the duration that chickens can remain on the property, which would last for as long as the Morads or their heirs resided at the property. So, I won't go over each one of those, but you should have a draft of that agreement before you. The Planning Commission is recommending approval of the zoning with the with the acceptance of the conditional zoning agreement.

- Jolly Okay, so two questions initially for me first, have they offered any self-restrictions in regards to building additional structures on the property?
- Taormina As it pertains to the chickens?
- Jolly As it pertains to anything.
- Taormina No, that issue has never been addressed.
- Jolly Okay. And when you say that they have agreed to these terms for themselves and their heirs who may reside on the property, do we mean heirs by way of succession? That word heirs, as Mr. Bernier and Mr. Fisher can explain to us, probably has different meanings and we want to be clear what that what that actually means. And would that also include anybody they assigned the property to, by way of sale or otherwise?

- Taormina It's not intended to cover the latter. I believe it would be direct descendants. I think that's the intent. The Morads are the ones that provided this language. We helped them draft it, but I understand your concern. And that's something we can certainly fine tune, should you want that to be better understood, what those limitations are, and you can work with the attorney and the Morads to pin it down.
- Jolly Is this something that at some point, moving forward from tonight to the August 21st meeting, that our Law department can take a look at as well to make sure there's a clear understanding of what's being offered?
- Bernier Mr. Fisher is our chicken expert and that's why Mike is here today. And we will clearly take a look at that.
- Jolly Okay, if so there's nothing else from Mr. Taormina, I'm gonna go to the petitioner. If there's somebody who'd like to speak on behalf of the petitioner, please come up to the podium. Identify yourself and your address, even though we know what that is, and give us your perspective. Mr. Taormina has already explained it to us from an overview. So, if there's anything you'd like to add to this, please go ahead.
- Mr. Morad My name is Michael Morad. My address is 20180 Westmore, Livonia, Michigan, this is my wife, Megan Morad. So, the current anybody that has a current R-U-F zoning in Livonia, they have zero restrictions on the number of chickens, whether or not they can have roosters, how many, what type of building they can build, if they can free range, if they can wander about your property, or if they need to be kept up, within a coop or run throughout the day. And again, we're giving up those conditions. Just to make this process a little bit easier and simpler for everybody to speak on. To speak on your question, Jim. It is just intended in case something happens to myself or my wife, it would only go to my children, if we have two boys. So, they either buy the house from us later in life, or if something happens to us, and they have to take over the house. That's the only intended purpose of it. There's no other purpose of it. It's when it's sold, they can revert to N-2 as was stated in there. I'm not going to care, I'll be dead.
- Jolly So my other question, though, R-U-F properties are allowed to have additional structures. And this is something that comes before us from time to time you'll see people with bigger lots who build additional barns or something of that nature. Where do you find yourself in regards to that?
- Mr. Morad We won't be building anything other than what's already on the property. Just the coop, the run, the garage the house, and a tool shed in the corner. As far as other buildings. I can't imagine building anything else on that property.

- Jolly Yeah, I can understand that. When I first saw this, the first thing that came to mind to me, because we haven't had a whole lot of issues come up in regards to R-U-F about zoning. The few that have happened in regards to people wanting to build additional farm structures and things of that nature. And so that was my interest. And my concern initially looking at this.
- Mr. Morad Yeah, we have no interest in building a barn. Our property is kind of laid out weird. If we were to put a barn of any sort there, it would take up our entire side yard, basically, from the side of our house. It's kind of odd how our property is laid out.
- Jolly Before I ask you, one last thing. Mr. Fisher? With the explanation of these concessions that's been provided by Mr. Taormina. Because of the language that he used, and I'm not I'm familiar with the statute, is that something that I could ask them if they'd be willing to consider in regards to additional structures or is that something that I can't ask. In terms of would they have to offer that as a concession themselves or can we ask them to be open to that?
- Fisher Oh, I see. This is supposed to come from them.
- Jolly Okay. So, they would have to offer that freely. That's why I'm asking him and I'm not asking you, I don't want to put you on the spot. That was my concern when I first spoke with this, because that's the only issues that come up with our R-U-F lots. So that's all I got. In regards to my colleagues here, Ms. Toy. Go ahead.
- Toy If I may, to the Petitioner or Mr. Taormina. As you are expanding this or not expanding it, do you sell these eggs?
- Mr. Morad No, we do not. That is one of our conditions as well. No chickens, or eggs will be sold from property. We give them out to everybody. We give them to our neighbors, friends, friends of friends. Everybody. We give them away, we give them away to everybody. And then if they do sit on the counter too long. We cook them back up and giving back to the chickens. It's actually really good for him as cannibalistic as that may sound. The shells provided back to them, the shells, the eggs, it's very good for them, it makes better eggs, bigger eggs and other chickens. We do that as well.
- Jolly That answers the question in regards to what comes first, I guess right? Mr. Donovic.
- Donovic Thank you, Mr. President. Thanks to the petitioners for being here tonight. Thank you for the various residents that sent me letters for and against this and begin a few people reach out to me. To Mr. Taormina, can you explain the theory of spot zoning because that's something that comes up to me my look at this aerial map. It's surrounded by C-1 along Farmington

Road with some N-1 and some C-2, but within the neighborhood itself, it's primarily zoned N-2, then you get into the thought process of single handedly rezoning one particular property, what is the theory of spot zoning? Where does it put us in the future, when another Petitioner comes before us and wants to rezone a particular property in the middle of C-1, now I make it just N-1. I'm trying to think of where we as a Council...

Taormina I think the example you just cited is probably more akin to what people would consider spot zoning where you have one, one use district that drastically differs from another from the surrounding use districts and in that, and there's going to be a zoning curve within almost an island within that dominant classification. Here, what you're doing, you're just substituting one residential classification for another, the size of this property meets the R-U-F district requirements. It's the same use group and allows mostly the same types of uses with the exception of the keeping of animals. So, I would not put this, I'm not pressed by this situation at all.

Donovic It's important to your point, we're just staying residential, we've just gone from one type of residential to another type of residential. So, the spot zoning or future ramifications of us proving this rezoning would not necessarily be harmful to us, wouldn't jeopardize us in the future by picking and choosing when we want to redevelop or rezone a property. How did we get to the number of chickens? On my notes is 25 chickens, but I think I heard that in R-U-F, there's no limitation on how many chickens you could have, if I heard that correctly. How did we get this number 25?

Taormina There is no limitation and Mr. Morad will have to answer your question regarding the number that's in the agreement, because that's the number that he provided to us.

Mr. Morad 25 is the limit that is what is that what our coop on our run is built for, that's the max that we can hold there without having to expand, make a bigger run, make a bigger coop. At 25, that's pretty full for what we have, we don't plan to go that high, you know, anytime soon. That's just as they get older, we phase new chickens in the old ones get phased out. So, the other thing with that they're flocking animals, when you buy them from stores and other places and like breeders and things like that, you'd have to buy six at a time.

Donovic And the last question is, what are you doing as owners to try to lessen the burden on your next-door neighbor's because I've gotten some emails concerning about what they're going to do with their impacts. What do you do as owners of chickens? I know nothing about chicken, I just know how to eat it at a restaurant. So, I don't know what kind of, doe it smell, is it loud? These sorts of things that come to mind, what are you doing as owners to kind of fix those issues so your neighbors can live peacefully?

Mr. Morad So, I'll kind of go through my notes that I have here. So, what we have right now, I don't know if there's a picture of it. If you guys have it or can see. The shed is a seven by seven, just standard plastic, plastic, blow molded shed. Inside, I built walls all the way around on the three inside walls. They are insulated, so that helps reduce the noise. When they are laying eggs, that's when they are the noisiest. When I'm standing at my backyard, on my patio, at my house. You can hear them just as loud as there's loud as crickets back there. They're not that loud. That is the loudest that they will be throughout the days when they're laying. The door between, it's an automatic door, it opens and closes automatically. I set that time and I change it throughout the year. So, it opens at 8am. I can make that later as the year goes on, as the time changes and things like that. And that's again, courtesy to the neighbors. But we don't have roosters, that was our condition that we offered as well. We don't want to have fertilized eggs, because we don't want to have just a bunch of chickens popping up all year long. So, that's why we added that in there as well. Again, for the noises also. The coop, we do clean that out every two weeks. We do clean that out, everything is taken out. We follow the GAAMP procedures, which is how you handle animal manure droppings and things like that. And that's the standard set by MDARD, which unfortunately I'm very familiar with MDARD through work. I'm a licensed pesticide applicator. So, I do attend a lot of MDARD things as well. So, I'm pretty familiar with them. But we follow that pretty closely. And we take care of as well as best as we can. We haven't had any complaints about smell or anything from the neighbors that are right there. All three of them that are out there, we've never had any issues. So, that's what we do to take care of it. The run has construction sand in it, which has a little bit more aggregate in it. The chickens eat that and when they peck at it, it gets in their system and it gets in their gizzards to their like to their food, it grinds their food up. And that's it what the construction sand is for, and we clean that out every week. I rake that all around that construction sand, move it all around, just kind of till around, gives them fresh new stuff to pack and go through.

Mrs. Morad We communicate with them on almost daily basis to make sure that there is no smell, and the noise is not concerning. I mean, we're very just very involved with so they love it. They love them too.

Jolly Thank you both. Are there any other questions specifically for the petitioners in regards to this item? I see none. You may sit down. I will open the floor up anybody else who'd like to speak. I will note that we do have new data on this item coming to us from Ron and Jan Irving at 20181 Shadyside as a matter of information that they provided to the Council. Good evening, ma'am. Tell me your name and address please.

Schantz My name is Pauline Schantz, my address is 33223 Norfolk Street. I live across the street from them. And I've been in their backyard with their

chickens in the run and things like that. I never smelled them. They're not real loud. I haven't actually heard them, except when they are on the run, and they're not real loud then. Actually, my fly bag on the side of my house smells. This does not. And my dog, I can hear after dry. But I don't hear their house. So, I have no problem. I think that they are doing a wonderful job they've actually been taking care of the home and the yard and improved the whole thing.

Jolly Thank you. Good evening, ma'am. Your name and address please.

Hanania Andrea Hanania 34930 Munger Drive. I totally support this, given the safety issues, having chickens in their backyard. Whatever their practice is, may not be a practice that I would agree with, but they should be able to practice and take care of their family in whatever way. I actually tried to get chickens and go through this process because I didn't want to deal with this. So, I let them go. But I'm happy for them. And I support them dealing with them. And with the pesticides, I support free range also.

Jolly Is there anybody else who'd like to speak to item number three? If anybody would like to speak to this item, please line up accordingly if you're able to. Good evening, ma'am, your email address please.

Irvin Good evening, my name is Jan Irvin. This is my husband, Ron. 20185 directly behind their property. I'm not going to go over the many pages that I sent to you. I'm just gonna paraphrase a few things because I know I only get a short time. But it's already down to 51 seconds, so, start my two minutes. My husband and I have lived in Livonia for 30 years. I have severe allergies for over 54 years, I received two allergy shots every two weeks and various medicines for my numerous allergies, including anything of fur or feathers. If the Morads have 25 chickens free roaming in the big pen, which is also suggested in the list, which is their big dog pen, it's 50 x 60 behind our house, we won't be able to use our porch or open our windows. We babysit for our two-year-old grandson. He also has allergies, so we will not be able to be comfortable with him being in the yard. Secondly, Mrs. Morad's paperwork suggests that she may have an emotional support animal in the home, not 25 chickens that's not specified. She stated that she is allergic to them. Her husband and son appear to be the ones caring for the current 16 chickens. And we hope that it doesn't go to 25. At what point does one person's right, get taken away for someone else's to rezone for chickens? We do not recommend rezoning or giving permission to have 25 chickens. My husband and I are 68 and 69. We just want to enjoy our yard without health concerns coming from the adjacent yard. I can't open my windows at all. Councilmembers, please ask yourself, would you want 25 chickens behind your yard? The City Council has a responsibility to all the citizens of Livonia, not just one resident. Please look over the attachments. I know there's a lot of reading, but I do have a letter from my doctor. Also, I just don't feel that one person shouldn't be taking over the whole area. And when we were canvassing

the neighborhood, it was about 60/40 for or against chickens. And one of the neighbors said, Oh good. She has a 500-foot lot. She said, I'm going to ask to be rezoned because I'd like to get a horse.

Jolly So that's your time, ma'am. Thank you.

Irvin Thank you.

Jolly Okay. Mr. Bernier, I see an audience member who's already spoken on this topic approaching the podium. We are committed to speaking once per meeting.

Bernier That's correct.

Jolly So thank you very much. We just can't have a going back and forth kind of situation. We're considering everything that's been said. Good evening, sir. Your name and address for the record please.

Murphy My name is David Murphy. 39040 Grennada Street. I do live in a subdivision where we have a neighbor with chickens, and it is very pleasant. They roam around in the yard from time to time. They're not loud. Same thing, no roosters. The speaking with them is very pleasant. And they allow us to come around it. And I'm just saying I'm for it.

Jolly Thank you sir, I appreciate it. Good evening, your name and address please sir.

Gesek Hi, Jonathan Gesek, 9023 Laurel Street. I've been a resident of Livonia Michigan, for about 41 years now. And I think that the events of the last three or four years have caused our food supply to sometimes be a little fragile. And I think that we should encourage people who can have distributed food supplies such as the Morads, here, to have those. We know that, well, I personally know the Morads, and I know they share everything they have if anyone asks. And so, if something dreadful happened in the near future, it would be good for anyone's to have someone like them to help share eggs, meat to things like that.

Jolly Thank you sir. Is there anybody else from the audience would like to address item number three? Going once, going twice, public comments on Item three is now closed.

Donovic Mr. Chair, I'd like to offer an approving a denying and a Committee of the Whole options. So, our colleagues have ample opportunity to make a decision for the next meeting. Thank you, Mr. Chair.

Jolly Thank you, Mr. Donovic. So, what Mr. Donovic has done, he's offered all three of the available options in regards to this. An approving, denying and a Committee of the Whole. That is basically, it runs the playing field in terms of what our possibilities of having at the next meeting is not

uncommon to vote on, for all three potentially is pretty common, so that the Council can consider all options and go forward in regards to exploring our thoughts and how they vote on this on August 21. Okay, so, with that being said, we will close item number three.

As there were no further questions or comments, the Public Hearing was declared closed at 7:52 p.m.

To: [Kasprowicz, Sara](#)

From: Jan Irvin

Subject: Chicken petition

Date: Friday, August 4, 2023 11:16:43 AM

Hello Sara,

NEW DATA RECEIVED FOR PUBLIC
HEARING OF AUGUST 7, 2023, ITEM 3

Here are the 3 photos I wanted to include. I will bring the envelope containing the rest of our letter.

Therefore our input will be a total of 10 items for the meeting. Thank you for all your help

Jan Irvin. 248 477-3677 H. 248 982-6530 C.



Compost bin placed directly in our view, not near chicken cleaning area





Ron and Jan Irvin
20181 Shadyside
Livonia, MI 48152

Livonia City Council

August 3, 2023

Re: Petition #2023-04-01-03

Dear Council Members,

My husband and I have lived in Livonia over 30 years and we have always enjoyed our area of mixed types of housing with large trees. The Morads moved in behind us and made improvements, but also erected a large dog pen, a large chicken coop with 16 chickens and a chicken run. They were advised that the neighborhood was a residential zoning area, not "urban farm" and they decided to pursue rezoning even though their property is less than the required acre. The Morads have submitted a list of proposed items which they want the Council to consider for rezoning. However, it appears they have changed a few items since the last meeting with the planning board. We want to go on record as objecting to these changes.

- 1) Perhaps the current coop and run are overcrowded already and that is possibly why they want to put the chickens in the dog pen to run "free range". The 25 chickens are an excessive number for the property. According to Mrs. Morad's paperwork, it was suggested that she have an emotional support animal in the home. It does not say anything about a large amount of chickens.
- 2) **I have had severe allergies for which I have been treated over 54 years.** I receive two allergy shots and various medicines for my various allergies including anything with fur or feathers. If the Morads are allowed to have chickens in the big pen I will not be able to be in the backyard to do my gardening while they are present as we are "down wind" from that area. See doctor's note.
- 3) We babysit our 2 year old grandson 1-2 days a week. We would not feel comfortable to let him play in the backyard. We have already put up a row of bushes to keep him from the fence as the male dog urinates through the fencing and we do not want him to keep walking through that.
- 4) The dog pen is about 50 x 60 feet. However it is against our backyard fence and only 49 feet from our porch. Consequently, we will not be able to sit on our porch, garden or otherwise enjoy the yard while the chickens are roaming. Chickens put off a dust and have other diseases as mentioned in the three attached pages, A1-A3. An article entitled "The Happy Chicken Coop" states that salmonella, lysteria, and E. coli are also very common in chickens. It says that it stays in the grass even after the chickens have left. The Morads have two small children. The article also states that one should be very careful with children under 5 handling chickens.
- 5) Why would you have an emotional support animal that you are allergic to and do not take care of? Mr. Morad does all the animal care with his son. Mrs. Morad does not interact with the chickens.

- 6) Many people in our neighborhood have lots that exceed 500 feet in depth making their properties much larger. While speaking with neighbors about the rezoning, one neighbor said "oh good, I think I will rezone to see if I can have a horse." Rezoning would allow others to apply.
- 7) **Our question is: At what point does one person's rights get taken away in order for another to have a rezoning to raise chickens. We can contact the American Disabilities Agency people to see what can be done in this situation.**

Please consider:

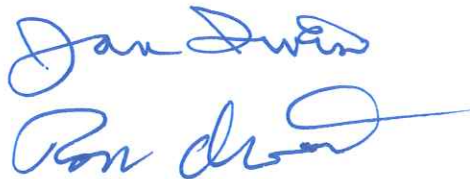
- A) We would prefer that there be **no chickens whatsoever**. If the chickens remain, they should not exceed the current number of 16.
- B) The chickens should never be in the dog pen.
- C) The composter should be moved near the cleaning area of the coop instead of right behind the fence in our view. Mr. Morad did this to antagonize us.
- D) The Morads are not allowed to sell the eggs. (He told a neighbor that he can get \$5.00 for each dozen.)

In conclusion, my husband and I are 68 and 69 years old. We just want to enjoy our retirement, yard and patio without any health concerns coming from the adjacent yard.

Council Members; please ask yourself if you would like to have 25 chickens behind your yard? The City Council has a responsibility to all the citizens of Livonia, not just one resident.

Sincerely,

Jan and Ron Irvin



Please see attached pages and photos.

Irvin- page 2

2023-04-01-03

Irvin
#2023-64-01-03

ASTHMA ALLERGY IMMUNOLOGY CENTER
18451 W12 MILE ROAD SUITE 100
LATHRUP VILLAGE, MICHIGAN 48076
PHONE: 248.646.3131 FAX: 248.646.5871

August 03, 2023

To: Livonia City Council

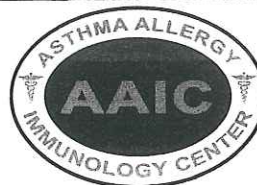
My patient, Jan Irvin, has extensive allergies, including animals with fur or feathers. She has been treated by Dr. Lawrence Sweet (retired) and Dr. Badr, her current allergist. She has been receiving allergy injections and attending regular office visits for over 54 years. She currently receives 2 injections every two weeks, as well as allergy medications and eye drops.

I do not recommend that she be near chickens, as mentioned in the neighbor's rezoning proposal, especially in a "free range" capacity.

Sincerely,



Itemad Badr, M.D.



Itemad Badr, MD
Board Certified Pediatric and Adult
Allergy & Immunology

18451 W. 12 Mile Rd, Suite 100
Lathrup Village, MI 48076
Phone (248) 646-3131
Fax (248) 646-5871

4792 Rochester Rd
Troy, MI 48085
Phone (248) 528-9010
Fax (248) 528-2162

www.aaicmi.com

westmore

Coop Run Tent
Chickens

Shed

Compost

about 60x50'

Morad House

Dog Pen
and "free
range" area

Garage

neighbor

Our Back
Yard
49 ft
to our
porch

Our
Garage

Norfolk

Quick guide to poultry dust

These pages give non-technical information on how to prevent respiratory disease from working with poultry and tell you where you can get further help, if you need it.

[The technical and legal guide gives more detailed information](#)

What is poultry dust?

Poultry dust is a mixture of bird feed, bedding material (eg wood shavings/shreds or straw), bird droppings, feathers and dander (dead skin), dust mites and storage mites, and micro-organisms such as bacteria, fungi (moulds) and endotoxins (cell wall components of bacteria).

[Diagram showing the constituents of poultry dust](#)

Does this concern me?

Respiratory disease (a disease affecting our lungs and breathing tubes) is a major occupational health risk for people working in agriculture. The number of occupational asthma cases is double the national average. Studies have shown that poultry workers exposure to poultry dust can be substantial.

Workers with occupational respiratory disease may develop permanent breathing problems, becoming disabled, and unable to work. This not only affects individual workers, but has wider cost implications for employers and the poultry industry as a whole.

What should I do about it?

Respiratory diseases are preventable. There are simple, cost-effective steps employers and workers can take to avoid respiratory disease at work, using the [avoid, protect and check](#) approach and following the guidance set out in [Controlling exposure to poultry dust: An occupational hygiene standard of good working practice for poultry farmers](#).

Which activities generate poultry dust?

People working in poultry houses breathe in many different airborne particles, which together are called poultry dust. What poultry dust is made up of depends on several things, eg the growing or production system, the type of housing, the type and age of the birds and the work itself. There are several typical activities that create airborne poultry dust, capable of causing respiratory disease:

- Laying down bedding.
- Populating poultry houses with young birds.
- Routine crop maintenance and cleaning.
- Catching poultry (depopulation).
- Litter/manure removal.
- Cleaning poultry houses after depopulation (final clean).

Laying down bedding

- Spreading straw/wood shavings by hand.
- Mechanical chopping and spreading of straw and wood shavings.

Populating poultry houses with young birds

- Placing out trays of day-old chicks into growing sheds.
- Transferring point of lay hens from wheeled modules into cages/open barns.

Routine crop maintenance and cleaning

- Using an air blower to clean down battery cages, walls, floors and machinery.
- Using a brush to sweep away debris.
- Using a brush to clean cages.

Catching poultry (depopulation)

- Herding birds into a penned area.
- Walking through birds to check for bird welfare.
- Catching birds.
- Vaccinating birds.
- Loading birds into modules.

Litter/manure removal

- Using a mechanical bucket to scoop, scrape, pile up and tip litter.
- Using a shovel to remove litter from around the base of roof supports and other awkward areas inside a poultry house where a mechanical bucket cannot reach.
- Using a blower to remove litter from around roof supports/extensions.
- Using a mechanical rotary brush to sweep up the floor.

Cleaning poultry houses after depopulation (final clean)

- Using compressed air to clean extraction fan and casings.
- Using compressed air to blow down poultry material at a high level.

Respiratory disease

Our respiratory or breathing system includes the mouth, nose, lungs and the tubes that connect them. Occupational respiratory disease is a medical term used to describe diseases caused by, or made worse by, something you breathe in while at work, eg poultry dust.

Diagram of the breathing system

Symptoms

Poultry workers often have breathing problems at work such as:

- Spreading straw/wood shavings by hand.
- Mechanical chopping and spreading of straw and wood shavings.

Populating poultry houses with young birds

- Placing out trays of day-old chicks into growing sheds.
- Transferring point of lay hens from wheeled modules into cages/open barns.

Routine crop maintenance and cleaning

- Using an air blower to clean down battery cages, walls, floors and machinery.
- Using a brush to sweep away debris.
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Respiratory disease

Our respiratory or breathing system includes the mouth, nose, lungs and the tubes that connect them. Occupational respiratory disease is a medical term used to describe diseases caused by, or made worse by, something you breathe in while at work, eg poultry dust.

Diagram of the breathing system

Symptoms

Poultry workers often have breathing problems at work such as:

- coughing;
- bringing up phlegm;
- shortness of breath;
- wheezing; and
- chest tightness

Working with poultry dust commonly causes symptoms affecting the:

- eyes (itching, watering or redness);
- nose (sneezing, itching, runny or blocked nose); or
- throat discomfort

You can also get flu-like symptoms with headache, fever and muscle aches.

If you suspect you may have a respiratory problem, report your work-related symptoms to your employer and visit your doctor for advice and treatment if needed.



LETTER TO THE LIVONIA CITY COUNCIL

3.

Planning
July 13, 2023

MEETING DATE

PREPARED BY

Stephanie Reece, Program Supervisor,

AGENDA ITEM

Petition 2023-04-01-03 submitted by Michael Morad, requesting to rezone the property at 20180 Westmore Street, located on the east side of Westmore Street between Farmington Road and Shadyside Street in the Northwest ¼ of Section 3, from N2 (Neighborhood) to RUF (Rural Urban Farm).

BACKGROUND DETAILS

July 12, 2023

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2023-04-01-03 - Michael Morad

Dear Council Members:

At the 1,201st Public Hearings and Regular Meeting held by the City Planning Commission on July 11, 2023, the following resolution was adopted:

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

#07-46-2023 RESOLVED, That the City Planning Commission does hereby recommend to the City Council that Petition 2023-04-01-03 submitted by Michael Morad under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the property at 20180 Westmore Street, located on the east side of Westmore Street between Farmington Road and Shadyside Street in the Northwest ¼ of Section 3, from N2 (Neighborhood) to RUF (Rural Urban Farm)7, be approved for the following reasons:

1. The Petitioner has voluntarily offered a conditional zoning agreement pursuant to MCL 125.3405 of the Michigan Zoning Enabling Act, Act 110 of 2006, as amended, that includes a statement of conditions for maintaining chickens on the property.
2. The RUF zoning is appropriate given the Petitioner's unique circumstances.
3. The proposed RUF zoning is compatible with the area's surrounding land uses.

4. The proposed zoning change represents a reasonable and logical plan for the subject property that adheres to sound land use planning principles.

5. The proposed zoning change would allow the use of the subject property in a manner consistent with its size and location.

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

ATTACHMENTS

1. 2023-04-01-03_E-COUNCIL Pkt

APPROVED BY



Date: July 18, 2023

Mark Taormina, Planning and Economic Development Director



Date: July 20, 2023

Maureen Miller Brosnan, Mayor

Petition 2023-04-01-03 submitted by Michael Morad under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the property at 20180 Westmore Street, located on the east side of Westmore Street between Farmington Road and Shadyside Street in the Northwest ¼ of Section 3, from N2 (Neighborhood) to RUF (Rural Urban Farm).

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: 4/25/23 Petition 2023-04-01-03

Site Address: 20180 westmore Sidwell 010 99 0008000

Requesting To Rezone Property From NA To RUF

For the Following Reason (s) Legally and responsibly own chickens

\$620-

Applicant: Michael Morad Business/Company: _____

Applicant's Address: 20180 westmore City: Livonia State: MI Zip Code: 48152

Applicant's Phone # (734) 620-7148 Applicant's Email Morad9490@gmail.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 on other such property as may, in the City Planner's determination, be necessary to properly reflect the existing character of the surrounding neighborhood.
- 3) A copy of the Fully Dimensional Map submitted in a pdf. format either on a CD or it can be emailed to Planning@livonia.gov

RECEIVED
APR 26 2023
CITY OF LIVONIA
PLANNING COMMISSION

Owner of Property: Michael & Megan Morad

Owner's Address: 20180 westmore City: Livonia State: MI Zip Code: 48152

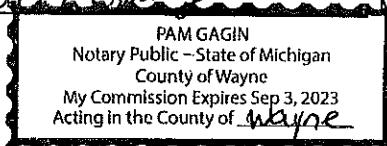
Owner's Phone # (734) 620-7148 Owner's Email Morad9490@gmail.com

Signature of Owner: [Signature] Print Name: MEGAN MORAD

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

on this 25th day of April 20 23

Signature of Notary [Signature] My commission expires 9/3/2023



APPROVED AS FORM
Department of Law

By: Michael E. Gagin

Date: 4/26/2023

UNAPPROVED MINUTES

1

MINUTES OF THE 1,200th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, June 13, 2023, the City Planning Commission of the City of Livonia held its 1,200th 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:	Wafa Dinaro	David Bongero	Sam Caramagno
	Glen Long	Peter Ventura	Ian Wilshaw

Members absent: None

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

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

ITEM #1 PETITION 2023-04-01-03

Michael Morad

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2023-04-01-03 submitted by Michael Morad under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the property at 20180 Westmore Street, located on the east side of Westmore Street between Farmington Road and Shadyside Street in the Northwest ¼ of Section 3, from N2 (Neighborhood) to RUF (Rural Urban Farm).

Mr. Taormina: Thank you, Mr. Chairman, This is a request to rezone a single residential property from N2 (Neighborhood) to RUF (Rural Urban Farm). This is an unplatted property located east of Farmington Road and south of Eight Mile Road at the corner of Norfolk and Westmore Avenues. The purpose of the zoning change is to allow the property owners to keep chickens on their property. RUF zoning under Section 6.34 allows the keeping of animals including fowl on properties with one half acre or more of land. The RUF district also requires a minimum lot size of 15,000 square feet. The Morad's property measures 176 feet by 225 feet for a total of 39,600 square feet or 0.91 acres, which exceeds both of these requirements. In addition to the main residence and a detached garage, the site plan shows a small chicken coop that measures 7' x 7' along with a 13' x 7' fenced-in enclosure or chicken run. The chicken coop and the chicken run are located in the property's rear northeast corner. The applicant currently maintains roughly 16 chickens on the property. The surrounding area consists mostly of residential. To the north, the east and to the south are single family homes, most of which are part of the Folker's Farmington Acres subdivision. West, across Westmore Street, is the Pinebrook Office Park, zoned C-1 (Local business). The Livonia Vision Future Land Use Plan designates the subject area as low density residential. A little bit of history about the zoning of the property. Before Livonia became a city, the zoning of this part of Section 3 of the Township was AG (Agriculture). When the city was incorporated in 1950, with the adoption of Zoning Ordinance 60, the area was rezoned to RUF in 1961. Much of the north half of the Section was rezoned from RUF to a classification called RLA, which stood for Residential Large Lot. Then, in 1965 with the adoption of Ordinance #543, the RLA district became R-3. Finally, with the adoption of the Livonia Vision 21 Zoning Ordinance, now the Livonia Zoning Ordinance, the R-3 district became the N2 zoning. There have been two failed attempts to change the zoning of this part of Section 3, including the subject property, back to the RUF classification. The first attempt was in 1979 when a request to change the area from R-3 back to RUF was rejected. The second petition occurred in 1987, and that too was denied. In staff's opinion, concerns over the future effects of changing the zoning of this property could be addressed through a conditional zoning agreement, which, if voluntarily offered by the applicant, could impose limitations, such as the type and number of farm animals, how and where they're kept, as well as what happens should the applicants move. This conditional zoning agreement could be presented to City Council before the final adoption of

any zoning change. I will now read the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Taormina: We received a number of letters from residents. I won't read all of those, since each of the commissioners has a copy of those. I will just indicate how many...there were seven letters representing 10 homes that support the petition and then eight emails or letters were received, that were opposed. The first item is from the Engineering Division, dated May 12, 2023, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed rezoning at this time. The subject parcel is assigned the address of #20180 Westmore Avenue. The existing parcel is currently serviced by public sanitary sewer, water main and storm sewer. Per the submittal, there are no planned alterations to the sanitary sewer and water main services, so we do not expect any impacts to the existing systems at this time."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Finance Department, dated May 19, 2023, 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 May 31, 2023, which reads as follows: *"In accordance with your request, the Treasurer's Office has reviewed the address connected with the above noted petition. At this time, there are no outstanding amounts receivable for taxes. Therefore, I have no objections to the proposal."* The letter is signed by Lynda Scheel, Treasurer. That is the extent of the correspondence.

Mr. Wilshaw: Thank you, Mr. Taormina. As you noted, there are a number of emails and letters that we received from residents. Those are in our packet; we will receive and file those with the packet and it will stay with this item as it moves forward. So, we appreciate the people who have submitted those comments. Is there any questions for the planning staff from any of our commissioners, Dave,

Mr. Bongero: Mr. Chair, for Mark, so the conditional zoning, that'd be something we'd vote on tonight?

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- Mr. Taormina: It is something that you could include in the resolution, depending on the applicant's willingness to enter into such a thing. So, if the Commission seems that would be a plausible resolution to some of the issues involving this item, and there's a willingness on the part of the applicant to engage in a conditional zoning agreement, then it can be referenced in an approving resolution that would then be forwarded to City Council, and City Council would actually review the document before final adoption of any zoning change.
- Mr. Bongero: Okay, so then we wouldn't be talking RUF? It would still be in RUF?
- Mr. Taormina: It would be attached to the RUF zoning.
- Mr. Bongero: Okay, but with conditions that this is...you can only have so many animals, there's only this type, and that's it. Right?
- Mr. Taormina: Right. Again, keep in mind that these are conditions that have to be voluntarily offered by the applicant. They cannot be conditions that you impose upon the applicant and which they object to.
- Mr. Bongero: Okay.
- Mr. Taormina: That is a stipulation of the statute, which allows this to occur.
- Mr. Bongero: So, they would have to offer.
- Mr. Taormina: That is correct.
- Mr. Bongero: Thank you.
- Mr. Wilshaw: Thank you, Mr. Bongero. Good question.
- Ms. Dinero: Mark has...is there a precedent or has this ever happened where we rezone just one parcel in the neighborhood?
- Mr. Taormina: It's happened a couple of times over the years that I've been here, under various circumstances, sometimes involving non-issues of non-conformities. However, I cannot recall a rezoning case like this involving the keeping of animals. But that's not to say that it's never happened. In my tenure, which is now closing on 25 years, I cannot recall something like this.

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Mr. Wilshaw: Thank you Ms. Dinaro. Any other questions for staff? Mr. Ventura?

Mr. Ventura: Mark, at our study session, we had a discussion that the petitioner may have, by virtue of a prescriptive letter from a counselor, may have a right that supersedes any zoning to keep the chickens that they desire to have and this was being studied by the Law Department, and we're going to be guided by that if the Law Department gave us an opinion prior to tonight's meeting, how has the law department, if they have it all come down on this matter?

Mr. Taormina: I have discussed this matter with the Law Department, but they believe that the Morad's are doing the right thing by seeking the zoning change, realizing that their claim under the American with Disabilities Act (ADA) is probably one that could very well be upheld, and hence proceeding through the zoning change is the proper course of action to eliminate any non-conformities. What action would be taken if the zoning change is not approved? I can't answer that. I don't know, but the claim under the ADA is...could be a real one and the city may have to accept that.

Mr. Ventura: Regardless of the zoning?

Mr. Taormina: Regardless of the zoning.

Mr. Ventura: Thank you.

Mr. Wilshaw: Thank you, Mr. Ventura. Any other questions for our staff? If not, our petitioners in the audience tonight. If you'd like to come forward, we'd like to hear from you. We'll ask that you start with your name and address for our record.

Michael Morad, 20180 Westmore, Livonia, MI..

Mr. Wilshaw: Thank you, Mr. Morad. Is there anything else that you'd like to add to what's been already said tonight?

Mr. Morad: No, I think guys have covered pretty good part of it as well. But, you know, we are willing to, you know, meet some conditions if necessary. As mentioned, as mentioned before, but you know, those would have to be discussed, but I mean, we're more than open to pretty much any, any conditions with it. We don't have roosters. We don't have any noise. You know, there's no noise early on. They are limited to the outside. So, we have an

automatic door that opens at eight o'clock every morning. So, they're not out, you know, very early, and that is you know, just respect to the neighbors and keep the noise down and whatnot. Not that they're very noisy. I know a few of you have stopped by and checked it out, and what you heard is what you heard and what you smelled is what you smell. They don't smell. We do follow the Generally Accepted Agricultural and Management Practices (GAAMP), which is like a practice from MDARD, about manure and things like that, and that's how we clean it out. I do clean it. The coop is cleaned every two weeks. It's kept clean. I live there. I like my backyard. It's a big property. I enjoy it. My son, our son, is out there and our next son will be out there. I don't want to walk in it. We try and keep it as keep as clean as we can. Friendly as we can for everybody else. We've had a lot of support from all of our neighbors. People we've never, you know, people we've never met before stop by all the time and want to check it out. Want to know what's going on, especially since that sign has been out there, but we've had just a outpour of support from people that live even on the other side of the neighborhood. They want them too, you know, they want to know how it goes because they want them too. I think they're a good thing. We also...I forgot to mention this last week as well. You know the waste in our house has gone down. All of our food scraps go into a bowl, it's all kept. Everything is kept inside of the coop as well. Nothing is put out into the run that's outside. Everything is kept into that coop. That door also closes at...I adjust it throughout the year depending on when daylight or when you know, when the sun goes down. Right now, it closes at about 9:45 So, everything is kept inside and nothing can get in there and we keep it that way. I don't want food. I don't want water out there. I don't want to track any other animals or any other issues. But we...all of our table scraps, all of our food scraps go right to them. So we've eliminated a lot of our, you know, just waste from our house. We feed them all kinds of different stuff, but you know we support local businesses. I always buy everything from Chap's, right off of Middle Belt, and I'll continue to do that for everything that I do around my house too. But especially the feed, and all the pine shavings for the bedding and everything else, try and buy as much as I can from them and support local guys. But any of the conditions, if anybody wants to discuss those, and we're more than willing. We do have 16 right now. I don't see that number going much higher. You know, as they get older, we'll probably, you know, phase new chickens in, so there will be, you know, a couple more here and there. But I don't see that number ever reaching 20. That was discussed also, how many chickens we

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can keep on an acre. That number is pretty high. We don't ever aim to reach that number. But, you know, we're well below the accepted number for keeping chickens on an acre. So that's about it.

Mr. Wilshaw: Okay, thank you. Mr. Morad, you've given us a lot of information. I think we might have some questions for you. Yeah. Let's see if there's any questions from any of the commissioners for our petitioner.

Mr. Bongero: Mr. Moran, I met you the other night, and I got a chance to see everything is nice and neat and clean over there. Explain with 16 chickens, how many eggs can you get? Like when they're really producing like...what's the amount of eggs?

Mr. Morad: That's dependent on the breed of the chicken as well. But usually, it's about, you know, one to two a day, could be three for some breeds that are really hearty to produce. During the summer months, right now, they're not old enough, we don't get them. But you know, as the summer goes on the next couple of weeks, we should start seeing them. But we'll probably see, like, minimum one to one a day from each chicken within the next, you know, a little bit.

Mr. Bongero: So, with that, do you intend on selling them or the extra eggs or

Mr. Morad: No, we do not sell. We you know, hand them out to families, friends, neighbors, pretty much anybody that'll take them, because we will end up getting overrun with them. We also, as discussed in the meeting last week, it's an odd thing but you cook them down and feed them back to them with the shells as well because the calcium helps them produce better and you know, larger eggs. So, we do that as well, once they have reached their shelf life on the, you know, on the counter, but they do last for a very long time...we don't refrigerate them, they last for a very long time on just the counter by themselves. As opposed to the ones that you buy from the store because they are washed from the store and when you don't wash them when they come right out, they are they have like a protective. It's not it's not there's nothing you can see. But it's like a protective layer that's on them. And as long as you keep that on there, they'll last for like three to four weeks on a counter.

Mr. Bongero: Gotcha. So, I know we talked about...the neighbor behind us they have chickens, and I never hear him and...but I do hear a rooster and it's hilarious. We don't mind. It starts about 430 in

the morning. He goes at night, and we laugh because we think...it's...I love him. I really do. But it came up and I asked you if you had any intention of getting a rooster because I could see where that could be annoying, but you would never have a new rooster.

Mr. Morad: No. My wife will never allow it either. Her uncle had one. It was not nice. They can be nice; They cannot be nice. It depends on the rooster, and it depends on the people that are around. But, you know, we don't want one. We don't want fertilized eggs, you know, but we just don't want one for just safety as well.

Mr. Bongero: So with that, and I'm done...you would consider Mark's offer of a conditional zoning?

Mr. Morad: Absolutely.

Mr. Bongero: Okay, thank you. Thank you, Mr. Chair.

Mr. Wilshaw: Any additional questions?

Mr. Morad: If there's anybody that I don't know who got a chance to stop by and, who didn't. You know, like David said he had stopped by yesterday, but I do have a printed picture. I don't know if you want to pass it around.

Mr. Wilshaw: You can hand it to Ms. Reece, and she'll pass it on.

Mr. Morad: So, this is what we have set up right now.

Mr. Wilshaw: That's helpful. Thank you. Yeah. Any questions from any other commissioners as that comes around?

Mr. Wilshaw: This is your coop, correct?

Mr. Morad: Yeah. That is the coop and the run. Yep.

Mr. Wilshaw: Okay. Thank you. And that's how that's how it's set up? That's how it'll stay.

Mr. Long: Thank you. You mentioned that the door opens automatically at 8am, and so I imagine they come out at their leisure.

Mr. Morad: Yes.

- Mr. Long: And then it closes automatically at different times depending on daylight. So, do you have to go out and corral them back in? Do they know that the doors...is there like a bell that goes off, like a five-minute bell? How do they know to get back in?
- Mr. Morad: It's takes a couple of weeks, but we just checked on them at night after I knew that door would close when we let the dogs out for the last time at night. I would just go out there with the flashlight really quick and check, and we had a few stragglers, but I still check out every night just to make sure that none of them get left out, then I'll put them back in there if need be. But the last two to two and a half weeks haven't had any stragglers outside. So, they just they kind of learn. They just learn.
- Mr. Long: I get it. So, they learn but you do have a check, so if for some reason you were out of town, what happens? I know there was some correspondence at your old neighborhood where people would keep an eye on them. So, what's your plan if you're not around?
- Mr. Morad: Generally, if we're not around, my mother-in-law does stay at our house because we have dogs just to keep them at our house because they're fenced in there. They don't have a fence at their house, and generally, if we're gone, she's probably staying with our child. So, usually there's somebody there. We don't really plan on taking any long vacations, but we would have, you know, a friend sit over as well, to watch the dogs. We don't board our dogs. So they're at the house.
- Mr. Long: If we, I guess this is to Mark, if we change the zoning to RUF, his pledge not to have roosters notwithstanding, he could have roosters if it was changed to RUF. Is that correct?
- Mr. Taormina: Well, any violations of a conditional zoning agreement could be reason for the zoning to revert back to N2.
- Mr. Long: So, if we had that in the conditions, that he couldn't have a rooster, then that would be a violation, but if we just change it to RUF, he could have roosters. Is that correct?
- Mr. Taormina: Yes.
- Mr. Long: So, if we just made a unilateral change without any conditions, then we're opening the door to that he may not want them, but the zoning would be changed, and the next person might come in and decide that they want it.

Mr. Taormina: Right.

Mr. Long: So, we definitely need safeguards if we're going to...

Mr. Taormina: That would be my suggestion.

Mr. Long: Okay. Thank you. Thank you, Mr. Chair.

Mr. Wilshaw: Thank you, Mr. Long, and correct me if I'm wrong, Mr. Taormina. If we're going to do a conditional rezoning, that occurs at the City Council level, that's not something that we will really noodle out at this stage of the game, because it's the petitioner that has to offer the conditions such as, I will not have a rooster, or I'll only have 20 chickens or whatever they choose to offer. They will have to offer that to City Council. So, at our stage, we can't really...we won't see those conditions.

Mr. Taormina: You could if you elect to postpone this to receive a draft of the agreement. Otherwise, you could recommend to City Council that a conditional zoning agreement be considered as part of this zoning change and list some of the items which the applicant has agreed to.

Mr. Wilshaw: Okay, and then that way, at least there's a record that can move on to the council. So, they have an idea what we're looking for.

Mr. Taormina: Right.

Mr. Wilshaw: Okay, Mr. Long.

Mr. Long: Okay. Well, that's certainly one way to go. I guess another question would be then also, if we denied it, the petitioner would have 10 days to appeal to City Council, and they could come up with the regulations that they're willing to submit to, as part of their...

Mr. Taormina: Well, yes. Because this is a zoning change, it automatically goes to council, so there would be no need, regardless of what your decision is tonight. It's going to automatically go to the council for a second public hearing.

Mr. Long: Thank you. Thank you, Mr. Chairman.

Mr. Wilshaw: Thank you, Mr. Long. And I think those discussions are helpful for the folks in our audience as well to have a feel for how this is

going to proceed. We are a recommending body and we're going to make a recommendation of this zoning, either for or against, which will then go on to City Council. So, you're going to go through this whole process, again, have a public hearing and a vote at the council level as well. So, you understand as a petitioner and also anyone in the audience who's following this item. Any other questions? Ms. Dinaro.

Ms. Dinaro: This is for Mark. This is probably for you. If we do conditional rezoning, could we make it so it doesn't run with the land? It reverts back after the sale of the property.

Mr. Taormina: You cannot do that. He can offer that, and you can accept it.

Mr. Wilshaw: Got it. All right. Thank you for that question. Any other questions for our petitioner or our staff Mr. Ventura?

Mr. Ventura: So, we're trying to get this done, but it appears to me and I'm saying this to you, but it appears to me and Mark, I'd like you to chime in here, that you have not come to us tonight with a petition with conditions, number one. Number two, we are precluded from offering conditions to you. We just can't sit here and say, we're going to approve this with the following conditions. That's not within our power, so we're in a position where we can deny you tonight and you can then go to the City Council, because you're automatically going to go there with conditions that you would offer to them, or we could do something called tabling this tonight. You could then consult with Mr. Taormina and the planning staff to come up with the conditions that you would be willing to live with and then you'd come back to us in a week or two, and we would then have the opportunity to approve you with the conditions that you've had worked out with Mr. Taormina and the planning staff. So, have I said anything wrong or...?

Mr. Taormina: No.

Mr. Ventura: So, I guess what would you like us to do tonight? If a straight-out approval is not...

Mr. Morad: Yeah. So, we would have to have conditions, like written out for you guys, correct? It can't just be like....

Mr. Ventura: It would have to be part of our documentation offered to us by you as part of your petition.

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- Mr. Morad: Okay. Yeah, yeah, I'd like to do that.
- Mr. Ventura: So, you would prefer that we table it tonight and give you an opportunity to do the conditions and then come back to us. Is that what you're telling me?
- Mr. Morad: Yes.
- Mr. Ventura: Okay, thank you. Thank you, Mr. Wilshaw.
- Mr. Wilshaw: Thank you, Mr. Ventura.
- Mr. Long: I wanted to make sure...that's fine, we can do it the way that you agreed to with Mr. Ventura. That will slow the process down as long as you're okay with that.
- Mr. Morad: I mean, if that gives us the greater you know, you can...
- Mr. Long: That way you can have a yes recommendation, potentially, have a yes recommendation from us, but either way, City Council will still have the final say.
- Mr. Morad: Yeah, yeah. No, that...Yeah, that's fine. I understand that but that's totally fine.
- Mr. Wilshaw: Thank you. I would make some joke about getting his ducks in a row, but there are the other questions from the commissioners.
- Mr. Caramagno: So, Pete and Glenn, I heard what you said, and it seems logical to go that route, no doubt about it. What also seems logical and reasonable to me would be, you have a split decision in the neighborhood, it sounds like there. You've got seven or eight for you, seven or eight against you. I would...I think you should go back to those neighbors and come up with an understanding that maybe you can swing a few more that don't oppose you. This is a good opportunity to have a conversation and say, Listen, I'm not trying to build a zoo here. I'm trying to keep 15-16 chickens, and nothing else. No llamas, no cows, no goats. And, you know, you might have neighbors with dogs that are gonna be barking at these chickens all night long. There might be more to the story here that you can do to appease some of your neighbors and have a friendly resolution for this, and then again, maybe not at all, but I think it's a good opportunity. Even the ones you don't like, and they don't like you, and to try to have a conversation, a conversation. Maybe you come to some agreement.

Mr. Morad: I just have one. How do I...do I get the letters that were sent in to you guys? Or how do i...they are public? Because I have no idea how or who sent letters who did I mean?

Mr. Wilshaw: It's all public record, we can get to that you.

Mr. Morad: Okay.

Mr. Morad: So, my only other question is regarding the letter from my wife, which we had discussed last week. I obviously have done a lot of research on this before doing this, and we had...I've read other cities doing this as well, and other people going through this, you know, and I think it was Sam that said it and I think I remember it was Peter, you guys said well, this letter basically covers you, but couldn't really get a straight answer. Is that so if this all gets denied, does that letter cover us or are we just going to be kind of poked by the city or is that just we're not going to answer that kind of deal?

Mr. Wilshaw: I'll try to answer as best I can. I'm not a lawyer by any means.

Mr. Morad: I get it. I know like I said I had talked to...

Mr. Wilshaw: This is not legal advice by any stretch of the imagination, but if the city was to deny this process all the way through, you go through City Council and you get denied, what we've heard is that you may have an opportunity to under the Americans with Disabilities Act to have a valid case. In which case, my understanding is then you would essentially have to sue the city. Am I correct, Mr. Taormina, in saying that he's going to need some sort of a judgment to say, Hey, we've looked at this, and this is in fact a valid ADA situation, or is it that it's just something that the city accepts as a ADA exemption? I don't I don't know exactly how that...

Mr. Taormina: I cannot predict what would occur under those circumstances. It could be either. If the city continues with enforcement, then it could very well result in some type of claim against the city including litigation. If, on the other hand, the city chooses not to, with the belief that they do have a valid claim, then, then maybe it rests there.

Mr. Wilshaw: Right. So yeah, so I guess an analogy would be a person who puts a structure in front of their house for a ramp for a wheelchair, and the city says, well, you can't do that. That's a

violation of some sort of building code or something, and then they come back and say, well, I have this medical condition that says, I need a wheelchair and ADA protects me and the city says, Okay, we accept that and then the issue becomes moot at that stage. It's kind of a similar situation, is it not?

Mr. Taormina: Yes. However, I would submit that when it comes to structures, it's probably more 'black and white' than an issue like this involving an ADA claim. This is probably more of a gray area. But yes, there are similarities.

Mr. Wilshaw: Okay. So not a great answer for you. It's not a clear answer, I guess, but that's the best I can do.

Mr. Morad: I appreciate it, and like I said, I've talked to a lot of people bought it, I've also, you know, I've reached out to the Emotional Support Animals of America, talked to them, and figured out what I need to do with them as well, because they help, you know, support people like me in these cases, and I did talk to them a lot about it for quite a while. So I would have to register with them, and they would, as well, you know, back us and support, you know, the owners and people who have them registered and whatnot.

Mr. Wilshaw: Yeah, I think it's at least safe to say that the evaluation of the medical necessity and the ADA aspect of this is not a point that lies with us. It's not for us to decide, and it's probably not for this council to decide. It's more than the enforcement end of things and that's basically...

Mr. Morad: We just didn't want to be, you know, having a knock on the door every week about it. Oh, you're not allowed to have these? Oh, exactly. Okay, see you next week, Dan. I have dealt with Dan in zoning quite a lot already. But, you know, I just didn't want to have to deal with that. That's, you know, that's why we're here. We're just going through our processes and do what we've got to do.

Mr. Wilshaw: We appreciate the fact that you're going through the process.

Mr. Morad: We are doing what we got to do and, you know, we just want to do our thing on our property.

Mr. Wilshaw: Oh, I understand. Is there any other questions? I

Ms. Dinaro: I have one more question, Mark. If we...If this does get denied, wouldn't the next course of action be to get a variance from the zoning board?

Mr. Taormina: If the City Council denied this? The Morad's could choose to seek a use variance through the Zoning Board of Appeals. That would be up to them. We cannot force them to file a request for a use variance.

Mr. Wilshaw: Excellent question. That lets you know that there are certainly, at this point, still many paths that this can go toward denials, toward approvals, and so on and definitely we'll see where things go as we continue on. So, that's a good point to bring up. Any other questions, comments from any of our commissioners, before I go to the audience? I think we've exhausted our questions up here. Mr. Morad, if you would like to take a seat for just a moment, I'll see if there's anyone else in the audience wishing to speak for or against this item? If there is anyone, please come forward to our podium? Got a couple of folks coming forward. Good evening, ma'am. Again, we ask you start with your name and address.

Pauline Shots, 33233 Norfolk Street, Livonia, MI. I am across the street from them. I don't hear the chickens. I've been in their yard. I get migraines, so all smells, all sounds are very excruciating for me, and I've not ever smelled the chickens, even when I'm back at the coop. So, they've opened the coop, the chickens have come out, and I've not smelled anything. I also would be willing to check on the chickens if they're out of town and their dogs. So, I'm right across the street, I'm married, so my husband and I would take care of helping them with those things. And we don't have any issues. They've done a lot of improvements in the house, on the yard, everything looks great. It's at the very back of the lot. It's like not interfering with anything. So, I'm not sure why we're having a meeting, but, you know, it's just I know we have to do those things. But there's not a problem. Actually. I don't know why we're here. Okay.

Mr. Wilshaw: I appreciate your comments. Thank you for speaking. Anyone else wishing to speak please come forward.

Teresa Fredericks, 33333 Norfolk, Livonia, MI. Right across the street and right next to this woman is our condominium, Pinebrook condominium. We have seven units there, and many of the neighbors like Mike and Meghan, I believe they moved in about two years ago, a year ago and I met them, people like them, but

I would urge you to deny this because we are concerned about vermin and wildlife. I have personally seen rats, not in the last three or four years, but I one time saw a rat walking right across the street in front of her house toward their property. They didn't live there then, and another time I saw a rat, right nearby within about 20 feet. We haven't seen rats. I haven't seen any rats lately. I haven't heard of any, but we have had constant battle. I've lived there 26 years since 1996 when they were built. We've had a constant battle with raccoons and have cost us a lot of money to rebuild our roofs to clean out our attics and reinstall insulation. We have animals around there. We had foxes breeding in the back of our property. We have deer, they're eating things. We don't need any more wildlife in the area, and we're concerned that it will just attract more animals to the area. We don't need any more. Another thing we're concerned about is that if it's rezoned, is it going to be limited to chickens? I think under the law, they've could have goats or whatever. We definitely...if they do have...if they are allowed to have anything, we need restrictions. Also, if the property is transferred, how do we know if the new owner isn't going to bring in goats or whatever, it's a residential area. It's really a nice area of different homes. There's one block down from us that has a...it's a beautiful block to walk along. The whole area's residential except for the medical complex that is just to the west of them. So, it's definitely just a residential area. And I would ask that you deny it. Thank you.

Mr. Wilshaw: Thank you for your comments. Anyone else in our audience wishing to speak to this item? Gentlemen, please come forward. You can line up if you wish to make things faster. It's okay. Good evening.

Laura. Sokana, 36055 Ladywood Street, Livonia, MI. And you probably want to know why someone on Ladywood would be concerned on Norfolk. A couple of reasons. They're my children. I am the mother-in-law, and there's a couple of things. I would be there. We've had chickens before. We've had chickens in Livonia. I grew...my family has been here in Livonia since 1966. Went back and forth on Norfolk to Tyler School for seven kids. So, I'm quite aware of the whole area, and I'm quite aware of the animals that would be attracted, but she's saying rats. Well, you can't control rats when you have a restaurant, so she needs to be concerned in some other areas, first of all. Secondly, the raccoons, the deer, whatever comes in, we are in progress. I grew up at Eight and Gil before Eight and Gil was even Eight and Gil. Timothy King was found there. Okay. So as far as these

two, they take care of their yard, they take care of their children, their child, their future children, child, children, because I'm going to be having another one. And I'm there quite frequently. So, I just have to say their progress in that area. They're making it nice and clean. The only thing that's there right now would be the commercial would be from the office buildings to Eight Mile. Everything is residential. Yes, but it could very well be rural, and I do have to say that people need to listen. People need to not make judgments, and as far as the ADA is concerned, it's very real, and as I'm sitting back here, and I'm seeing headshakes. Don't make that judgment until they know. Thank you.

Mr. Wilshaw: Thank you. Anyone else wishing to speak? Please come forward. Gentlemen.

Anthony Tiberia, 36876 Ravenwood Drive, Westland, MI. I've known Megan and Mike Moran for about 10 years. I've known them for about 10 years or so before chickens and after chickens and both residences. They do a very good job, not only with the way that they keep the chickens, how they maintain them, as well as their property. You know, their goal has always been to have this type of land to be able to do these types of things. They bought a property that did need lots of work, and it didn't have the greatest curb appeal. They've done a very good job of not only adding to the home's value, but also the subdivision value that they're actually in. There's more than just how it's zoned. You want good neighbors like them to be able to take care of their property, maintain it and provide value even added value for their homes as well. They do a very good job, they're very responsible people. If he tells you that he's going to set conditions with you, he's going to stick to them. You're not going to have to go back and visit to find or assess again. They've done a very good job of the property currently. There was many overgrown bushes, trees and everything. You couldn't even see the house, and like I said, it's really added value, and if you guys do come to an agreement, maybe table it for another time. They have no problem meeting the conditions that you either suggest or they come to terms with Thank you.

Mr. Wilshaw: Great thank you for speaking. A gentleman's coming behind you Good evening sir.

Ron Irvin, 20181 Shadyside, Livonia, MI. Yes, there's always been a restaurant there and there's always been some kind of rats, but we did have an incident where another neighbor down the street did have rats or had chickens and the place was loaded with rats

and the city ended up coming in and shutting them down. So yes, there's will be rats or will be raccoons but this is going to increase the numbers, and as far as the smell and stuff like that, I know it's...it all depends on the wind but it will be there and I bought property in the city. I didn't buy it in farmland. So, I would...my vote would be for denial. Thank you.

Mr. Wilshaw: Thank you, Mr. Irvin. Any other folks wishing to speak for or against this item feel free to come forward. Good evening, Miss Moran.

Megan Morad, 20180 Westmore Street, Livonia, MI. I know that the rats have been brought up. There are a lot of things that chickens are rumored to do, but they kill rats. There are farms that have chickens strictly for that problem, and I have seen firsthand what these chickens will do to not only rats, but raccoon and chipmunks and squirrels. The whole reason why we started with this chicken venture in our old home, was because I do suffer from a mental illness, and it was suggested that I try coming back to nature to help what the medication can't compensate for. It has helped me. it has helped me not only have a routine and have more respect for the people and the wildlife around me, but it's also helped my family and I come together, and not just my husband and my son. We've got family from 10 years ago that, you know, friends. We learn new things every day about how the circle of life happens, and it just teaches us that you need to be respectful for one another, and yeah, you can be worried about the rats, you can be worried about the animals that come. Chickens aren't going to affect raccoons, or foxes or deer that have been there longer than we have, but what the chickens will do is make sure that the rats stay away. Now, I know, Ron mentioned that there was a gentleman further down the block that had them, and it posed a problem because they were bringing rats in. There is a little more history on that. He let them free range. They were in and out of the garage, three houses down. There was another gentleman who had turkeys in between those houses and there was a woman who fed squirrels. We do not plan on ever letting those chickens out of that coop out of that run. Like my husband said, we love our yard, and we like to enjoy it. We also have an unorthodox hobby that happens to help me find peace in life. So that's all I wanted to say. Thank you.

Mr. Wilshaw: I appreciate your comments. The gentleman wishing to speak. Good evening, sir.

Paul Vanderplow, 20095 Shadyside, Livonia, MI. First, sir, Mr. Morad, I thank you for being educated. It was a very well-done presentation, and while this kills me to even insinuate that we should be able to tell people what they should do or not do on their own property. The only thing I guess I had questions with were some of the open-ended statements of "we don't see ourselves going above 16. We don't see this", quite frankly, if he is educated as he is and responsible as he is, that's great. I've been around long enough, and I've worked in enough cities to where, unfortunately, the next owner or something kind of creeps out away, and now we don't have 16, we have 100. I'm not saying he will do that. I'm not saying even insinuated that. Unfortunately, I've been in too many properties where it started out with good intentions. And then it flies, no pun intended, it flies out of control. So, if it was me and against her, I never want to say what you can and can't do on your own property, but in this kind of setting in the neighborhood, there would almost, I would think, it would be a lot more plausible if there were some restrictions on it to where those open-ended statements are closed. To where it isn't and I only plan on doing 16 it becomes something else. So, for me, I'd just like to hear a little tighter control on it, and again, not for Mr Morad, but anything in the future, you know, so it doesn't balloon out of control. But thank you for hearing me. Appreciate it.

Mr. Wilshaw: Thank you for your comments. We appreciate that. Anyone else wishing to speak on this item? There's one more person coming.

Mr. Wilshaw: Good evening, ma'am.

Maria Stanulet, 20055 Shadyside Street, Livonia, MI. I want to say that a lot of the neighbors in that area do have a lot of land, and we can all petition the Council to raise animals and have our area result like Mike did. We live in more than half an acre. All my next-door neighbors have half an acre across the street we all have...they all have one acre. If we all decide to do that in the middle of a city and start raising animals, what will this turn into? My neighbor do that, I'm gonna go do that. Because we live in a residential area. Like somebody said, we bought our homes in the city. If we wanted to live out there in the land, in the farm, I would have bought my home in the farm. So even though the chickens are restrained, and he said 16 chickens, maybe 20, they give on an average of what, one or two eggs a day, let's say 25 eggs a day, times seven days a week, divided by 12, you

get like 15,000 eggs, and he's not planning on selling. That's a lot of eggs to give your family and that's your problem, what you do with the eggs, definitely, and I do worry about rats, and raccoons and groundhogs because I have seen big holes in my yard, and I do not know where they're from. We try to maybe, they could be a possums, they could be raccoons, I don't know what the holes are, and I'm trying to find out what they are. With chickens and their poop...and he said he cleans them every two weeks. I am afraid, cleaning them every two weeks, 16 chickens, 20 chickens, that's a lot of trash. So obviously, we are probably going to have some extra animals that are going to migrate into other people's yards and into other people's trash cans, even though they're covered. Raccoons are notorious for taking trash for taking covers out. Rats do the same thing and I just don't want to see a city area turn into something like a farmland and I understand it is for your mental health, I understand that, but I also am concerned about what's going to happen with the neighborhood. If a rezoning is possible, other neighbors might come around and ask for rezoning also, and we don't want maybe what might not happen. But that can happen not now, maybe three years from now, five years from now. And that's my concern. Okay,

Mr. Wilshaw: Thank you for your comments. Anyone else wishing to speak for or against this item? I don't see anyone else wishing to speak for or against this item. Mr. Morad, is there anything else that you would like to state before we make our decision? I always like to give the petitioner the final word. Thank you. We don't want to I just want to preface it by saying we don't want to engage in debate between things, but if you want to address anything that was brought up feel free, just don't personalize it.

Mr. Morad: Yeah, no, no, I mean, I, I see where everybody's coming from, and I understand it, but I have cameras up, they go off, if anything comes near it. They've been out there for two, three months. Yet to have any incident with animals. And again, the one down the street that was probably more of a hoarder situation that was going on than a actual what we're doing, I understand that people are worried about, you know, other things, but there are other houses in our neighborhood that are zoned RUF already. They have stopped by. They have chickens. They're already in the neighborhood, and whether or not everybody back here knows that, they're there. That's how quiet they can be. That's how discreet they can be. They might not have as many...I know of somebody else that has 10. He's on the other side of the neighborhood, but they are zoned that

way. They have them and even in...like I said, where we used to live, Plymouth and Inkster, there was a few houses over there zoned RUF that had them, as well, and there were others that were not zoned RUF. You know we take pride in what we do with everything, and I think that about covers it. But you know, we try and keep up on them as much as we can, and I understand where everybody's coming from, but everybody in life has different goals, and unfortunately, I can't live where I want to live an hour and a half away from work, but you know, things happen and life's gotta go on. But I think that's about it.

Mr. Wilshaw: Thank you. Mr. Morad. Is there any other questions from any of the commissioners of our petitioner? Before we make our decision? I just want to give one more opportunity in case any issues were brought up. I don't see any questions from any of our commissioners. So, thank you for coming this evening. I'm going to close the public hearing. You can go ahead and have a seat and a motion would be an order from our commission.

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

#06-35-2023 **RESOLVED**, that pursuant to a Public Hearing having been held by the City Planning Commission on June 13, 2023, on Petition 2023-04-01-03 submitted by Michael Morad under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the property at 20180 Westmore Street, located on the east side of Westmore Street between Farmington Road and Shadyside Street in the Northwest ¼ of Section 3, from N2 (Neighborhood) to RUF (Rural Urban Farm), the Planning Commission does hereby table this item to the meeting of July 11, 2023.

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

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

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

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Mr. Wilshaw: Please get in touch with our planning staff and they can work with you and on that, those conditions. Thank you for coming. Thank you and everyone else for coming tonight on this item and if you want to follow along, you can come back on July 11.

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MINUTES OF THE 1,201st PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, July 11, 2023, the City Planning Commission of the City of Livonia held its 1,201st 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:	Wafa Dinaro	David Bongero	Sam Caramagno
	Glen Long	Peter Ventura	Ian Wilshaw

Members absent: None

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

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

ITEM #5 PETITION 2023-04-01-03

Michael Morad

Mr. Caramagno, Secretary, announced the next item on the agenda, Petition 2023-04-01-03 submitted by Michael Morad under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the property at 20180 Westmore Street, located on the east side of Westmore Street between Farmington Road and Shadyside Street in the Northwest ¼ of Section 3, from N2 (Neighborhood) to RUF (Rural Urban Farm).

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

#07-45-2023 **RESOLVED**, That the City Planning Commission, on July 11, 2023 on Petition 2023-04-01-03 submitted by Michael Morad under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the property at 20180 Westmore Street, located on the east side of Westmore Street between Farmington Road and Shadyside Street in the Northwest $\frac{1}{4}$ of Section 3, from N2 (Neighborhood) to RUF (Rural Urban Farm), does hereby remove the item from the table.

Mr. Taormina: At the last meeting, this item was tabled when it was suggested that the petitioner consider entering into a conditional zoning agreement with the City. The petitioner is voluntarily offering a list of conditions with respect to the keeping of chickens on the property. These conditions would be incorporated into an agreement with the City. The draft of the agreement has been reviewed by the Law Department. While they have reviewed it very generally, the final version would still require their approval before going to City Council prior to a second reading and vote on the rezoning. We went over the eight conditions at the study session. We can recite those again, if you want. There was one change to condition no. 4 of the agreement regarding keeping the chickens in the coop and run, except at times when the owners are home and with the limitation that they not be allowed to leave the property.

Mr. Wilshaw: Okay. Thank you. Mr. Taormina. Is there any questions from any of the commissioners for our staff? I see no questions. Our petitioner is in the audience tonight. Feel free to come forward if you would like to. Obviously, we're not going to go through the whole process of your request again. We're just going to see if you have any updates or additional information you'd like to let us know about. Good evening, sir.

Michael Morad, 20180 Westmore, Livonia, MI. Good evening. Just a few points to go over. So obviously over the last couple of weeks we have been working with Mark, you know, making all these terms and conditions and he's, you know, helped me write them up and make them you know, agreeable and easy and what I feel is pretty fair to everybody around us and everything else. It's been three months that they've been outside, not a single animal has been around. I had mentioned it last week because I did forget to mention that the first meeting. I have motion lights on the west side of it of the coop that go on at night automatically if anything obviously walked by it. That seems to help to scare off

anything. The run that is the fenced in area on the outside where the chickens are outside, that I placed and then I dug a foot trench all the way around it and there is chicken wire stake down into the ground so nothing can dig in or just crawl under the run and walk right in there. I filled it with sand and it spills out the side of the chicken wire just a little bit because I don't have a border around it yet. There's not a footprint, paw or anything. Nothing has touched it in three months. And like I said I have cameras out there. I have not seen a single animal besides deer get within 15 feet of the coop and run and that was Friday. We sat back and watched one just mosey around the back and then take off. Nowhere near didn't make any noise. You know, I heard a few people mention noise and things like that. The guy who lives north right behind us, he didn't even know that they were out there because he couldn't hear him until I showed him just the other day, he had no idea. And then it was mentioned also the letters that we had received. I haven't got time now to go through those and read them. I tried to reach out to a few people. I spoke with one lady, Maria, she was up here, she spoke last time. She agreed she had said...she's not here tonight, but she said that she has no issues with it, as long as we keep it clean and stuff like that, you know. There was other things that she had concerns about but, you know, we just moved on to this property. We've been here for a year. It was basically neglected for, I would say 10 to 15 years, they were elderly, they did not take care of it. We've done nothing but clean this property up in the last year with what we have, you know, so we've gotten a lot of compliments on what we've done with this house and how it looks now compared to what it used to look like. We've had people walk by and tell us they didn't even know there was a house there, because there was so many bushes, and trees and shrubs and everything else covering it up. So, it's nice to hear that from, you know, the people around. But also there was, you know, within the letters there was, I think you guys had mentioned there was eight, no and seven yeses, and there was two more that were sent in. One of the people that sent the letter in Mark said he couldn't find it. They are here tonight. The other one, I do have it. I never got back with Mark on that, but I do have that one, too. Two of the no letters were from the one person actually there were like two sets of them. One person sent into two letters, and another person sent in two letters. So and that we know that wasn't really conveyed in the first. In the first meeting as well. They just said there was eight letters, which there was but six people. And I think that's about it. I mean, we just started getting eggs on Fourth of July. Got our first one. Got three today, a couple

throughout the week here and there. It's night activity now with the kid. We go out there when I get home from work, go check on him and let him in there. He goes and grabs them, put them up on the counter. Put them away and he loves it. You know, and we've had a lot of people come by. One of the things...and I do intend to reach out to him to the west, we do have the commercial building. Right on the other side of the berm that's right there is a dumpster and in his letter he had talked about how he is opposed to it, but he's concerned about the waste or the smell or anything else because there's medical facilities in there, and I can understand that, but when I mow my lawn, and I have to pick up 10,15, 20 masks every day, every week out of my lawn, I have a little bit more of an issue than them being out there. I think that's a bigger health risk. I have no idea what's coming out of those dumpsters, I have to pick up all kinds of stuff. That's overflowing from these dumpsters, they stink, they smell. They smell worse than this chicken coop does, I can guarantee you that on a 90 degree today. That dumpster smells worse, because I've yet to smell it. I've yet to have anybody smell anything that comes back there. They'll tell me how clean it is. And Dave stopped by and looked at it and I've opened it up for people, they've had no issues. So, we just want to reiterate that point. But other than that, I got nothing. Nothing else to say unless anybody else has any questions. You know, there was a terms and conditions you got I think you guys have all gone over a mall. But I think they're pretty fair.

Mr. Wilshaw: Yeah, without reading them all out it just for the sake of the any resident that's following this information. You did submit a list of conditions. There were eight of them and basically limiting the number of chickens, limiting it to chickens no roosters, and that the property will be maintained and cleaned and all those types of concerns that were many of which were raised at the at a previous meeting. So, you've been very cooperative and trying to address each of those concerns. I didn't mention at the beginning but we did receive I think one or two other emails just recently on this item. There was one I think just the other day from Kathy Wiltsie that came in. So, we do have those pieces of information as well. So just wanted to throw that out there. Any questions from any of our commissioners for our petitioner? He has answered every single question we've asked. So very good. anyone in our audience wishing to speak for or against, feel free to come forward? Again, we have already conducted a public hearing and listened to many issues. So try to keep it to new items if possible. Hello, good evening.

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Mark and Karen Rocheleau, 20245 Shadyside, Livonia, MI. We are one of the neighbors that touch Mike's Morad's yard and our other neighbor, Henry Fan, and Dr. Cathy Morris, all three of our yards. We touch both of theirs and Mike's yard. We have not smelled anything or heard anything. I have two dogs and they don't even bark at the chickens. I haven't heard them. I haven't seen them. So, we have no problem with them having the chickens. It's a very nice chicken coop we seen it. They keep it clean and nice. And I've talked to both of our other neighbors and they have no problem with that either.

Mr. Wilshaw: Well, thank you for your comments. Appreciate you coming forward. We have another resident who would like to speak.

Mr. Wilshaw: Good evening, ma'am.

Diane Richmond 33341 Norfolk, Livonia, MI. I sent an email but I didn't get any responses back because I did have some questions and that and my biggest concern is health. My father contracted of fungus from chickens, and spores are out there. When feces is out doors, and it's in the air. It's a big concern of mine. And I've read up on this a lot. And there are a number of different health issues. Is there anything that the City of Livonia does to monitor people who have chickens like this in the city? Can anyone answer that with the Health Department? I'd like to find out?

Mr. Wilshaw: I cannot definitively answer your question other than say that I don't think the city does health inspections of the chickens. I think that would be incumbent upon the state health department if there's any issues. So that's the best answer I can give you.

Ms. Richmond: Yeah, I'm just very concerned about that fact. And that I live right across the street almost from them in a condo complex and that. We have been, as my neighbor next door last time spoke, we have been riddled with raccoons, we just spent over \$1,200 on repairs for raccoons. This time of the year, they're not out but trust me in the winter, and in February and March they want to get inside and any way they can get in and I had a den of foxes with five knits born in my...right in my complexes. It's a condo complex. You know, so there is a concern because I've probably over the 16 years that I've lived there, we've probably had to spend about 18 to \$20,000 on having repairs done because of animals getting into our, our attics and that and damage to our property. So, you know, I just feel that this is something that you know, and I have a daughter that lives in Ferndale, one

neighbor over for her, I had chickens, the first couple years, they took care of them. And then after they lost the excitement, it was horrible trying to get them out of the neighborhood. That took a long, long time and that and I just don't want to see that happen, you know, in our community too. So, I'm, you know, I'm on the fence if the health department can answer my questions because it is a serious concern of mine. You know that. You know, I raised kids. I was former teacher. They're all excited when they get them. They're cute, they're everything but then after you have for a while and you had to keep them clean and take care of them all the time, it can many times be a different story. So, I just wanted to...I haven't voted either way, but this is the concern I would really like to find out from the City of Livonia and the Health Department what protections we have as residents here. Because my father was not a farmer, he lived in the city. And because the neighbor had chickens, that's how he contracted it, and it did ruin his life. So, you know, I just wanted to find out if you can give me some some answers to that. But I just that's, that's my point of view. And how long do we have before we can decide on this?

Mr. Wilshaw: Well, it's for us to decide tonight and then this will then go on to City Council for their ultimate vote. We're going to make a recommendation tonight.

Ms. Richardson: Okay. So, in other words, I have to decide this evening.

Mr. Wilshaw: Well, we need to decide this evening.

Ms. Richardson: You need to decide.

Mr. Wilshaw: Yes.

Ms. Richardson: I guess you probably then know my concerns. And if I can't get answers to them, then I have to say no.

Mr. Wilshaw: Okay, well, we appreciate your comments and opinion, thank you. Anyone else wishing to speak for or against

Mr. Wilshaw: One gentleman coming forward?

Mr. Wilshaw: Good evening, sir.

Ron Irwin, 20181 Shadyside, Livonia, MI. As far as a health issue, also, my wife is allergic to the chickens dander. So that means, that's something that's going to be in the air constantly. She can't be

around dogs, she can't pet dogs and stuff like that or any other animals, which we would like to have, but we're you know, due to her allergies, which he has a lot of, and so we'd like to enjoy our backyard also. But if this is a need, if this is a problem, we're not going to be able to enjoy our yard. And as far as the stench and stuff like that. Build it and they will come, so the rats haven't come yet, but they will be there. And I know we do have rats, but this is just another food source, it's going to multiply them and the raccoons also. So it will just...because we did have an issue across the street, and we had rats from that, and the other neighbors over their had rats. I talked to other neighbors and even on the other side and they had the rat problem also. So, of course they didn't show up in three months. But what about a year and about two years? And also, as far as the selling of the property, what happens to it then. Do they have to go have all these restrictions? Is that as long as it's RUF or is it just as long as he owns the property?

Mr. Wilshaw: The conditions are restricted to this owner, if I'm not mistaken, is that correct, Mr. Taormina?

Mr. Taormina: That's correct.

Mr. Wilshaw: So, if this property were to be sold, the future owner would not have the rights to do what's being done today or what's being proposed with chickens. So, the zoning would revert back to the N2?

Mr. Taormina: That's addressing condition no. 8, which indicates that the city could then change his property back to N2, Neighborhood.

Mr. Wilshaw: So that answers that issue.

Mr. Irwin: In buying the property 30 years ago, if this was a thing that was in the future, by which you can't see the future, but I would have had...this would have been a different view. I would have had no other consideration. So, I just hoped that it would be consideration of no.

Mr. Wilshaw: Okay. We'll find out tonight. Thank you, sir. Anyone else wishing to speak on this item? One more person coming forward. Good evening, sir.

Mark Morad, 15191 Houghton, Livonia, MI. I'm Mike's dad. First thing Thank you everybody. I know this is the second meeting. I missed the first

meeting, but I did get a chance to watch it on YouTube afterwards. I know Mike spoke earlier about voting. And it was what eight to seven or seven to eight, whichever way it went and one of the things I wanted to bring up tonight was, and of course I've been in contact with Michael and Meagan at their house and been helping them and doing what they need to do. They've been in this property for just about a year, I think maybe a little longer. But anyway, what I wanted to bring up was in a year's time, if you take and been here all night long, listen to all these conversations about percentages in Costco and the big pavilion and all these different percentage percentages people are throwing out, and if you look at their almost an acre of property, and where they moved into and what it looked like, and Michael was absolutely right, you couldn't see that house when they moved in. There was so much there, and let's not point fingers at anybody because it was an elderly couple. We don't know the whole history of why the house was like it was but it ended up that way, unfortunately, and we some of us have been through that. But the long and short of it is this. Michael and Meghan moved into that house a year ago, and all of us started somewhere, we all started out with nothing. And now we got a young family here that excuse me, that's been in this house for a year, and they have jumped through hoops bigger than most of us have at work and at home together to get to this point. And I think what needs to happen here. And Michael has done a lot of the work on this, I think really what needs to be heard here is not the little tiny percentage of a chicken coop in their backyard. It's actually the shed is actually nicer than some of the sheds and garages in the neighborhood that he put up and the coop, we helped him do it. But I think what people need to realize on this, and I don't want to lecture this, but I want to say that if you drive down Norfolk, the very first thing you see past that office building Michael was talking about is their house and what it looks like. And I think the people that are here that are for it and against it should probably think about maybe rallying the other way around, and remember, we were all 30 once and we all had our challenges. They've got a three year old and a baby that's due this month, and looking at their property in less than a year's time, what they've done is pretty phenomenal. So my whole point is, maybe some of us folks could think about this and go, Hey, why don't we see what this is all about, like the 50% of the people that went there and talk to them, as opposed to the 50% of the people that come up with the stories about the rats and raccoons and all the other stuff, I think is probably not necessary. If you look at what he did there, it's pretty spotless, it's pretty spot on, Michael opened the doors

for me the other day on this coop, and I looked inside here and I'm going this is a chicken coop. You can't smell anything. There's not a mess there. The eggs are coming, just like he said. But my whole point, this whole conversation was just for people to open their eyes. And remember one thing we all started out basically the same way. And what they've done here in a year's time is absolutely incredible. So I think there should be some leniency, and I'm really not focused on telling you guys all this. I don't need to do that. My focus is to spread this through the neighborhood, they moved in and say, Look, give these kids a chance. Give these guys a chance, look at what they've done. Notice that before we decide that a couple chickens in the backyard is going to ruin our life. It's not going to change everything for a lot of people there. So, I just hope that when this goes to the next step to the council, that basically it just is a smooth transition for them and they can move on with what they're doing. Thank you.

Mr. Wilshaw: Well, thank you for your comments and also for being one of the three people that watch us on Youtube. We don't get a lot of viewers there. So that's good. Is there anyone else in the audience wishing to speak on this item? I think we've heard from just about everybody in the audience at this point. I don't see anyone else coming forward. I will go to my fellow Commissioners and see if there's any other questions, comments, or if they would like to make a motion.

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

#07-46-2023 **RESOLVED**, That the City Planning Commission does hereby recommend to the City Council that Petition 2023-04-01-03 submitted by Michael Morad under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the property at 20180 Westmore Street, located on the east side of Westmore Street between Farmington Road and Shadyside Street in the Northwest ¼ of Section 3, from N2 (Neighborhood) to RUF (Rural Urban Farm)7, be approved for the following reasons:

1. The Petitioner has voluntarily offered a conditional zoning agreement pursuant to MCL 125.3405 of the Michigan Zoning Enabling Act, Act 110 of 2006, as amended, that includes a statement of conditions for maintaining chickens on the property.

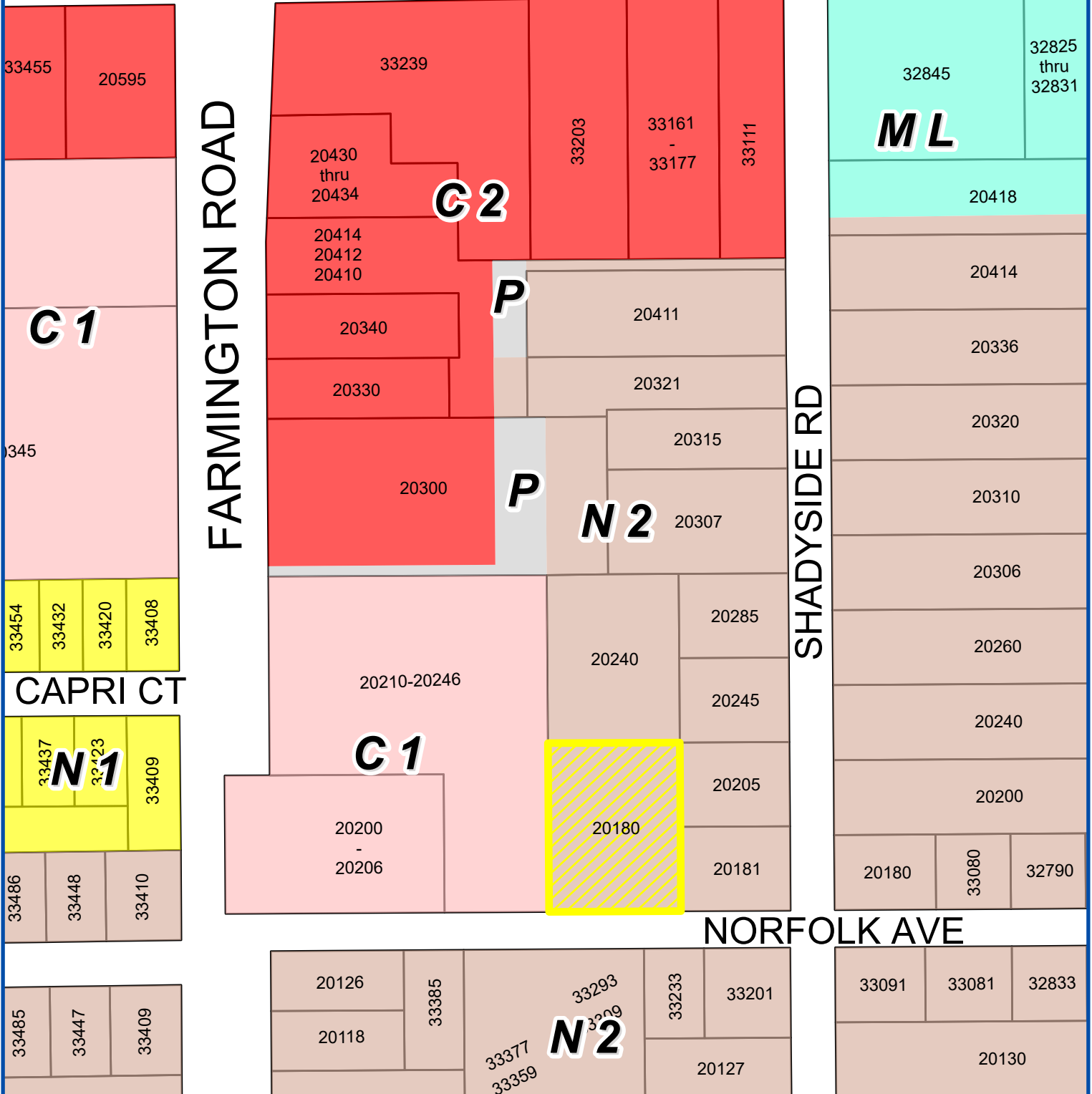
2. The RUF zoning is appropriate given the Petitioner's unique circumstances.
3. The proposed RUF zoning is compatible with the area's surrounding land uses.
4. The proposed zoning change represents a reasonable and logical plan for the subject property that adheres to sound land use planning principles.
5. The proposed zoning change would allow the use of the subject property in a manner consistent with its size and location.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 and 13.15 of Livonia 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.

EIGHT MILE ROAD



Address & Zoning Map

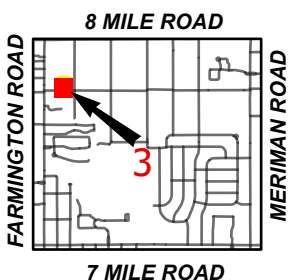
Petition 2023-04-01-03
Michael Morad
20180 Westmore Street
N2 to RUF

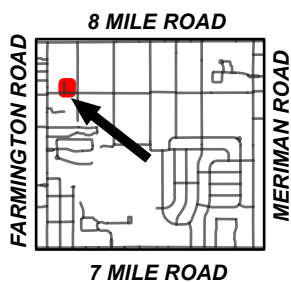
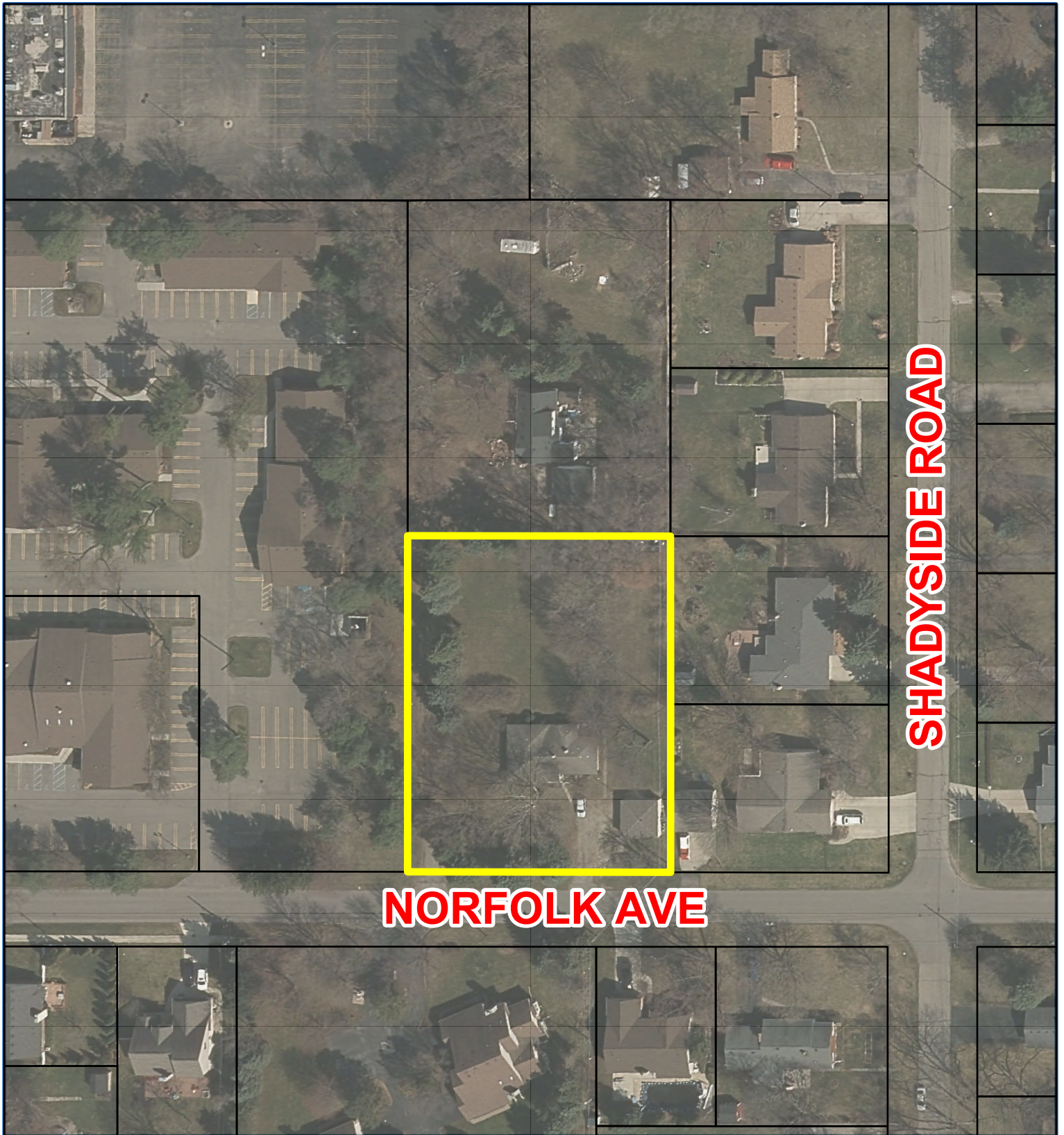


Not to Scale



City of Livonia
 Planning Department





Aerial Map

Petition 2023-04-01-03
Michael Morad
20180 Westmore Street
N2 to RUF

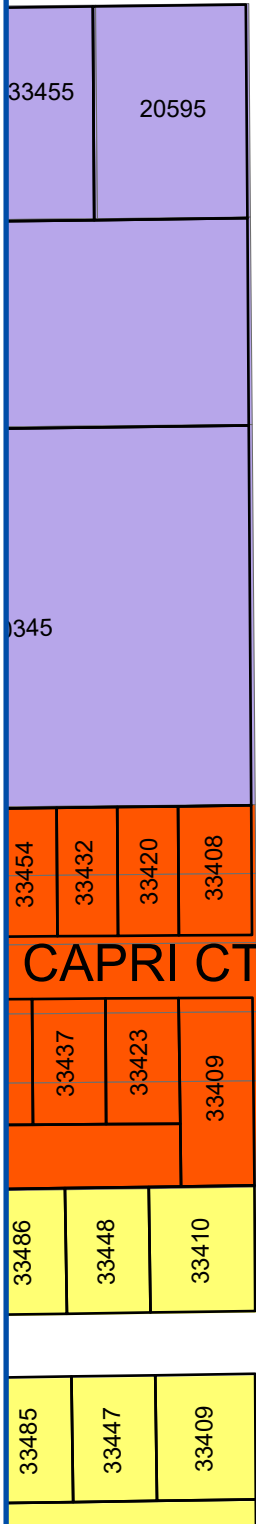


Not to Scale



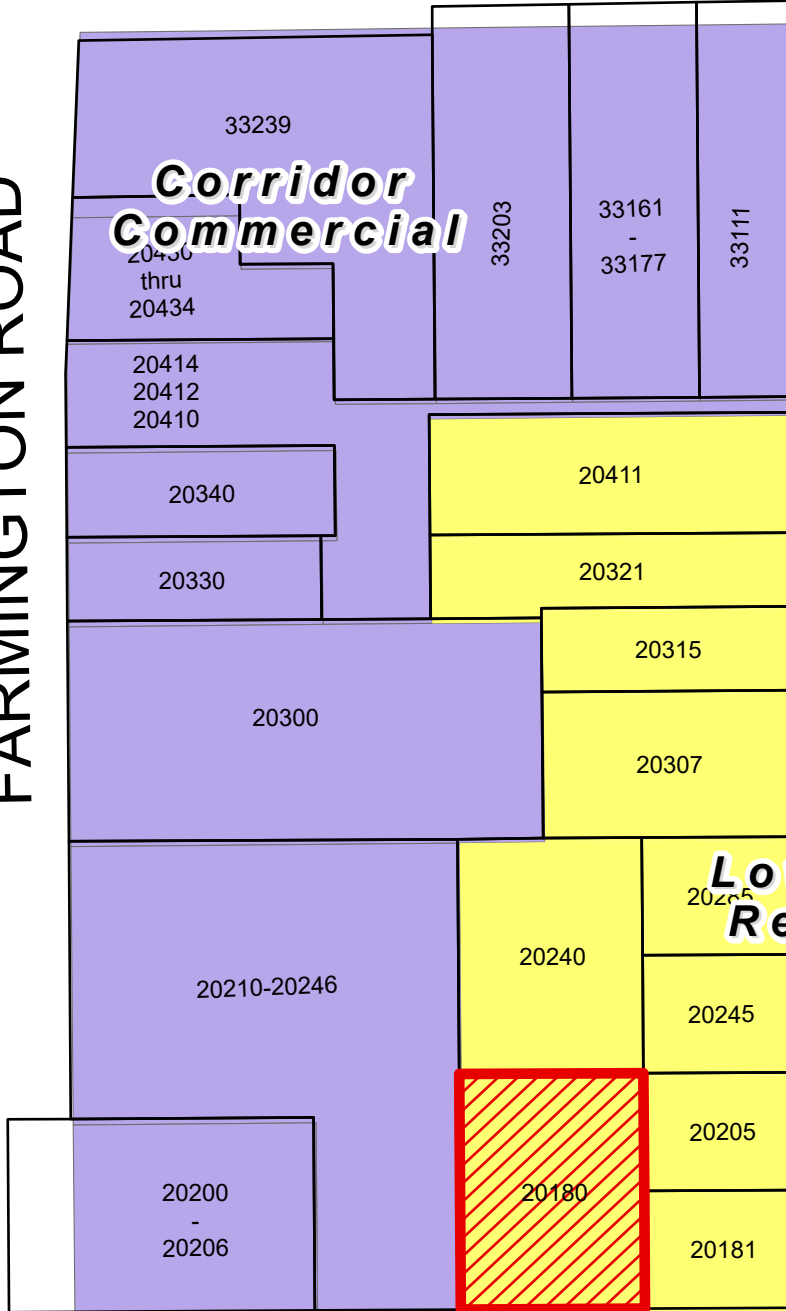
City of Livonia
Planning Department

EIGHT MILE ROAD

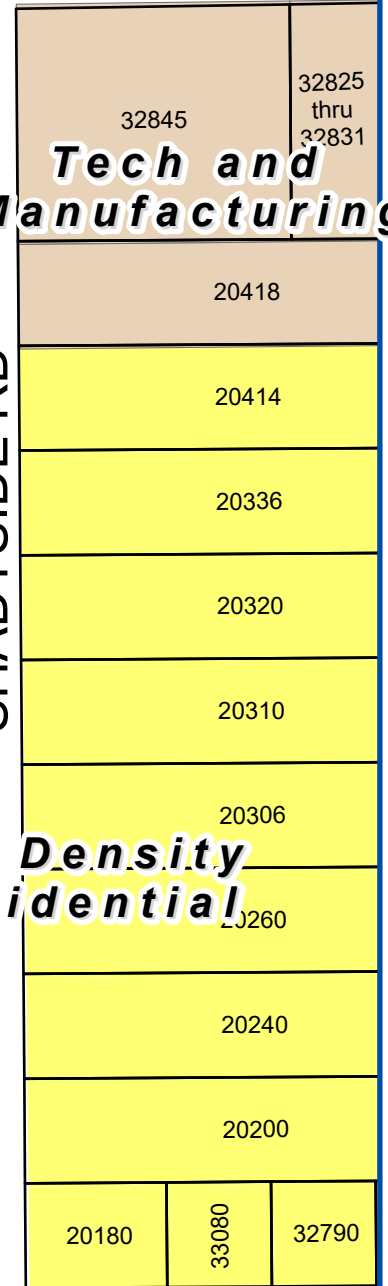


FARMINGTON ROAD

Corridor Commercial



Tech and Manufacturing



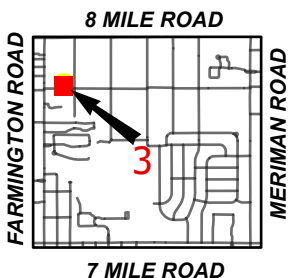
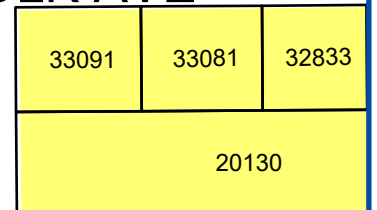
SHADYSIDE RD

Low Density Residential

NORFOLK AVE



Medium Density Residential



Future Land Use Map

Petition 2023-04-01-03
Michael Morad
20180 Westmore Street
N2 to RUF



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

MISCELLANEOUS

ITEM 5

Petition 2023-04-01-03 submitted by Michael Morad under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the property at 20180 Westmore Street, located on the east side of Westmore Street between Farmington Road and Shadyside Street in the Northwest ¼ of Section 3, from N2 (Neighborhood) to RUF (Rural Urban Farm).

June 6, 2023: Study Meeting:

This rezoning petition involves a parcel at the corner of Westmore and Norfolk Avenues. The change from N2 to RUF would allow the homeowners to raise chickens under Section 6.34 of the Zoning Ordinance - Keeping of Animals (Fowl, Rabbits, Horses, Cows, etc.). Section 6.34 specifies: "Fowl and rabbits may be raised and kept for the owner's consumption only on one-half (½) acre or more; two (2) horses may be kept for the owner's use only on one (1) acre or more; two (2) horses and one (1) cow or three (3) horses may be kept for the owner's use only on two (2) acres or more. The raising of livestock shall conform to the Generally Accepted Agricultural and Management Practices (GAAMP) for the Care of Farm Animals."

RUF zoning requires a minimum lot area of 15,000 square feet and minimum lot dimensions of seventy-five feet (75') in width by 150 feet in depth. The unplatted parcel measures approximately 176 feet in width along Norfolk and 225 feet along Westmore, a private easement providing access for this property and one other lot to the north (20240 Westmore). The land area is 39,600 square feet or roughly 0.91 acres. The subject property contains a residential house and a detached garage. The submitted plan shows that the property includes a chicken coop measuring seven feet by seven feet (7'x7') attached to a 'chicken run' measuring thirteen feet (13') wide by seven feet (7') deep. The chicken coop and chicken run are located in the property's rear (northeast) corner. The applicant currently has sixteen (16) chickens.

Residential properties surround the subject site to the north, east, and south. Across Westmore Street to the west is Pinebrooke Office Park, which is zoned C1.

The Livonia Vision 21 Future Land Use map designates the subject property as *Low-Density Residential*, which recommends a density of 1 to 5 dwelling units per acre, a minimum lot area of 7,200 square feet, and minimum lot width of sixty feet (60').

The subject property was initially zoned AG, Agricultural. When the City was incorporated in 1950, Zoning Ordinance No. 60 was adopted, and the property was rezoned to RUF. In 1961, the subject property was included as part of a large group of lots in the north half of Section 3, rezoned from RUF to R-L-A, Residential Large Lot, a zoning district before the adoption of Ordinance No. 543. Then, in 1965, with the adoption of Ordinance No. 543, the R-L-A district became R-3, and since then, there have been two failed attempts to change the zoning of this part of Section 3, including the subject property, back to RUF.

MISCELLANEOUS

ITEM 5 Petition 2023-04-01-03 – 20180 Westmore Street

Page 2

The first attempt was in 1979 when a request to change the area from R-3 back to RUF was rejected for the following reasons (CR #1110-79, Petition 1979-06-01-20):

1. All existing lots in the subject area at least conform to R-3A zoning requirements or larger.
2. If this petition were to be approved, 40 existing lots would then become nonconforming.
3. The area has been zoned R-L or R-3 (80'x120' lots) since 1960 which has led to more efficient use of the land in some instances, a fact which the Planning Commission believes is of paramount importance, particularly in these times of high cost of land and housing.
4. The subject area has the capacity to accept additional dwellings which may result from future development occurring in accordance with R-3A Zoning District requirements.
5. Retention of the R-3A zoning in the subject area will not be detrimental to the overall development of the general area, nor will it be injurious to the continued use and enjoyment of the existing residential properties in the area.

The other petition occurred in 1987 and was denied for similar reasons (CR #1178-87, Petition 1987-08-01-29):

1. The subject area has the capacity to accept additional dwelling units which may result from future development occurring in accordance with R-3A zoning district requirements.
2. A more intensive utilization of the land area involved will not be injuries to the continued use and enjoyment of the existing residential properties in the area.
3. All existing lots in the subject area at least confirm to the R-3A zoning requirements or larger.
4. If this petition were to be approved, 49 existing lots would then become non-conforming.
5. The subject area has been zoned R-L or R-3 since 1960 which has led to more efficient use of land in most instances, a fact which the Planning Commission believes is of paramount importance, particularly in these times of high cost of land and housing.

The apparent difference between this request and the two previous rezoning petitions is that this item seeks to rezone only one (1) parcel instead of multiple parcels and will not result in any non-conformities. In discussing this item with the City Law Department, the Petitioner's desire to raise chickens for emotional support and mental health therapy could be protected under the Americans with Disabilities Act (ADA). Additionally, Michigan's Right to Farm Act could come into play, which is intended to protect farmers who follow the State's GAAMPs. Notwithstanding, this petition attempts to do the right thing by having the zoning conform to the activities on the property.

June 27, 2023: Study Meeting:

This item was tabled at the June 13th Public Hearing to allow the Petitioner and the City time to draft a conditional zoning agreement. The proposed agreement contains the following conditions, which the homeowners are voluntarily offering:

- 1) At most, twenty-five (25) chickens shall be housed on the Property.
- 2) No roosters shall be housed on the Property—only hens.
- 3) No farm animals other than chickens shall be housed on the Property; however, this shall not preclude the Owners from keeping other domesticated animals, such as dogs, cats, parakeets, etc., which shall be allowed.
- 4) All chickens will be kept in the coop and fenced enclosure, as depicted in Exhibit B.
- 5) The Property shall be free from any waste associated with the chickens. All chicken manure will be appropriately disposed of or composted.
- 6) All Generally Accepted Agricultural and Management Practices (GAAMPs) related to raising and keeping chickens will be adhered to.
- 7) No eggs or chickens shall be sold from the Property.
- 8) The RUF, Rural Urban Farm zoning, and the keeping of chickens on the Property, as set forth above, shall be allowed as long as the Owners or their heirs live at the Property. Should the Owners or their heirs no longer live at the Property, the chickens will be removed, and no farm animals, including chickens, shall be housed on the Property. The City can change the property's zoning to N2, Neighborhood, at such a time.

July 11, 2023: Public Hearing:

Following the Study Meeting, the Petitioner changed condition #4 of the agreement. It now reads:

All chickens will be maintained in the coop and fenced enclosure (run) as depicted in Exhibit B. Chickens are allowed out of the coop and run, but only when the Owners are home and provided the chickens are confined to an enclosed portion of the rear yard with no ability to trespass beyond the Owners' property.

Approving Resolution: The request to rezone the property at 20180 Westmore Street from N2 to RUF is hereby approved, subject to City Council approval, for the following reasons:

1. The Petitioner has voluntarily offered a conditional zoning agreement pursuant to MCL 125.3405 of the Michigan Zoning Enabling Act, Act 110 of 2006, as amended, that includes a statement of conditions for maintaining chickens on the property.
2. The RUF zoning is appropriate given the Petitioner's unique circumstances.
3. The proposed RUF zoning is compatible with the area's surrounding land uses.

4. The proposed zoning change represents a reasonable and logical plan for the subject property that adheres to sound land use planning principles.
5. The proposed zoning change would allow the use of the subject property in a manner consistent with its size and location.

Denying Reasons: The request to rezone the property at 20180 Westmore Street from N2 to RUF is hereby denied for the following reasons:

1. The petitioner has failed to affirmatively show that the proposed zoning change would be compatible with and in harmony with the surrounding neighborhood.
2. The proposed zoning change is inconsistent with the surrounding zoning and would adversely alter the neighborhood's character.
3. The existing N2 zoning is more consistent with the established pattern of development and character of the area, and
4. The Petitioner can seek approval from the Zoning Board of Appeals.

CONDITIONAL REZONING

STATEMENT OF CONDITIONS

This Statement of Conditions made and entered into this _____ day of _____, 2023, by and between the City of Livonia (“City”), a Michigan municipal corporation, and Michael and Megan Morad (“Owners”), 20180 Westmore, Livonia, MI 48152 (“Property”), is intended to be incorporated into the application for rezoning under Petition #2023-04-01-03 as a voluntary offer in writing setting forth conditions related to the use and development of the Property, for which the conditional rezoning is being requested. Included as a material part of this statement of conditions and incorporated herein is the plot plan attached as Exhibit “A” depicting the specific proposed use of the property.

List of conditions. The conditional rezoning of the Property was granted and shall remain valid based upon satisfaction of the conditions voluntarily offered by the Owners as follows:

- 1) At most, twenty-five (25) chickens shall be housed on the Property.
- 2) No roosters shall be housed on the Property—only hens.
- 3) No farm animals other than chickens shall be housed on the Property; however, this shall not preclude the Owners from keeping other domesticated animals, such as dogs, cats, parakeets, etc., which shall be allowed.
- 4) All chickens will be maintained in the coop and fenced enclosure (run) as depicted in Exhibit B. Chickens are allowed out of the coop and run, but only when the Owners are home and provided the chickens are confined to an enclosed portion of the rear yard with no ability to trespass beyond the Owners’ property.
- 5) The Property shall be free from any waste associated with the chickens. All chicken manure will be appropriately disposed of or composted.
- 6) All Generally Accepted Agricultural and Management Practices (GAAMPs) related to raising and keeping chickens will be adhered to.
- 7) No eggs or chickens shall be sold from the Property.
- 8) The RUF, Rural Urban Farm zoning, and the keeping of chickens on the Property as set forth above shall be allowed as long as the Owners or their heirs live at the Property. Should the Owners or their heirs no longer live at the Property, the chickens will be removed, and no farm animals, including chickens, shall be housed on the Property. The City can change the property’s zoning to N2, neighborhood at such a time.

City of Livonia
A Michigan municipal corporation

By: _____
Maureen Miller-Brosnan
Its: Mayor

By: _____
Susan Nash
Its: Clerk

By: _____
Michael Morad, Owner

By: _____
Megan Morad, Owner

ACKNOWLEDGMENT

STATE OF MICHIGAN)
) SS
COUNTY OF WAYNE)

The foregoing Agreement was acknowledged before me by Maureen Miller-Brosnan, the duly authorized Mayor of the City of Livonia, and Susan Nash, the fully authorized City Clerk for the City of Livonia, on the _____ day of _____, 2023.

_____, Notary Public
Wayne County, acting in Wayne County, Michigan
My Commission Expires: _____

ACKNOWLEDGMENT

STATE OF MICHIGAN)
) SS
COUNTY OF WAYNE)

The foregoing Agreement was acknowledged before me by Michael and Megan Morad, Owners of 20180 Westmore, Livonia, MI 48152, on the _____ day of _____, 2023.

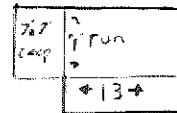
_____, Notary Public
Wayne County, acting in Wayne County, Michigan
My Commission Expires: _____

20180 Westmore, Livonia, 48152 Residential rear

Single family home 1614 sq ft

4 Bed 2 bath

Lot 36,550 sq ft



40'

Legal Description
03 F3 THAT Part OF THE NW 1/4 OF SEC 3 DES AS BEG AT A POINT DISTANT DUE S 823.96 FT AND S 89D 55M 30 SEC E 43138 FT AND S OD 01M 20 SEC E 224.96 FT From THE NW COR OF SEC 3 AND PROCEEDING TH S 89D 55M 10 SEC E 176 FT TH S OD 01M 20 SEC E 224.99 FT TH N 89D 55M 0 SEC W ALONG THE N LINE OF NORFOLK AVE 176 FT TH N OD 01M 20 SEC W 224.99 FT TO THE POB 0.91 ACRE

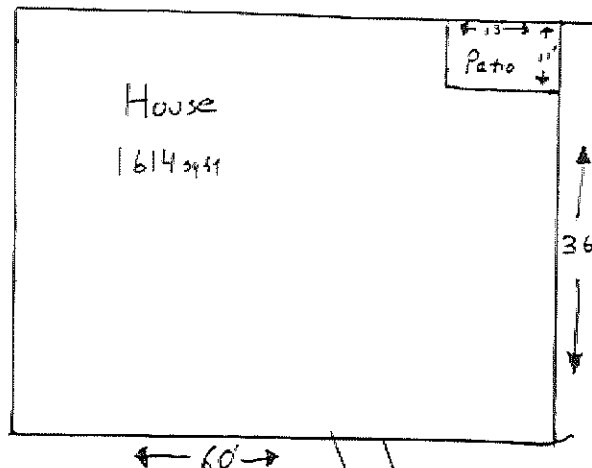
Westmore st

215'

Zoned N-2
Proposed RUF

113'
From COOP To House

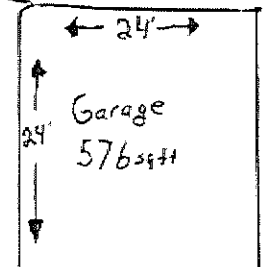
Front of house



60'

36'

Driveway

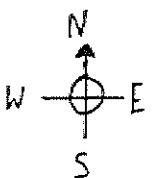


24'
Garage
576 sq ft

170'

Norfolk st

RECEIVED
APR 26 2023
CITY OF LIVONIA
PLANNING COMMISSION



2023-04-01-03

Zoned N-2

112.5'

Neighbor residence

112.5'

Zoned N-2

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

May 12, 2023

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2023-04-01-03 – #20180 Westmore Avenue

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed rezoning at this time. The subject parcel is assigned the address of **#20180 Westmore Avenue**.

The existing parcel is currently serviced by public sanitary sewer, water main and storm sewer. Per the submittal, there are no planned alterations to the sanitary sewer and water main services, so we do not expect any impacts to the existing systems at this time.

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

Sincerely,

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

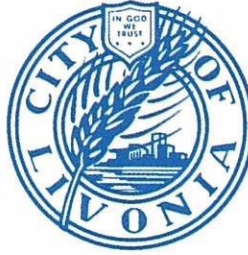
David W. Lear, P.E.
Assistant City Engineer

cc: 2023 Petition File

DEPARTMENT OF FINANCE

Michael T. Slater
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSAN
MAYOR

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

May 19, 2023

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

Petition 2023-04-01-03 - 20180 Westmore Street

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.

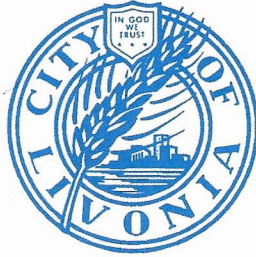
Very truly yours,

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

May 31, 2023

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

Re: Petition 2023-04-01-03

20180 Westmore Street
Morad, Michael

Dear Mr. Miller,

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

Sincerely,

A handwritten signature in blue ink that reads "Lynda L. Scheel".

Lynda L. Scheel
Treasurer, City of Livonia

City of Livonia Planning Commission
33000 Civic Center Dr.
Livonia, Mi. 48154

June 1, 2023

Pinebrooke Partners, LLC
20232 Farmington Rd.
Suite C Livonia, Mi. 48152

Members of the Livonia Planning Commission,

On behalf of Pinebrooke Office Park and its many professional business owners, medical practices and tenants, it is our joined consensus that the proposed rezoning of the neighboring residential property located at 20180 Westmore St. from N2 to RUF should NOT be approved as requested and submitted by the petitioner.

This attempt towards a 'spot rezoning' of this particular property in a contiguous, long established residential neighborhood of N2 home sites, does not conform to the Master Plan of the City of Livonia nor does it fit in well with the overall setting and surroundings of the abutting properties, such as ours.

We also feel strongly that, if this was to be approved by the Planning Commission, it would potentially set in motion a detrimental precedent for further rezoning and 'spot zoning' petitions throughout this residential area. Our local neighborhood here is a close knit, caring and well maintained mix of older and newer single family homes with many long-standing, well respected Livonia families, many of whom have resided here for decades and raised their families.

As fellow citizens of this area, we would prefer to keep our traditional, unique and time honored neighborhood setting unchanged and maintain the appropriate N2 zoning parameters as they stand today. It has worked well for the surrounding neighborhood and has stood the test of time so to speak.

Our neighboring professional office complex itself, Pinebrooke, takes great pride in our 33 plus years of providing a clean, well maintained and desirable business environment for our many office workers and tenants at this property and in this section of Livonia. We plan on continuing to do our part by further investing the necessary time, finances and management details into our office complex by always looking after the best interests of our loyal business tenants.

With that in mind, I would hope this letter serves as an understanding of our preference in this matter as a concerned and affected abutting property owner. From our vantage point, as mentioned there is no precedent nor a need to unsettle the existing zoning arrangement that has been in place here for generations. We trust that the Planning Commission members will consider our clear and concerned perspective we have presented here, and subsequently take all of this into account in weighing their decision with this matter.

Respectfully,
Pinebrooke Partners, LLC
20200 – 20246 Farmington Rd.

City of Livonia Planning Commission
33000 Civic Center Dr.
Livonia, Mi. 48154

June 1, 2023

Pinebrooke Partners, LLC
20232 Farmington Rd.
Suite C Livonia, Mi. 48152

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Respectfully,
Pinebrooke Partners, LLC
20200 – 20246 Farmington Rd.

From: [Simmons, Jennifer](#)
To: [Planning](#); [Hanna, Jerome](#); [Stroble, Robert](#); [Banko, Steven](#); [Moore, Doug](#); [Brandon, Keri](#)
Subject: FW: Online Form Submittal: Planning Inquires
Date: Friday, June 9, 2023 2:28:37 PM

Jennifer Simmons
Constituent Relations Specialist
City of Livonia | Mayor's Office
(734) 466-2204
jsimmons@livonia.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, June 9, 2023 2:20 PM
To: support <support@livonia.gov>
Subject: Online Form Submittal: Planning Inquires

Planning Inquires

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

First Name	ewa
------------	-----

Last Name	kedzierska
-----------	------------

Address	20310 Mayfield
---------	----------------

Email Address	ewalicja1@gmail.com
---------------	--

Phone Number	3139294434
--------------	------------

Describe your issue, concern, or question.	Petition 2023-04-01-03 Public Hearing June 13, 2023
--	--

1. Is the City aware that applicant has already installed a chicken coop and chickens before his application is reviewed?

2. The lot is under 1 acre and squarish in shape so the 2 lots on the east side are very close to the "proposed" coop and will have full view of chickens. They will have no choice. There are lots of 1 acre at 100ft wide and 440ft deep (or larger in Livonia where a coop at the rear would not be easily visible and would probably

not bother neighbours.

3.If this request is approved it is possible that other applicants with smaller lots will apply for the RUF waiver and what is the City's plan to deal with such requests? This could open a “can of worms”!

3. Is there a guarantee that applicant won't put in ducks, geese, turkeys, other fowl, pigs, sheep, goats, donkey etc?

4. Noise – not everyone would like to be woken by a rooster crowing early in the morning, or by chickens clucking away....

4. How will the manure/compost be dealt with? A pile may and probably will attract rats (which are a problem already in some areas), other vermin and flies as well as smell. Will this be disposed of through the regular trash collection?

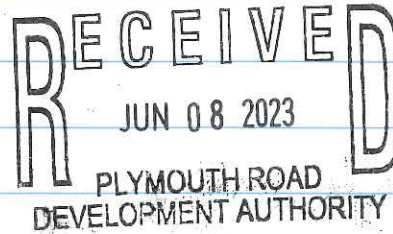
Livonia prides itself as being a diverse city/community, for families, with good schools and a safe place to live in. It is not considered “country” and small lots are not really adequate for bringing in chickens or for that matter other farm animals. The above concerns indicate that I ask the Committee to seriously consider the application and do not grant the waiver.

Thank you.

Ewa Kedzierska

Date of Concern	6/13/2023
Attachment (Optional)	<i>Field not completed.</i>

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



June 6, 2023

I am writing to say we do not want 20180 Westmore rezoned to a Rural Urban Farm.

We have problems with rats, mice and other vermin and we don't need other animals infesting our neighborhood.

Sincerely
Rody Norma
Martin

20013 Shodyside
Livonia, MI 48152

From: [KARL & ROBERTA BURNETT](#)
To: [Planning](#)
Subject: Resining @ 20180 Westmore
Date: Tuesday, June 6, 2023 2:17:41 PM

Ladies and gentlemen:

I am sending this message by electronic mail because I expect to be out of the city at the time you have scheduled your hearing on the matter of rezoning at 20 180 Westmore in Livonia, a private residence located in our subdivision.

Please allow me to be placed on your agenda as reading my message aloud and not in support of rezoning this residential property.

Folkers Farmington acres was probably a farm a very long time ago?

However, the subdivision is now a pleasing and comfortable area in which to live as single family residences.

I suspect the city Council has already received a request for this rezoning and has denied it?

Therefore, the original proposal to redone has probably been simply forwarded to the zoning board of appeals (ZBA).

This proposal to rezone a single-family residential property to one of rural urban farm is not supported here by myself, or my neighbors surrounding me and the concerned residence.

I respectfully request the proposal to re-zone. The subject property be denied.

Thank you in advance
R. Karl Burnett
32720 Norfolk St.
Livonia, MI 48152

Sent from my iPhone

From: [Simmons, Jennifer](#)
To: [Planning](#)
Subject: FW: Online Form Submittal: Planning Inquires
Date: Thursday, June 8, 2023 9:42:15 AM

Jennifer Simmons

Constituent Relations Specialist
City of Livonia | Mayor's Office
(734) 466-2204
jsimmons@livonia.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, June 8, 2023 9:16 AM
To: support <support@livonia.gov>
Subject: Online Form Submittal: Planning Inquires

Planning Inquires

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

First Name	keith
------------	-------

Last Name	dumond
-----------	--------

Address	33201 Norfolk st.
---------	-------------------

Email Address	durodkj@yahoo.com
---------------	--

Phone Number	734-934-4413
--------------	--------------

Describe your issue, concern, or question.	
--	--

to the planning commission: In regards to petition 2023-04-01-03, rezoning of 20180 Westmore St., to RUF. I protest, the rezoning of ,said property. I will be unable to attend the hearing, but this in no way diminishes my fervent opinion, that rezoning of this property would be a mistake. Rats, smell, possible reduction of property value, preferential treatment of one tax payer over another, being my major concerns. I expect other unanticipated problems will also, occur. If this proposal does pass, the rezoning should be for the entire quadrant, perhaps the entire city. Why should most tax payers, be barred from raising farm animals, but just the one allowed. This is a residential area, people moved

here with that understanding, changing that would be unfair. I feel rezoning this parcel, will cause future headaches for the residents, the city and the commission. Thank you for your time.

Date of Concern

6/8/2023

Attachment (Optional)

Field not completed.

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

Uhazie, Jacob

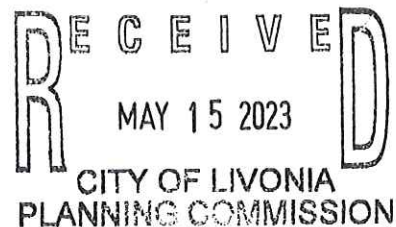
From: Centers, Janice
Sent: Monday, May 15, 2023 10:24 AM
To: Taormina, Mark; Uhazie, Jacob
Cc: Simmons, Jennifer; Centers, Janice
Subject: FW: Online Form Submittal: Planning Inquires

Good morning,

We received the following Planning Inquiry email today. Would someone be able to reach out to Mr. Dumond, or provide information for me to respond with?

Thank you,
Janice

Janice Centers
Executive Assistant to the Mayor
City of Livonia | Mayor's Office
(734) 466-2206
jcenters@livonia.gov



From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Saturday, May 13, 2023 11:24 AM
To: support <support@livonia.gov>
Subject: Online Form Submittal: Planning Inquires

Planning Inquires

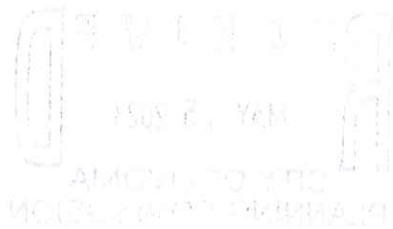
This form is for any questions, comments, or concerns you may have for the City in regards to planning. If you leave contact information, the City will reply within 2 business days. If this is an emergency, please dial 9-1-1.

First Name	keith
Last Name	dumond
Address	33201 Norfolk st.
Email Address	durod kjd@yahoo.com
Phone Number	734-934-4413
Describe your issue, concern, or question.	I am concerned about, the possibility of a rezoning in my area, allowing for farm animals. Chickens to be specific. I moved into a residential, as opposed to a rural area for a reason. I would

strongly urge, the council not to approve such a motion. What next goats? I see a rat problem coming from this, thank you.

Date of Concern	5/13/2023
Attachment (Optional)	Field not completed.

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



Uhazie, Jacob

From: Jan Irvin <janmi@rocketmail.com>
Sent: Friday, May 12, 2023 3:48 PM
To: Planning
Subject: Fwd: Zoning change proposal, May 16th meeting

Please send me a quick "got it" so I know this went through. Thanks so much!

Sent from my iPad

Begin forwarded message:

From: Jan Irvin <janmi@rocketmail.com>
Date: May 12, 2023 at 12:24:20 PM EDT
To: planningcommision@cityoflivonia.org
Subject: Zoning change proposal, May 16th meeting

To: Planning Commission, Jacob and Scott

Dear Members,

We are sending in this letter about our **concerns** for the proposed zoning change at 20180 Westmore to "urban farm" from residential. We are submitting the letter for the May 16th meeting.

I (Jan) kindly asked our neighbors not to put chickens in the yard when I noticed them in their dog pen, which is directly behind our yard. (This was about a month ago.) I mentioned that I am allergic to chickens and would not be able to open my windows if chickens were present. I said that this was a residential neighborhood and not zoned for chickens.

Our neighbors went ahead with their plans and applied for a zoning change, put up a coop on pallets as well as a wire run area.

We object to the change of zoning because:

- 1) Chickens attract rats because of feed and droppings. The local foxes and coyotes will also be interested in them. In the past, a neighbor across the street and 4 doors down had chickens and his neighbor called the city because of the rat issue. The chickens were removed.
- 2) A zoning change sign has not been posted so the rest of the block northward is not aware of any change. The chickens are currently housed in their garage and have not been seen by others.
- 3) We do not understand why 10 chickens would be considered "emotional support" animals because they already have 2 dogs.
- 4) It is impossible to avoid the "farm smell" of chickens.

We respectfully request that the area not be rezoned to urban farm. We will not attend the meeting in person as our neighbors have tried to intimidate us into their wishes by posting no trespassing signs, installing and pointing two cameras directly into our yard and calling in a false police report on my husband in reference to their dogs. Please see pictures below. The last photo is the coop and run area in the back of the property. We will be happy to answer any questions by phone or you may stop by our house, 20181 Shadyside. (1 block east of Farmington and 1 block south of 8 Mile) Feel free to call at 248 477-3677.

Respectfully submitted,
Jan and Ron Irvin

Posted Signs



Copyright © 2000



Back Yard.jpg (204)

Members of the Livonia City Planning Committee:

I am writing to you in regards to the petition to change the zoning from N2 to RUF at the following location:

20180 Westmore, Livonia, MI 48152

As a longtime homeowner in the vicinity of this location, I am OPPOSED to the zone change for these reasons:

1. Chickens will attract other wildlife to the neighborhood such as raccoons, foxes, coyotes, rats and various other scavengers. The area is already overrun with deer that have decimated many of our neighbors' landscaping/flowers, we don't need the additional wildlife wreaking havoc on our yards.
2. It has come to my attention that the homeowner already has the chickens in possession and did not wait till a decision about a zoning variance. If they are so mindless of the zoning regulations, who is to say what other violations they may try to get past the zoning committee.
3. Noise – especially roosters.
4. This neighborhood has a general level of tidiness and care for the upkeep of its houses and yards that the homeowner does not seem to abide by. Items strewn throughout the yard, a car parked in the back yard etc and the addition of a chicken flock certainly adds to general level of messiness throughout the property.

5. The property's proximity to medical offices. Not only the possibility of increased wildlife near the area, also the threat of wildlife borne illness (avian or otherwise) to the medically compromised patients who are in the area.

Again, I want to reiterate my opposition to the zoning change and hope that your committee would vote to NOT allow the zoning change for 20180 Westmore.

Thank you for your consideration,

Margaret Quinn

If these remarks are to be read aloud or disseminated at the planning meeting, please respect my wishes and put these remarks out anonymously.

From: [DIANE RICHMOND](#)
To: [Planning](#)
Subject: Petition 2023-04-01-03 Question
Date: Wednesday, June 14, 2023 9:30:38 AM

Hi Planning Commission.

I sent an email yesterday and realized I have some more questions before I can make a decision.

How many chickens are they planning on raising?

How large is enclosure for chickens?

How often will they clean the enclosure?

Diane Richmond

33341 Norfolk St

Livonia 48152

Sent from my iPhone

From: [DIANE RICHMOND](#)
To: [Planning](#)
Subject: Petition 2023-04-01-03
Date: Tuesday, June 13, 2023 8:58:28 PM

I have several questions before making a decision about rezoning the property at 20180 Westmore Street, Livonia 48152.

1. If property is rezoned to RUF does the city inspect the property for health violations regularly?
2. If property is sold to someone else other than Michael Morad, will it automatically stay zoned RUF or revert back to N2?
3. Is there a limit of number and types of animals that can be living on the property?
4. How do they dispose the chicken droppings?

I have a family member who lives in Ferndale. Their neighbor was permitted to have chickens. They took care of the chickens for the first few years. This neighbor lost interest in maintaining the property. It was very difficult for other neighbors to get this issue resolved. Many health concerns.

What does the City of Livonia have in place to protect its residents from being placed in a similar situation?

Health concern of Histoplasma. This is an infectious disease caused by breathing in spores/fungus often found in chickens and other bird droppings.

Respectfully,
Diane Richmond
33341 Norfolk Street
Livonia, Michigan 48152

Sent from my iPhone

From: [Lucy](#)
To: [Planning](#)
Subject: PETITION 2023-04-01-03
Date: Monday, June 12, 2023 11:02:37 PM

Good Evening Planning Board of Livonia,

Per a letter you mailed out regarding a petition for Michael Morad property at 20180 Westmore St, Livonia. Per your letter request and Mr. Morad mentioning to send a letter of my opinion to the board. My name is Lucy Eisenhardt-Baldassarra.

I reside at 20306 Shadyside and also hold deed rights to 20260 Shadyside which both addresses received letter of notice. I am of the understanding the purpose of the rezone request is to allow Mr. Morad to have 12 chickens at the back end of his property closest to 20205 & 20245 west side Shadyside. I have spoken with Mr. Morad and his wife Megan, I have also seen the NEW Chicken coop he has constructed. I see no issues with them raising and responsibly taking care of the premises. Mr. Morad seems to be an honest responsible person whom I understand works for Farmington Hills DPW which tells me he understands the construction requirements/ safety measures he has explained to me he took while constructing his coop. He has informed me he put proper chicken wiring and proper footings. He also explained his maintenance he intends to do to keep it clean. Mr. Morad has a 3 yr old son named Forest and a newborn on the way-after talking to him I am sure the property and chickens will all be maintained in the healthiest and safest way possible for his family as well as the surrounding neighbors. I found The Morad's are very approachable and would be willing to make compromises and adjustments if ever the chickens caused an issue-a person would just simply need to knock on his door and discuss any concerns that come about.

Years ago our whole area was Farm agriculture RUF, sadly by no choice of all the residents we were notified we all were being rezoned. I wish the rezone never happened personally, I think it was all tax based to raise all our taxes. Which brings my only concern for this petition. If this changes tax rates to the lower rates we use to get than I'm not sure a rezoning is necessary but an exception for his property to allow the chickens and the coop. I don't feel that the surrounding neighbors should bear a higher tax rate do to the rezoning, I feel regardless of the zone our property tax brackets should be the same in N1 of N2.

So in short I approve Mr. Morad to have the coop and Chickens, but I am not in favor of rezoning if it causes a discrimination of taxes for the surrounding neighbors. If I am wrong that the tax brackets between the zones N1 and N2 are not different than I would be in favor of the rezone as well. However in the instance I am right about the tax brackets than I recommend a property permit allowing as mentioned the said Chickens and the coop to house them in.

Lastly, I will mention-In the city of Livonia there are many places with signs of people selling fresh eggs etc.-which tell me others can responsibly do the same as the Morads wish to do.

Thank you for hearing my opinion, and hope the board can make a decision that can accommodate the homeowner and the city respectfully.

Sincerely,
Lucy Eisenhardt-Baldassarra

Date: April 11th, 2023

Patient: Megan Morad
DOB: 3/15/1993

To whom this may concern,

Megan Morad is currently in my professional care for treatment for mental illness defined by the DSM-IV. Her mental impairment substantially limits one or more major life activities. I am intimately familiar with her history and with the functional limitations imposed by her emotional related illness. I have prescribed an emotional support animal as part of the treatment program developed for Megan. Due to this emotional disability, Megan has certain limitations related to coping with stress and anxiety. In order to help alleviate these difficulties, and to enhance her ability to function independently, I have prescribed Megan to obtain an emotional support animal. The presence of this animal is necessary for the emotional health of Megan because its presence will mitigate the symptoms she is currently experiencing. The presence of this emotional support animal is necessary for Megan's mental health. Megan needs the emotional support animal as an accommodation for support in her own home.

I am licensed by the state of Michigan to practice psychiatry. My license number is 5601002389. If you have any questions or concerns, please feel free to give me a call (248) 471-7171.

Sincerely,

Bryan S. Weinstein, D.O.
Julie Micheli PA-C
Kayla Stiles PA-C
BSW



Bryan S. Weinstein, D.O.

BSW

RECEIVED
APR 26 2023
CITY OF LIVONIA
PLANNING COMMISSION

2023-04-01-03

From: [Dorothy Iannarelli](#)
To: [Planning](#)
Subject: Petition 2023-04-01-03
Date: Friday, June 9, 2023 2:34:10 PM
Attachments: [VBS.eml.msg](#)

This email is sent on behalf of Antonio and Francesca Iannarelli residing at 20180 Shadyside St. Livonia, MI 48152 in regards to a letter they received pertaining to the above stated petition. They have been longtime residents of Livonia and look forward to a young family starting out their life dreams. They feel that Mr. Michael Morad and his family should be able to have their property rezoned from N2 to RUF if they sufficiently meet the criteria.
Sincerely,

Antonio and Francesca/Roberto and Dorothy Iannarelli

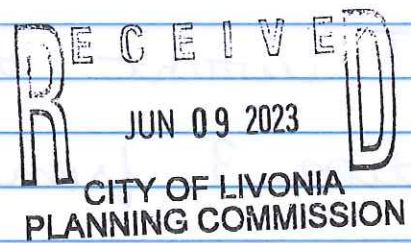
Dear Planning Commission,

We live at 32790 Norfolk; four houses down wind from 20180 Westmore. We have lived at this home for 27 years. We do NOT want the property NW $\frac{1}{4}$ of section 3 from N2 (neighborhood) to RUF (rural urban farm) to be rezoned. These are the reasons:

- 1.) About 10 years ago a neighbor on Shadyside street had chickens and we got RATS! Please not again.
- 2.) The smell. Like I said most of the wind flows westward down Norfolk street and we love our outdoor living too much and worry about this happening.
- 3.) If you want chickens and other farm animals buy your home in a RUF section. Its not fair to those who don't want to live near farm animals.

Thank you for reading our concerns,
Proud residents of Livonia.

Richard Whittier and Esther Whittier



To Whom it May Concern:

Michael and Megan lived next to me for nearly 5 years while they lived on Cardwell street in Livonia. During that time, they owned chickens that were kept in a clean and humane way.

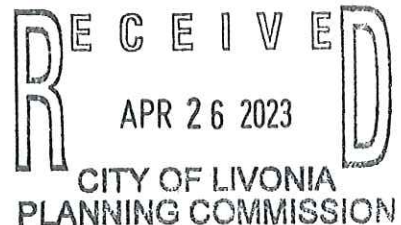
The coop was cleaned on a regular basis along with daily feedings and fresh water. My daughter was asked to help when they would leave for events and was more than happy to help.

In addition to the cleanliness of their coop, Megan made compost from the waste of the chickens which my fiancé was more than happy to use in his garden. I know the smell is usually a concern as well, but there was minimal to no smell due to the constant upkeep.

If there are any other concerns or questions, please feel free to contact me.

Dannette Cauchi

Dnnttnelson@yahoo.com



2023-04-01-03

April 18, 2023

To whom it may concern;

I am an old neighbor of Mike and Megan Morad.

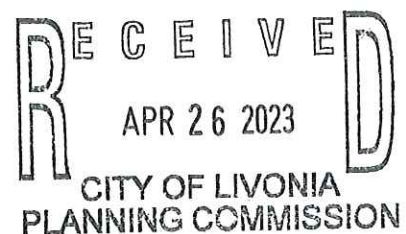
I lived next to them for the entire time they were on Cardwell in Livonia.

They had their chickens in a coop in their backyard and kept it very clean. The chickens never made much noise, I would always check because they were so quiet. I enjoyed the eggs I was given as well. To say they were a nuisance is not true.

With the price of groceries these days I don't see this as a problem I see it as a gain for the area.

If you have any other questions please feel free to contact me.

Dean Aldrich
734-502-0499



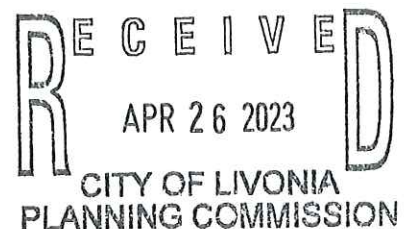
2023-04-01-03

To Whom it may Concern,

I am writing this letter in regard to the possession of chickens by Michael and Megan Morad. Michael and Megan are former neighbors of mine. I live at 27646 W Chicago. During their time as neighbors of mine, they raised several chickens on their land. Had I not been close personal friends of theirs, I honestly would not have known they had chickens. The chickens were always in their coop, never running around the yard. They were well cared for and cleaned up after. The yard never smelled of chickens or their dogs for that matter. I never once heard their chickens make noise, and I am a very light sleeper with thin walls who hears everything. I never noticed bugs or rats around due to the chickens. I am in full support of the responsible ownership of chickens to feed a growing family and teach their son responsibility and livestock ownership.

Any further questions, I can be reached by phone or email at 517-505-5523 or jchapman674@comcast.net

Sincerely,
Jacquelyn Chapman



2023-04-01-03

April 21, 2023

To whom it may concern,

I am a long time Livonia resident and previous neighbor of Mike and Megan Morad. I would like to advocate on their behalf regarding their request to have chickens on their property.

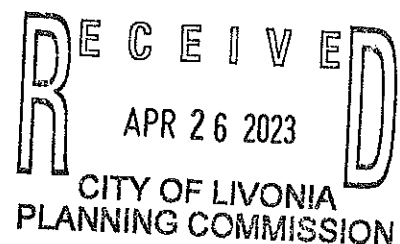
When the Morads lived next to me, they had chickens in their backyard. Although our houses are close together, this was not seen as a nuisance. They kept the coop and surrounding area very clean and there were no signs of the rodent issues in our yards as is abundant in other areas of our city. From my perspective the Morads are very respectful of their neighbors and would ensure there is no negative impact within or surrounding their property. They are responsible and dedicated homeowners working to improve their home, lifestyle, and community.

Thank you for your consideration. I am available for any additional information or insight that may prove useful in reviewing the request.

Sincerely,

LisaLBarker

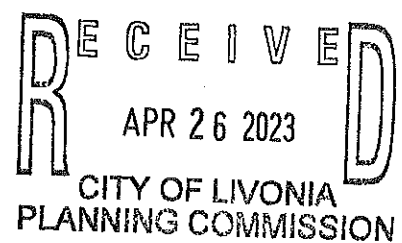
Lisa Barker
9502 Cardwell
Livonia, MI 48150
734-635-7303



2023-04-01-03

The following neighbors were contacted by us and encouraged us to rezone to legally and responsibly own chickens, so no further conflicts arise:

- Kathleen Morris
 - 20240 Westmore St
Livonia 48152
- Hien (Henry) and Jenny Than
 - 20245 Shadyside St
Livonia 48152
- Mark and Karen Rocheleau
 - 20245 Shadyside St
Livonia 48152
- Pauline Georgevich
 - 33233 Norfolk St
Livonia 48152



2023-04-01-03

From: [Carol Szatkowski](#)
To: [Planning](#)
Subject: Petition 2023-04-01-03 Submitted by Michael Morad
Date: Tuesday, May 30, 2023 8:18:20 PM
Attachments: [image.png](#)

Dear City of Livonia Planning Commission Team,
I received the attached letter regarding the following petition:

Petition 2023-04-01-03 submitted by Michael Morad pursuant to Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the property at 20180 Westmore Street, the Northwest ¼ of Section 3 from N2 (Neighborhood) to RUF (Rural Urban Farm).

I live at 33377 Norfolk St, Livonia, MI 48152. Please acknowledge for the June 13, 2023 public hearing that I approve and vote yes that Michael Morad's property be rezoned to Rural Urban Farm (RUF). Mr Morad and his family have improved the property tremendously since they purchased it. Please record my vote as a Yes for RUF. Please call me if you have questions.

Thank you,
Carol Szatkowski
248-765-7512

From: [KARL & ROBERTA BURNETT](#)
To: [Planning](#)
Subject: Resining @ 20180 Westmore
Date: Tuesday, June 6, 2023 2:17:41 PM

Ladies and gentlemen:

I am sending this message by electronic mail because I expect to be out of the city at the time you have scheduled your hearing on the matter of rezoning at 20 180 Westmore in Livonia, a private residence located in our subdivision.

Please allow me to be placed on your agenda as reading my message aloud and not in support of rezoning this residential property.

Folkers Farmington acres was probably a farm a very long time ago?

However, the subdivision is now a pleasing and comfortable area in which to live as single family residences.

I suspect the city Council has already received a request for this rezoning and has denied it?

Therefore, the original proposal to redone has probably been simply forwarded to the zoning board of appeals (ZBA).

This proposal to rezone a single-family residential property to one of rural urban farm is not supported here by myself, or my neighbors surrounding me and the concerned residence.

I respectfully request the proposal to re-zone. The subject property be denied.

Thank you in advance
R. Karl Burnett
32720 Norfolk St.
Livonia, MI 48152

Sent from my iPhone

Uhazie, Jacob

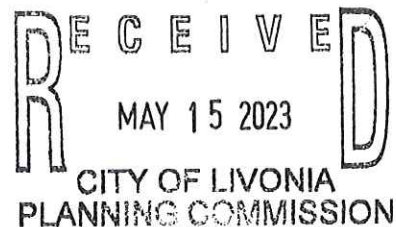
From: Centers, Janice
Sent: Monday, May 15, 2023 10:24 AM
To: Taormina, Mark; Uhazie, Jacob
Cc: Simmons, Jennifer; Centers, Janice
Subject: FW: Online Form Submittal: Planning Inquires

Good morning,

We received the following Planning Inquiry email today. Would someone be able to reach out to Mr. Dumond, or provide information for me to respond with?

Thank you,
Janice

Janice Centers
Executive Assistant to the Mayor
City of Livonia | Mayor's Office
(734) 466-2206
jcenters@livonia.gov



From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Saturday, May 13, 2023 11:24 AM
To: support <support@livonia.gov>
Subject: Online Form Submittal: Planning Inquires

Planning Inquires

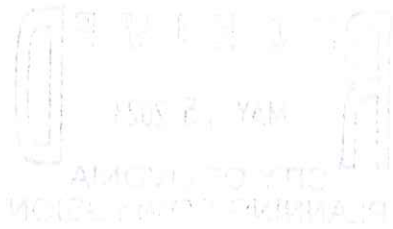
This form is for any questions, comments, or concerns you may have for the City in regards to planning. If you leave contact information, the City will reply within 2 business days. If this is an emergency, please dial 9-1-1.

First Name	keith
Last Name	dumond
Address	33201 Norfolk st.
Email Address	durodkjd@yahoo.com
Phone Number	734-934-4413
Describe your issue, concern, or question.	I am concerned about, the possibility of a rezoning in my area, allowing for farm animals. Chickens to be specific. I moved into a residential, as opposed to a rural area for a reason. I would

strongly urge, the council not to approve such a motion. What next goats? I see a rat problem coming from this, thank you.

Date of Concern	5/13/2023
Attachment (Optional)	Field not completed.

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



From: [Kathy Wiltsie](#)
To: [Planning](#)
Subject: Home on corner of Westmore and Norfolk rezoning and add chicken coop
Date: Monday, July 10, 2023 2:08:03 PM

Planning Commission

I am writing to say that I vehemently oppose the rezoning to allow a chicken coop to be built on the property at the corner of Westmore and Norfolk, Livonia 48152.

The yard facing Norfolk is a trashy mess most of the time and I do not see a chicken coop being kept clean and odor free. This has always been a residential area.

The other homes along Norfolk are neat and well kept.

Patricia Wiltsie
19983 Mayfield
Livonia Mi. 48152

From: [Ron Irvin](#)
To: [Kasprowicz, Sara](#)
Subject: Rezoning of 20180 Westmore from N2 to RUF
Date: Tuesday, July 11, 2023 1:22:01 PM

[Sent from Yahoo Mail on Android](#)

Dear Sara,

Please add this list of signatures to the file for the meeting regarding the change of N2 to RUF for the property at 20180 Westmore, petition 2023-04-01-03. We can supply a paper copy.

We do not see the meeting listed for tonight, July 11th at 7:00 pm. Has the meeting been moved. Thank you

Ron Irvin

To: The Livonia City Planning Commission
Re: Petition 2023-04-01-03, Rezoning 20180 Westmore from N2 to RUF
Date: 7/10/2023

Dear Committee;

Please see the attached list of residents who are opposed to the rezoning of the above property. The proposed rezoning is not in keeping with the rest of the subdivision. We request that the property remain N2.

*Petition against the rezoning
of 20180 Westmore
from N2 to RUF*

<u>NAME</u>	<u>Address</u>	<u>Sign</u>
KEVIN KRAFT	20319 SHADYSIDE	<i>[Signature]</i>
KEVIN Crowell	20336 Shady side	<i>[Signature]</i>
Sharon Crowell	20336 Shadyside St	<i>[Signature]</i>
Mika Pettys	20111 Shadyside	<i>[Signature]</i>
David Korman	20285 Shadyside	<i>[Signature]</i>
STEVE SUMMERS	20025 SHADYSIDE	<i>[Signature]</i>
Evan Bayajian	20355 Mayfield	<i>[Signature]</i>
Karen Govender	20120 Mayfield	<i>[Signature]</i>
Genasen Govender	20120 Mayfield	<i>[Signature]</i>
Kathleen Erngren	20414 Shadyside	<i>[Signature]</i>

OTHER ITEMS RELATED TO THE PETITION



Mystic Maran

Characteristics:

- Quiet demeanor
- Submissive
- Obedient



Leghorns

Characteristics:

- Friendly
- Large egg production
- Sprightly

Olive Eggers

Characteristics:

- Mellow
- Docile
- Friendly with other birds



Isa Brown

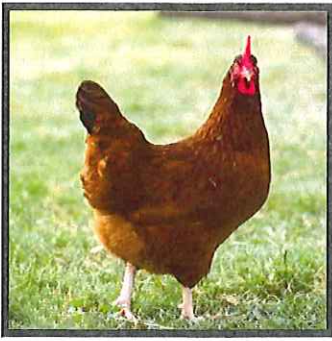
Characteristics:

- Affectionate
- Approachable by nature
- Known for their love of people.



RECEIVED
APR 26 2023
CITY OF LIVONIA
PLANNING COMMISSION

2023-04-01-03



Rhode Island Red

Characteristics:

- Calm
- Docile
- Active

Brahma

Characteristics:

- Maternal
- Non- aggressive
- Quiet



RECEIVED
APR 26 2023
CITY OF LIVONIA
PLANNING COMMISSION

2023-04-01-03

**PUBLIC HEARING
DIRECTION**

Monday, August 7, 2023

Findings and Order of the Hearing Officer regarding the demolition of a residential structure located at 37739 Seven Mile, in accordance with Chapter 15.52 (Dangerous Buildings and Structures) of the Livonia Code of Ordinances, as amended.

DIRECTION: 1) APPROVING

Findings and Order of the Hearing Officer regarding the demolition of a residential structure located at 11033 Berwick, in accordance with Chapter 15.52 (Dangerous Buildings and Structures) of the Livonia Code of Ordinances, as amended.

DIRECTION: 1) APPROVING

Petition 2023-04-01-03 submitted by Michael Morad under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the property at 20180 Westmore Street, located on the east side of Westmore Street between Farmington Road and Shadyside Street in the Northwest $\frac{1}{4}$ of Section 3, from N2 (Neighborhood) to RUF (Rural Urban Farm).

**DIRECTION: 1) APPROVING
2) DENYING
3) COMMITTEE OF THE WHOLE**

Petition 2023-05-01-04 submitted by Colossal Development Group L.L.C. under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the properties at 20511, 20513 and 20515 Angling Road, located on the southwest corner of Angling and Eight Mile Roads in the Northeast $\frac{1}{4}$ of Section 1, from C-1 (Local Business) to N1 (Neighborhood).

DIRECTION: 1) APPROVING (FOR 1ST READ)

**THESE ITEMS ARE TO BE PLACED ON THE AGENDA FOR THE
REGULAR MEETING OF AUGUST 21, 2023**

**CITY OF LIVONIA
PUBLIC HEARING**

Minutes of Meeting Held on Monday, August 7, 2023

A Public Hearing of the Council of the City of Livonia was held at the Livonia City Hall Auditorium on August 7, 2023.

MEMBERS PRESENT: Jim Jolly, President
 Laura Toy, Vice President
 Brandon McCullough
 Kathleen McIntyre
 Scott Morgan

MEMBERS ABSTAINING: Rob Donovic

MEMBERS ABSENT: Scott Bahr

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

The Public Hearing was called to order at 7:52 p.m. with Council President Jim Jolly presiding. This item is regarding **Petition 2023-05-01-04** submitted by Colossal Development Group L.L.C. under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the properties at 20511, 20513 and 20515 Angling Road, located on the southwest corner of Angling and Eight Mile Roads in the Northeast ¼ of Section 1, from C-1 (Local Business) to N1 (Neighborhood). This item will be moved to the Regular Meeting of August 21, 2023.

The Public Hearing is now open. There were 5 persons in the audience.

Jolly We'll move on to item number four. Again, we'll start with going to Mr. Taormina. But Mr. Donovic, I believe you have something to say?

Donovic Thank you, Mr. Chair. I have a professional work conflict and I'm going to recuse myself from this agenda.

Jolly Thank you, sir. Let the record reflect that Mr. Donovic is leaving the group and sitting in the audience. Mr. Taormina, can you tell us the overview of what this item number four is?

Taormina Yes, it's a rezoning petition. This involves three properties that are right at the corner of Eight Mile and Angling Roads. The current zoning is business local business C-1 and the proposal to change that to anyone neighborhood. So, from Commercial to Residential, when you look at the size of all three lots combines just over two acres and includes 280 feet in

frontage on Angling. Lot depth is 315 feet. All of the properties currently are vacant. The proposal would split the property into four new home sites. The N-1 zoning requires minimal lot area of 6000 square feet, the minimum lot width of 50 feet. In this case, the North lot parcel A would be 93 feet in width and 32,000 square feet in area. Parcels B, C and D would all measure 60 feet and 18,500 square feet, so substantially larger than what the N-1 minimum lot size requires. There are substantial floodplain and wetlands on the site. These have been identified and mapped. The plan shows that the building envelopes for all four parcels would be large enough so as not to disturb these areas. The Master Plan does identify this area as Corridor Commercial. The site does have quite a bit of history, mostly related to the development of medical office buildings on the site, which never came to fruition. There used to be one house on three lots and that house was removed sometime in the early 1990s. The Planning Commissioner has recommended approval of the zoning change. Thank you.

Jolly Thank you, sir. We'll go to the petitioner. Please identify yourself, name and address.

Eadeh Joe Eadeh, 8810 Brookline.

Joly Is there anything additional that you'd like to add to what Mr. Taormina has indicated?

Eadeh No, I agree with everything.

Jolly Thank you, sir. Is there any direction from the Council here, I see Mr. Morgan.

Morgan Yeah, I'd like to offer an approving.

Jolly We'll hear this on August 21, during the Regular meeting. Is there anything else from the Council? Ms. McIntyre.

McIntyre I think it's nice for the people around there, when you see a property go from a more intensive use to a less intensive use. And I know, Mark, you've indicated that, it's Commercial Corridor as the future land use, but it seems that it was a commercial space that never materialized into commercial space. So, it's nice to see property being used. And again, less intensive with R-U-F. Again, I think it's great.

Jolly Thank you. Ms. Toy.

Toy This property has been a problem for a long time. I applaud you for bringing that forward. Houses, we need more taxpayers, we need more young families. So, this should do the trick right here. So, thank you very much.

Eadeh Either that or getting chickens.

Jolly Thank you, sir. Have a seat. Are there any public comments in regards to item number four? Would anybody like to address item number four, going once going twice. Public comment is now closed. We do have an approving motion from Mr. Morgan that will be heard on August 21, 2023. I will call this item closed. That concludes our public hearings for this evening. Just to preserve the record I'll not that Mr. McIntyre is here as well. I did not introduce her earlier.

As there were no further questions or comments, the Public Hearing was declared closed at 7:57 p.m.



LETTER TO THE LIVONIA CITY COUNCIL

4.

Planning
July 12, 2023

MEETING DATE

July 24, 2023

PREPARED BY

Stephanie Reece, Program Supervisor,

AGENDA ITEM

Petition 2023-05-01-04 submitted by Colossal Development Group L.L.C., requesting to rezone the properties at 20511, 20513, and 20515 Angling Road, located on the southwest corner of Angling and Eight Mile Roads in the Northeast ¼ of Section 1, from C-1 (Local Business) to N1 (Neighborhood)

BACKGROUND DETAILS

July 12, 2023

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2023-05-01-04 - Colossal Development Group L.L.C.

Dear Council Members:

At the 1,201st Public Hearings and Regular Meeting held by the City Planning Commission on July 11, 2023, the following resolution was adopted:

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

#07-42-2023 RESOLVED, That the City Planning Commission does hereby recommend to the City Council that Petition 2023-05-01-04 submitted by Colossal Development Group L.L.C. under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the properties at 20511, 20513, and 20515 Angling Road, located on the southwest corner of Angling and Eight Mile Roads in the Northeast ¼ of Section 1, from C-1 (Local Business) to N1 (Neighborhood), be approved for the following reasons:

1. The proposed zoning change is compatible with and in harmony with the area's surrounding land uses and zoning districts.
2. The proposed zoning change would allow the site to be developed into four (4) new lots, fully compliant with the N1 District regulations.
3. The proposed zoning change represents a reasonable and logical plan for the subject property that adheres to sound land use planning principles.

4. The proposed zoning change would provide for developing the subject property consistent with its size and location.

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

ATTACHMENTS

1. 2023-05-01-04_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: July 14, 2023



Maureen Miller Brosnan, Mayor

Date: July 14, 2023

Petition 2023-05-01-04 submitted by Colossal Development Group L.L.C. under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the properties at 20511, 20513 and 20515 Angling Road, located on the southwest corner of Angling and Eight Mile Roads in the Northeast ¼ of Section 1, from C-1 (Local Business) to N1 (Neighborhood).

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: 5/19/23 Petition 2023-05-01-04

Site Address: 20515 Angling Sidwell 001-99-0013-000
001-99-0014-000
001-99-0015-000

Requesting To Rezone Property From C-1 To M1

For the Following Reason (s) To create single-family home building sites.

Applicant: Joe Eadeh Business/Company: Colossal Development Group LLC

Applicant's Address: 32826 Five Mile Rd, #106 City: Livonia State: MI Zip Code: 48154

Applicant's Phone # (734) 956-0233 Applicant's Email Contact@GjonajGroup.com

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

RECEIVED
OFFICE OF THE CITY CLERK

2023 MAY 19 PM 1:34

RECEIVED
MAY 19 2023
CITY OF LIVONIA
PLANNING COMMISSION

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

Owner of Property: Frank Okolo

Owner's Address: 50176 Tottenham Court City: Canton State: MI Zip Code: 48187

Owner's Phone # (734) 334-6002 Owner's Email faokolo@yahoo.com

Signature of Owner: [Signature] Print Name: Frank Okolo

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

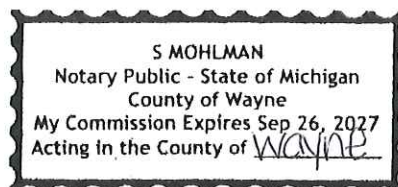
on this 8th day of May 20 23

Signature of Notary [Signature] My commission expires 9/26/2027

APPROVED AS FORM
Department of Law

By: [Signature]

Date: 5/19/2023



UNAPPROVED MINUTES

1

MINUTES OF THE 1,201st PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, July 11, 2023, the City Planning Commission of the City of Livonia held its 1,201st 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:	Wafa Dinaro	David Bongero	Sam Caramagno
	Glen Long	Peter Ventura	Ian Wilshaw

Members absent: None

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

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

ITEM #2 PETITION 2023-05-01-04 Colossal Development Group, LLC

Mr. Caramagno, Secretary, announced the next item on the agenda, Petition 2023-05-01-04 submitted by Colossal Development Group L.L.C. under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the properties at 20511, 20513, and 20515 Angling Road, located on the southwest corner of Angling and Eight Mile Roads in the Northeast ¼ of Section 1, from C-1 (Local Business) to N1 (Neighborhood).

Mr. Taormina: Thank you. This is a rezoning petition that involves three contiguous properties at the corner of Eight Mile and Angling Roads. The rezoning would be from C-1 (Local Business) to N1 (Neighborhood Residential). The addresses are 20511 Angling 20513 Angling and 20515 Angling. Combined, the site totals roughly two acres, with 280 feet of frontage on Angling Street by a depth of 315 feet. All three parcels are presently vacant. Rezoning would allow for the future division of the site into four new residential home sites. The N1 zoning requires a minimum lot area of 6,000 square feet and minimum lot dimensions of 50 feet by 120 feet. There are four parcels identified on the plan as Parcel A, Parcel B, Parcel C and Parcel D. Parcel A, which is the north lot, would measure 93 feet in width and total 32,000 square feet in area. Parcels B, C, and D would all be about 60 feet in width, and over 18,500 square feet. All of the proposed parcels would exceed the N1 zoning requirements. The rear of the site contains a regulated floodplain and wetlands. These features have been identified and mapped. The plans show that the building envelopes for each parcel would be large enough without disturbing these areas. Looking at the surrounding area across Eight Mile is the City of Farmington Hills. Fresenius Medical Care Center zoned C-4, is located to the west of the property. East across Angling is an auto parts store and self-storage facility. And lying to the south are residential homes that are zoned RUF (Rural Urban Farm). The Future Land Use Plan designates the property as Corridor Commercial. A little bit of history about the site. It was previously approved for medical office use, however, those developments never occurred. In 1993, the only house that's ever been recorded on this property was removed from 20515 Angling. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Taormina: Mr. Taormina: The first item is from the Engineering Division, dated May 22, 2023, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed rezoning at this time. The subject parcels are assigned the addresses of #20511, #20513 and #20515 Angling Road. (not #20815). The existing parcels are currently serviced by public sanitary sewer, water main and storm sewer. No service connections or information are shown in the submittal so we are unable to determine the extents of any impacts to the existing systems, but we do not expect there to be any issues with the construction of four single family houses. The legal descriptions look correct (with the exception of a small typo on the west lot lines of the proposed lot descriptions) and should be used should the project move forward. The owner will need to*

UNAPPROVED MINUTES

3

submit applications to the Assessor's office for the lot line adjustments/ lot split that will need to occur prior to any permitting. Also, we would ask that owner provide a formal dedication of the 33' wide right-of-way for Angling Road as shown in the proposed legal descriptions." The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Finance Department, dated June 26, 2023, 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 2, 2023, which reads as follows: *"In accordance with your request, the Treasurer's Office has reviewed the address connected with the above noted petition. At this time, there are no outstanding amounts receivable for taxes. Therefore, I have no objections to the proposal."* The letter is signed by Lynda Scheel, Treasurer. That is the extent of the correspondence.

Mr. Wilshaw: All right. Is there any questions for our planning staff? I don't see any questions for our planning staff and the petitioner is here in our audience, please come forward. Good evening, sir.

Joe Eadeh. 32826 5 Mile Road, Suite 106, Livonia, MI.

Mr. Wilshaw: Thank you for being here. Mr. Eadeh. Is there anything that you'd like to add to what we've heard already?

Mr. Eadeh: No, I think Mark did a great job. He needs a raise.

Mr. Wilshaw: He usually does steal a lot of people's thunder. All right. Is there any questions for our petitioner then? Mr. Bongero.

Mr. Bongero: A couple of questions. I like it. I think it's a nice proposal. The grade is pretty drastic out there. So, are you guys going to try to shoot for like daylight basements?

Mr. Eadeh: Yes. Yeah. Walkout basements we would like to do.

Mr. Bongero: Okay, do you think you can get a walkout in there? Hopefully?

Mr. Eadeh: Hopefully. Yeah.

Mr. Bongero: Okay, looks like maybe as you go closer to Eight Mile, you might be able to. I was just saying it looks like the one lot going

UNAPPROVED MINUTES

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closer to Eight Mile might be able to, and then there's a significant grade difference from Eight Mile to the first lot on the corner of Eight Mile and Angling. What are you guys going to do? You going to do a retaining wall there? You're going to cut that down? There's a big steep increase.

Mr. Eadeh: Are you talking in the back going down?

Mr. Bongero: No. on the corner, no, on the corner of Angling and Eight Mile right there where the cursor is. The grade is...It's up significantly from the sidewalk. So it's grass now.

Mr. Eadeh: I couldn't tell you until we start, because we may have enough dirt to build a berm there. I don't want to commit to a retaining wall because they're so expensive, if bottom line, we have to do one, we would, but I don't want to commit to one.

Mr. Bongero: Okay. And then it looks like there's a block wall that looks like it's part of the neighbors on the south lot line and it encroaches into your property like eight feet?

Mr. Eadeh: Yes.

Mr. Bongero: Did you...are you taking that down? Did you talk to the neighbor?

Mr. Eadeh: We talked to them, you know, we want to be good neighbors. So, we're not going to put any hardship or any monetary burden on them. We'll help them out, but it will have to be removed. So that way we can get that lot line.

Mr. Bongero: Yeah, cuz it looks like their garage is like maybe a foot off your property line. So. Okay, so you are removing it with cooperation with the neighbor.

Mr. Eadeh: That's our plan.

Mr. Bongero: Okay. That answers my questions.

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

Mr. Wilshaw: Mr. Taormina, just refresh my memory because this is not...this is only for lots. If this zoning is approved, we're not going to see it come back for any additional processes at the Planning Commission. Is that correct?

UNAPPROVED MINUTES

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Mr. Taormina: Not likely. These could be subdivided through a lot split process provided by the City's Assessment Department. On the other hand, if they choose to develop it as a site condominium, it would have to come back. But I don't believe they intend to do that because it can be done through a simple lot split process with the parcels created via metes and bounds descriptions.

Mr. Wilshaw: Okay. I just wanted to refresh my memory on that, because normally, when we're dealing with zoning requests, we don't have a lot of discussion about how the property will actually be developed. We're more focused on the zoning, but in this case, questions regarding how the parcel will be developed, the type of homes, those types of things are certainly in order. Because this is the last time we'll see it. Are there any other questions from any of our commissioners, I just wanted to throw that out there. Mr. Caramagno.

Mr. Caramagno: Mark, maybe you can answer this the 33-foot right of way, is that not there now? It's got to have a dedicated easement.

Mr. Taormina: I'm not sure...the survey shows 66 feet. I think the survey is indicating the future right of way, but the legal description...I'm guessing that the Engineering Department has determined that the existing right of way has never been dedicated. That is something that would get sorted out during the lot split process.

Mr. Caramagno: Just a formality is what you're saying.

Mr. Taormina: It is.

Mr. Caramagno: Okay. Thank you.

Mr. Wilshaw: All right. Thank you. Mr. Carmagno. Any other questions? Mr. Ventura.

Mr. Ventura: Mr. Eadeh, Is the site plan and the elevation that has been provided to us in our package, representative of what you plan to do there?

Mr. Eadeh: Yes.

Mr. Ventura: I think it's great. When do you think you'd be in the ground?

Mr. Eadeh: I don't know when we get to Council, but we would love to get something in the ground before the cold, before the frost.

- Mr. Ventura: I hope you do. Thank you. Thank you, Mr. Chairman.
- Mr. Wilshaw: Thank you, Mr. Ventura. Any other questions for our petitioner? There's a diagram on the screen for folks in our audience. It's a conceptual rendering, I believe of what one of your homes may look like. Is that true, Mr. Eadeh?
- Mr. Eadeh: Yes. That's one of the ones. Right now, they're about those small most popular...the Colonials around the 2,000 square foot mark. They very affordable.
- Mr. Wilshaw: What is the price point are you looking at?
- Mr. Eadeh: Just probably around \$429,000.
- Mr. Wilshaw: Okay.
- Mr. Eadeh: Hopefully, you know, I just got to put a call in to the Federal Reserve to lower the interest rates.
- Mr. Wilshaw: Good luck with that. If you can do that, you are very influential person.
- Mr. Eadeh: They would hang up on me.
- Mr. Wilshaw: All right. Any other questions from any of our commissioners for our petitioner? If not, I'll look to the audience. Is there anyone in the audience wishing to speak for or against this item? You're welcome to come forward. I don't see anybody coming forward that wants to speak on this. Mr. Eadeh, anything else that you wanted to say before we make a decision?
- Mr. Eadeh: No, thank you. I'm good.
- Mr. Wilshaw: All right, then I will close the public hearing and a motion will be in order.
- Mr. Wilshaw: Is there any comments or discussion on the motion? If there is none, and our secretary is ready, please call the roll.

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

#07-42-2023 **RESOLVED**, That the City Planning Commission does hereby recommend to the City Council that Petition 2023-05-01-04 submitted by Colossal Development Group L.L.C. under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as

amended, requesting to rezone the properties at 20511, 20513, and 20515 Angling Road, located on the southwest corner of Angling and Eight Mile Roads in the Northeast ¼ of Section 1, from C-1 (Local Business) to N1 (Neighborhood), be approved for the following reasons:

1. The proposed zoning change is compatible with and in harmony with the area's surrounding land uses and zoning districts.
2. The proposed zoning change would allow the site to be developed into four (4) new lots, fully compliant with the N1 District regulations.
3. The proposed zoning change represents a reasonable and logical plan for the subject property that adheres to sound land use planning principles.
4. The proposed zoning change would provide for developing the subject property consistent with its size and location.

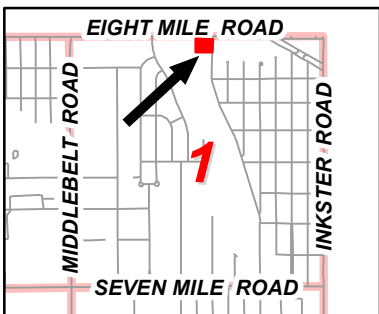
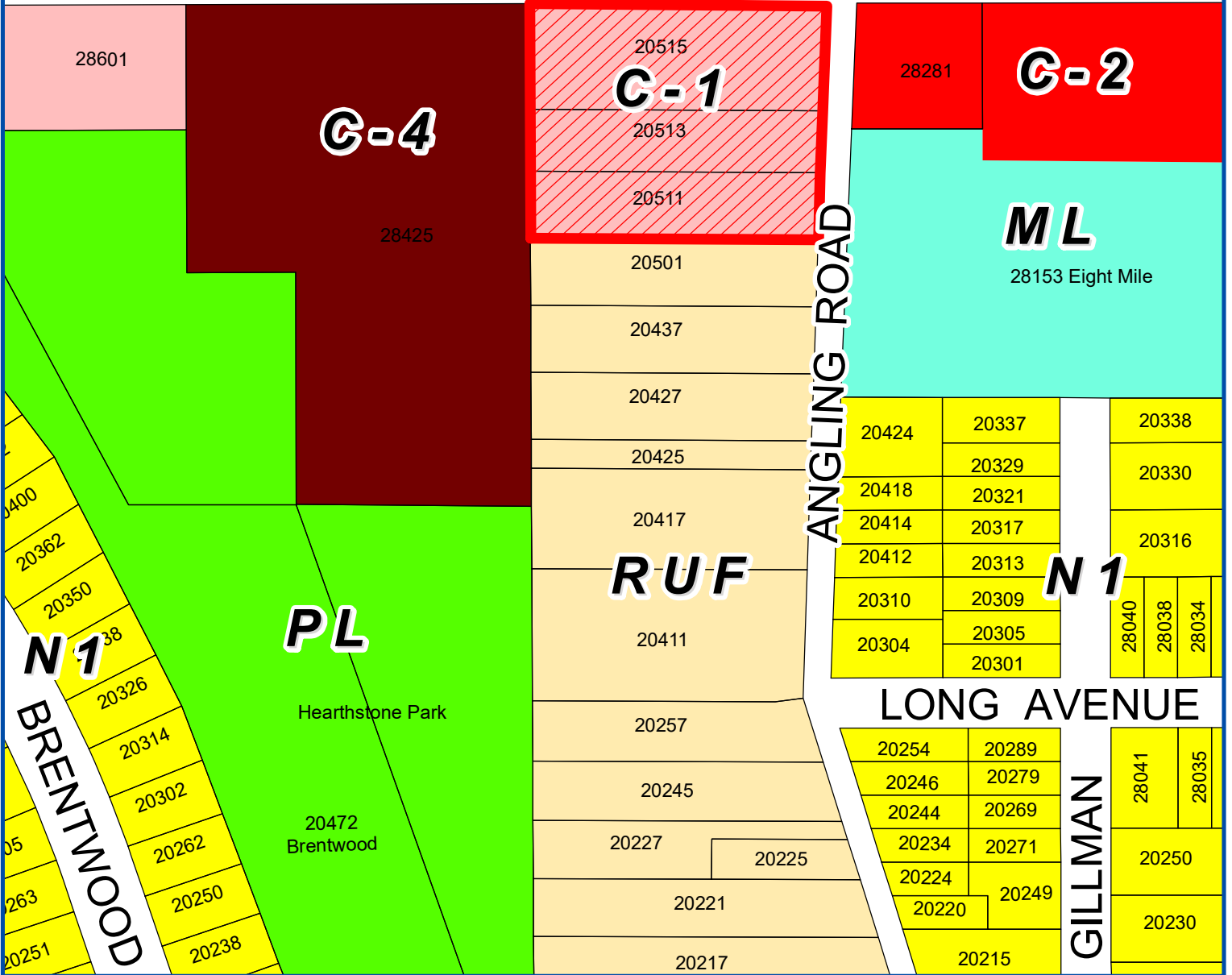
FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 and 13.15 of Livonia Zoning Ordinance, as amended.

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.

Farmington Hills

EIGHT MILE ROAD



Address & Zoning Map

Petition 2023-05-01-04
Colossal Development Group
20511, 20513 and 20515 Angling Road
C-1 to N1

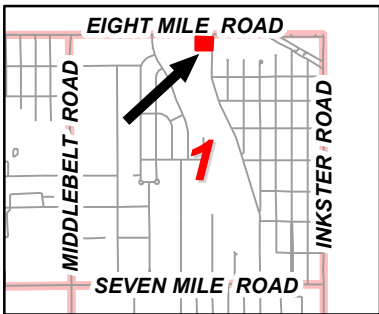


Not to Scale

Farmington Hills

EIGHT MILE ROAD

ANGLING ROAD



Aerial Map

Petition 2023-05-01-04
Colossal Development Group
20511, 20513 and 20515 Angling Road
C-1 to N1



Not to Scale



City of Livonia
Planning Department

Farmington Hills

EIGHT MILE ROAD

Corridor Commercial

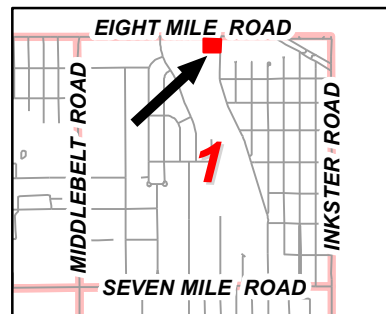
Parks & Community

Low Density Residential

ANGLING ROAD

LONG AVENUE

GILLMAN



Future Land Use Map

Petition 2023-05-01-04
Colossal Development Group
20511, 20513 and 20515 Angling Road
C-1 to N1



Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 1

Petition 2023-05-01-04 submitted by Colossal Development Group L.L.C. under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the properties at 20511, 20513, and 20515 Angling Road, located on the southwest corner of Angling and Eight Mile Roads in the Northeast $\frac{1}{4}$ of Section 1, from C-1 (Local Business) to N1 (Neighborhood).

June 27, 2023: Study Meeting:

This petition seeks to rezone three (3) contiguous parcels located at the southwest corner of Eight Mile and Angling Roads from C-1 (Local Business) to N1 (Neighborhood). The northern parcel, 20515 Angling Road, measures 126.00 feet in width with an average depth of 318.42 feet. The middle parcel, 20513 Angling Road, measures 74.00 feet in width with an average depth of 314.71 feet. And the southern parcel, 20511 Angling Road, measures 79.26 feet in width with an average depth of 311.88 feet. The three (3) lots combined measure 279.26 feet in frontage along Angling Road by a depth of 315.58 feet, for a total area of 88,129 square feet or 2.02 acres. All three (3) parcels are vacant. The rezoning would allow the future division of the site into four (4) new parcels for the construction of single-family homes.

N1 zoning requires a minimum lot area of 6,000 square feet and minimum lot dimensions of fifty feet (50') in width by 120 feet in depth. The submitted plan shows that the subject site would be divided into four (4) parcels. Proposed Parcel "A," the northern lot, would measure 93.31 feet by 322.41 feet for a total area of 32,130 square feet. Adjacent to that is Parcel "B," which would measure 60.00 feet by 315.96 feet for a total size of 18,958 square feet. Parcel "C" measures 60.00 feet by 313.74 feet for a total area of 18,824 square feet. And the southernmost parcel, Parcel "D," measures 60.00 feet by 311.55 feet, for a total area of 18,691 square feet. All proposed parcels would exceed the N1 lot size requirements.

The land contains a regulated floodplain and wetlands. These features have been identified and mapped, and the Petitioner intends not to disturb these areas.

To the north, across Eight Mile Road, is the city of Farmington Hills. Fresenius Medical Care facility zoned C-4 (High Rise Commercial), abuts to the west. To the east, across Angling Road, is an auto parts store (C-2, General Business) and a self-storage facility (ML, Manufacturing Limited). And south of the site is residential zoning, RUF (Rural Urban Farm).

The Livonia Vision 21 Future Land Use Map designates the subject property as *Corridor Commercial*. Appropriate land uses of this designation include office, general retail commercial, food service, townhomes, apartments, and attached and upper-story residential uses. Automotive-oriented uses such as gas stations, auto repair, or drive-thru facilities may also be appropriate.

The following briefly describes the history of the properties over the past 40 years.

- Prior to 1981, the properties were zoned for residential use.

PUBLIC HEARING

ITEM 1 Petition 2023-05-01-04 – 20511, 20513 and 20815 Angling Road Page 2

- In 1981, the zoning was changed from RUF, Rural Urban Farm, to PS, Professional Services.
- A waiver was granted in 1987 to convert an existing residence at 20515 Angling into an office building.
- One year later, in 1988, the Planning Commission approved plans for a new medical office building.
- Then, in 1989, the subject properties appeared again before the Planning Commission when site plan approval was granted for a one-story medical building.
- Building Department records show that the house on 20515 Angling was demolished in 1993.
- The P.S. zoning classification was renamed to OS, Office Services.
- With the adoption of the Livonia Vision Zoning Ordinance in 2021, the OS district was eliminated and replaced with the C-1 district.

July 11, 2023: Public Hearing:

Approving Resolution: The request to rezone the properties at 20511, 20513, and 20815 Angling Road from C-1, Local Business, to N1, Neighborhood, is hereby approved, subject to City Council approval, for the following reasons:

1. The proposed zoning change is compatible with and in harmony with the area's surrounding land uses and zoning districts.
2. The proposed zoning change would allow the site to be developed into four (4) new lots, fully compliant with the N1 District regulations.
3. The proposed zoning change represents a reasonable and logical plan for the subject property that adheres to sound land use planning principles.
4. The proposed zoning change would provide for developing the subject property consistent with its size and location.

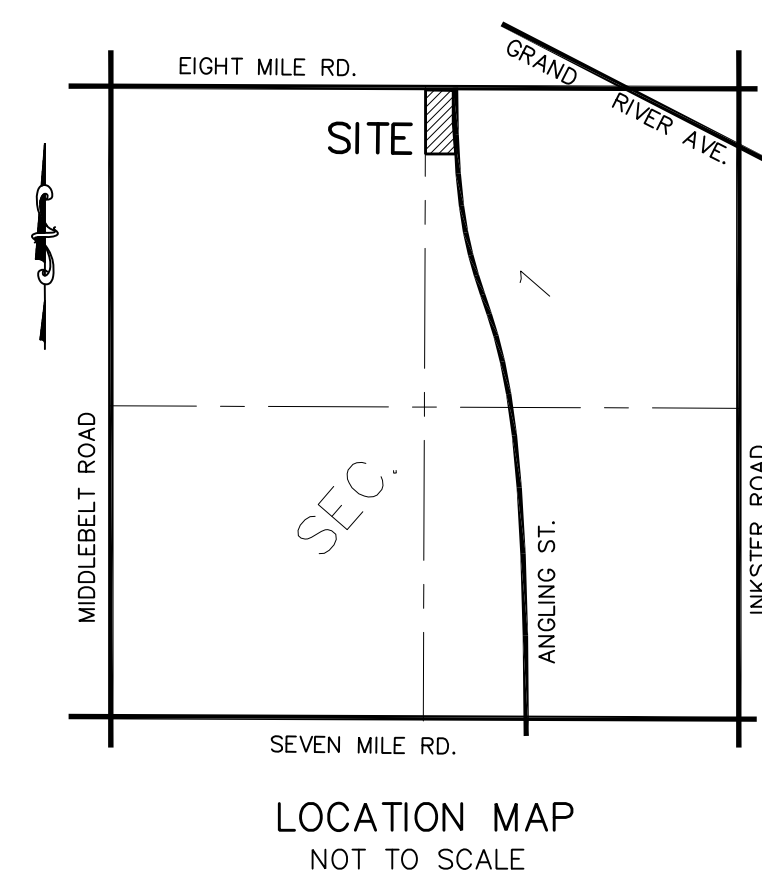
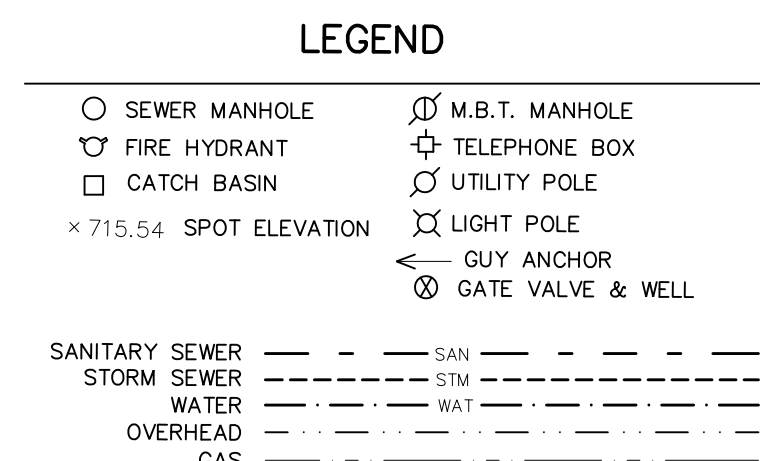
Denying Reasons: The request to rezone the properties at 20511, 20513, and 20815 Angling Road from C-1 to N1 is hereby denied for the following reasons:

1. The petitioner has failed to affirmatively show that the proposed zoning change would be compatible with and in harmony with the surrounding neighborhood.
2. The proposed zoning change is inconsistent with the established pattern of the surrounding development and would adversely alter the area's character.
3. The proposed zoning change is not needed to develop the property.
4. The proposed zoning change would allow lots that are narrower than what exists throughout the surrounding area, and

PUBLIC HEARING

ITEM 1 Petition 2023-05-01-04 – 20511, 20513 and 20815 Angling Road Page 3

5. The Livonia Vision 21 Future Land Use Map does not support the proposed zoning change, which shows this site as *Corridor Commercial*.



ORIGINAL DESCRIPTIONS

PARCEL: 001-99-0013-000

THAT PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 SOUTH, RANGE 9 EAST, DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 1, RUNNING THENCE SOUTH 0 DEGREES 09 MINUTES EAST ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 60 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 09 MINUTES EAST ALONG SAID 1/4 SECTION LINE 178 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 40 SECONDS EAST 349.10 FEET TO THE CENTER LINE OF ANGLING ROAD; THENCE NORTH 01 DEGREE 58 MINUTES 20 SECONDS EAST ALONG THE CENTER LINE OF ANGLING ROAD 125.99 FEET TO A POINT IN THE SOUTH LINE OF BASE LINE ROAD; THENCE WEST ALONG SAID SOUTH LINE OF BASE LINE ROAD 353.77 FEET TO THE POINT OF BEGINNING. CONTAINING 1.02 ACRES

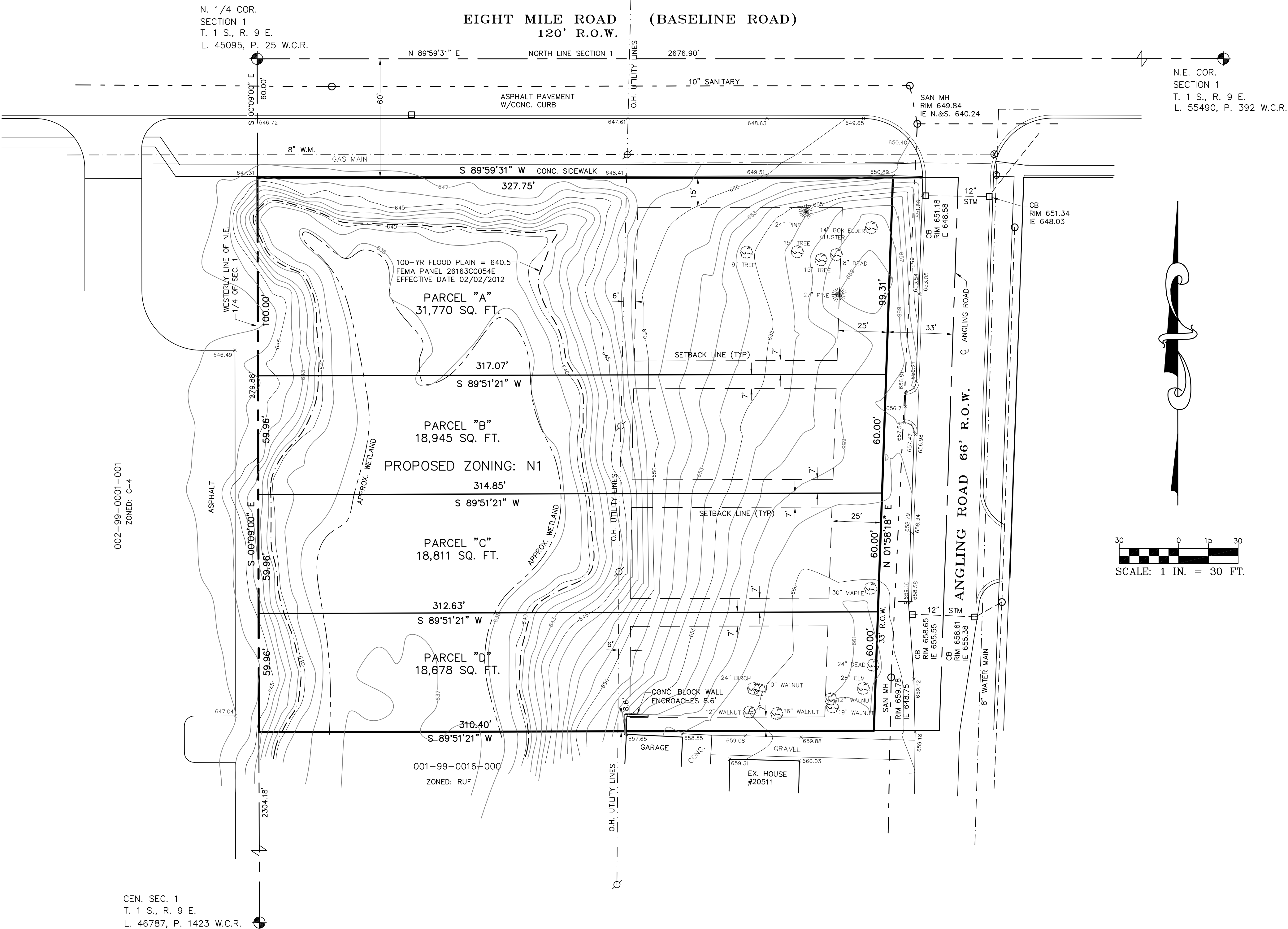
PARCEL: 001-99-0014-000

THAT PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 SOUTH, RANGE 9 EAST, DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 1, RUNNING THENCE SOUTH 0 DEGREES 09 MINUTES EAST ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 186 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 09 MINUTES EAST ALONG SAID 1/4 SECTION LINE 74 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 40 SECONDS EAST 346.36 FEET TO THE CENTER LINE OF ANGLING ROAD; THENCE NORTH 01 DEGREE 58 MINUTES 20 SECONDS EAST ALONG THE CENTER LINE OF ANGLING ROAD 74 FEET ALONG CENTER LINE OF ANGLING ROAD; THENCE WEST ALONG SAID SOUTH LINE OF BASE LINE ROAD 349.1 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.59 ACRES

PARCEL: 001-99-0015-000
A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVINGSTON, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID NORTHEAST 1/4 OF SECTION 1, TOWN 1 SOUTH, RANGE 9 EAST, SAID POINT BEING SOUTH 0 DEGREES 09 MINUTES 00 SECONDS, EAST 260.00 FEET FROM THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SAID SECTION 1 AND RUNNING THENCE ALONG SAID WESTERLY LINE OF SAID NORTHEAST 1/4 OF SAID SECTION, SOUTH 0 DEGREES 09 MINUTES EAST 80.00 FEET TO A POINT THENCE NORTH 89 DEGREES 58 MINUTES 10 SECONDS EAST 343.39 FEET TO A POINT IN THE CENTER LINE OF ANGLING ROAD; THENCE ALONG SAID CENTER LINE OF ANGLING ROAD NORTH 01 DEGREES 58 MINUTES 20 SECONDS EAST 80 FEET TO A POINT; THENCE SOUTH 89 DEGREES 58 MINUTES 40 SECONDS WEST 346.36 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.63 ACRES

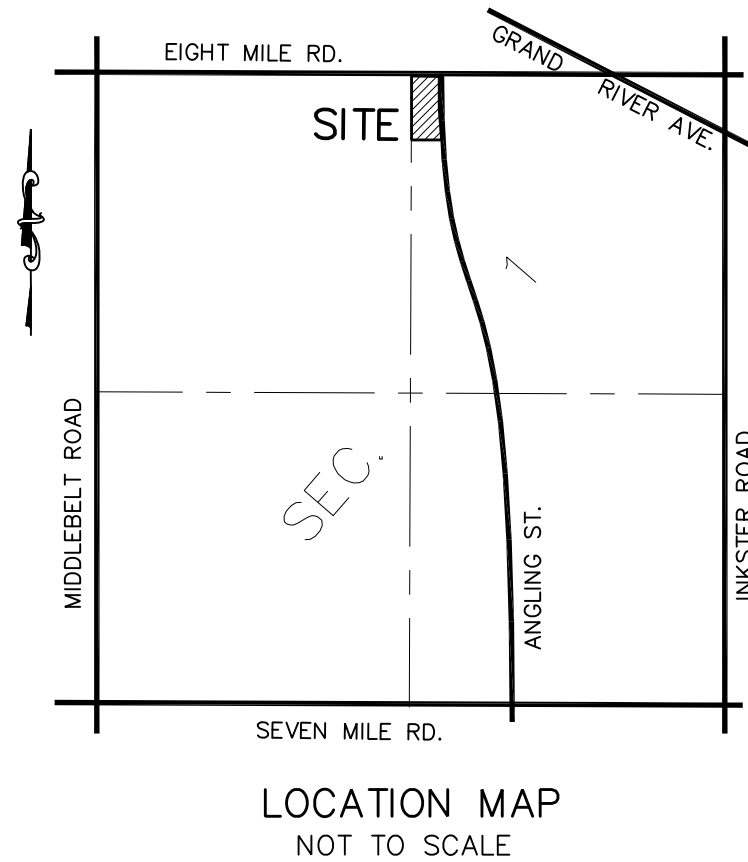
NOTE:
TITLE WORK WAS NOT PROVIDED, THEREFORE
THERE MAY BE EASEMENTS AND/OR
ENCUMBRANCES UPON THE PROPERTY WHICH
ARE NOT SHOWN ON THIS SURVEY.



SITE DATA:

CURRENT ZONING: C-1, LOCAL BUSINESS

PROPOSED ZONING: N1, NEIGHBORHOOD
MINIMUM LOT AREA: 6,000 SQ. FT.
MINIMUM LOT WIDTH: 50 FT.
MINIMUM LOT DEPTH: 120 FT.
SETBACKS: FRONT=25'
SIDE= 5' MIN., 14' TOTAL
REAR=30'



ORIGINAL DESCRIPTIONS

PARCEL: 001-99-0013-000

THAT PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 SOUTH, RANGE 9 EAST, DESCRIBED AS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 1, RUNNING THENCE SOUTH 0 DEGREES 09 MINUTES EAST ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 60 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 09 MINUTES EAST ALONG SAID 1/4 SECTION LINE 126 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 40 SECONDS EAST 349.10 FEET TO THE CENTER LINE OF ANGLING ROAD; THENCE NORTH 01 DEGREE 58 MINUTES 20 SECONDS EAST ALONG THE CENTER LINE OF ANGLING ROAD 125.99 FEET TO A POINT IN THE SOUTH LINE OF BASE LINE ROAD; THENCE WEST ALONG SAID SOUTH LINE OF BASE LINE ROAD 353.77 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.02 ACRES

PARCEL: 001-99-0014-000

THAT PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 SOUTH, RANGE 9 EAST, DESCRIBED AS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 1, RUNNING THENCE SOUTH 0 DEGREES 09 MINUTES EAST ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 186 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 09 MINUTES EAST ALONG SAID 1/4 SECTION LINE 74 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 40 SECONDS EAST 346.36 FEET TO THE CENTER LINE OF ANGLING ROAD; THENCE NORTH 01 DEGREE 58 MINUTES 20 SECONDS EAST ALONG THE CENTER LINE OF ANGLING ROAD 74 FEET ALONG CENTER LINE OF ANGLING ROAD; THENCE WEST ALONG SAID SOUTH LINE OF BASE LINE ROAD 349.1 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.59 ACRES

PARCEL: 001-99-0015-000

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID NORTHEAST 1/4 OF SECTION 1, TOWN 1 SOUTH, RANGE 9 EAST, SAID POINT BEING SOUTH 0 DEGREES 09 MINUTES 00 SECONDS, EAST 260.00 FEET FROM THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SAID SECTION 1 AND RUNNING THENCE ALONG SAID WESTERLY LINE OF SAID NORTHEAST 1/4 OF SAID SECTION, SOUTH 0 DEGREES 09 MINUTES EAST 80.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 10 SECONDS EAST 343.39 FEET TO A POINT IN THE CENTER LINE OF ANGLING ROAD; THENCE ALONG SAID CENTER LINE OF ANGLING ROAD NORTH 01 DEGREES 58 MINUTES 20 SECONDS EAST 80 FEET TO A POINT; THENCE SOUTH 89 DEGREES 58 MINUTES 40 SECONDS WEST 346.36 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.63 ACRES

PROPOSED DESCRIPTIONS

PARCEL "A"

THAT PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 SOUTH, RANGE 9 EAST, DESCRIBED AS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 1, RUNNING THENCE S 00°09'00" E ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 60.00 FEET FOR A POINT OF BEGINNING; THENCE S 00°09'00" W ALONG SAID 1/4 SECTION LINE 100.00 FEET; THENCE N 89°51'21" E 317.07 FEET TO THE WEST LINE OF ANGLING ROAD; THENCE N 01°58'18" E 99.31 FEET ALONG SAID WEST LINE OF ANGLING ROAD TO THE SOUTH LINE OF EIGHT MILE ROAD; THENCE S 89°59'31" W 327.75 FEET ALONG SAID SOUTH LINE OF EIGHT MILE ROAD TO THE POINT OF BEGINNING.
CONTAINING 31,770 SQ. FT.

PARCEL "B"

THAT PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 SOUTH, RANGE 9 EAST, DESCRIBED AS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 1, RUNNING THENCE S 00°09'00" E ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 160.00 FEET FOR A POINT OF BEGINNING; THENCE S 00°09'00" W ALONG SAID 1/4 SECTION LINE 59.96 FEET; THENCE N 89°51'21" E 314.85 FEET TO THE WEST LINE OF ANGLING ROAD; THENCE N 01°58'18" E 60.00 FEET ALONG SAID WEST LINE OF ANGLING ROAD; THENCE S 89°51'21" W 317.07 FEET TO THE POINT OF BEGINNING.
CONTAINING 18,945 SQ. FT.

PARCEL "C"

THAT PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 SOUTH, RANGE 9 EAST, DESCRIBED AS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 1, RUNNING THENCE S 00°09'00" E ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 219.96 FEET FOR A POINT OF BEGINNING; THENCE S 00°09'00" W ALONG SAID 1/4 SECTION LINE 59.96 FEET; THENCE N 89°51'21" E 312.63 FEET TO THE WEST LINE OF ANGLING ROAD; THENCE N 01°58'18" E 60.00 FEET ALONG SAID WEST LINE OF ANGLING ROAD; THENCE S 89°51'21" W 314.85 FEET TO THE POINT OF BEGINNING.
CONTAINING 18,811 SQ. FT.

PARCEL "D"

THAT PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 SOUTH, RANGE 9 EAST, DESCRIBED AS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 1, RUNNING THENCE S 00°09'00" E ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 279.92 FEET FOR A POINT OF BEGINNING; THENCE S 00°09'00" W ALONG SAID 1/4 SECTION LINE 59.96 FEET; THENCE N 89°51'21" E 310.40 FEET TO THE WEST LINE OF ANGLING ROAD; THENCE N 01°58'18" E 60.00 FEET ALONG SAID WEST LINE OF ANGLING ROAD; THENCE S 89°51'21" W 312.63 FEET TO THE POINT OF BEGINNING.
CONTAINING 18,678 SQ. FT.

SHEET INDEX:

- SH 1. PROPOSED LAND DIVISION & RE-ZONING PLAN
SH 2. BOUNDARY & TOPOGRAPHIC SURVEY, EXISTING CONDITIONS PLAN

NOTE:
TITLE WORK WAS NOT PROVIDED, THEREFORE
THERE MAY BE EASEMENTS AND/OR
ENCUMBRANCES UPON THE PROPERTY WHICH
ARE NOT SHOWN ON THIS SURVEY.

LEGEND	
○ SEWER MANHOLE	⊕ M.B.T. MANHOLE
⬮ FIRE HYDRANT	⊕ TELEPHONE BOX
□ CATCH BASIN	○ UTILITY POLE
× 715.54 SPOT ELEVATION	⊕ LIGHT POLE
	⊕ GUY ANCHOR
	⊕ GATE VALVE & WELL
SANITARY SEWER	— SAN —
STORM SEWER	— STM —
WATER	— WAT —
OVERHEAD	— OVR —
GAS	— GAS —

REVISIONS

PREPARED FOR
COLOSSAL DEVELOPMENT GROUP
32826 FIVE MILE ROAD, SUITE 106
LIVONIA, MI 48154
734-956-0233

ARPEE/DONNAN, INC.
LAND SURVEYING • ENGINEERING • MAPPING
32233 SCHOOLCRAFT RD., SUITE 103
LIVONIA, MICHIGAN 48150
PHONE (734) 953-3335 FAX (734) 953-3324

PROPOSED LAND DIVISION &
RE-ZONING PLAN
PART OF THE NW 1/4 OF SECTION 1
T. 1 S., R. 9 E., CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

DATE	04/19/23
DRAFTED BY	WRD
CHECKED BY	WGD
F.B.	291
FILE:	
JOB #	

23011

Key Points
Northern Hills of Livonia
8 Mile & Angling, between Middlebelt & Inkster Rd

Joseph Eadeh, on behalf of *Colossal Development Group*, 32826 Five Mile rd, suite 106, Livonia, MI 48154

Requesting to rezone these three commercial parcels to four residential parcels to build roughly 1,800sqft homes.

These parcels are on Angling st with the driveways along Angling. Three lots will be 60ft wide, the fourth corner lot roughly 99ft wide.

Many nearby homes on Angling and surrounding streets have 60ft or similar size lots, so we will be consistent with the surrounding area.

We believe rezoning these commercial lots to residential is more conducive to the neighborhood and building homes is better than a retail center, storage company, or another commercial development that has more traffic/ people coming and going throughout the day and night, as opposed to a residential family who lives here.

Residential will be less of an impact compared to commercial. Commercial has large pavement parking lots, more impervious surfaces, and less grass.

Each lot is roughly 300ft deep, primarily wooded, all walkout style lots.

The wooded area primarily consists of a floodplain zone, we will not touch any of it. The wetlands are completely inside of the floodplain as well, per the submitted survey.

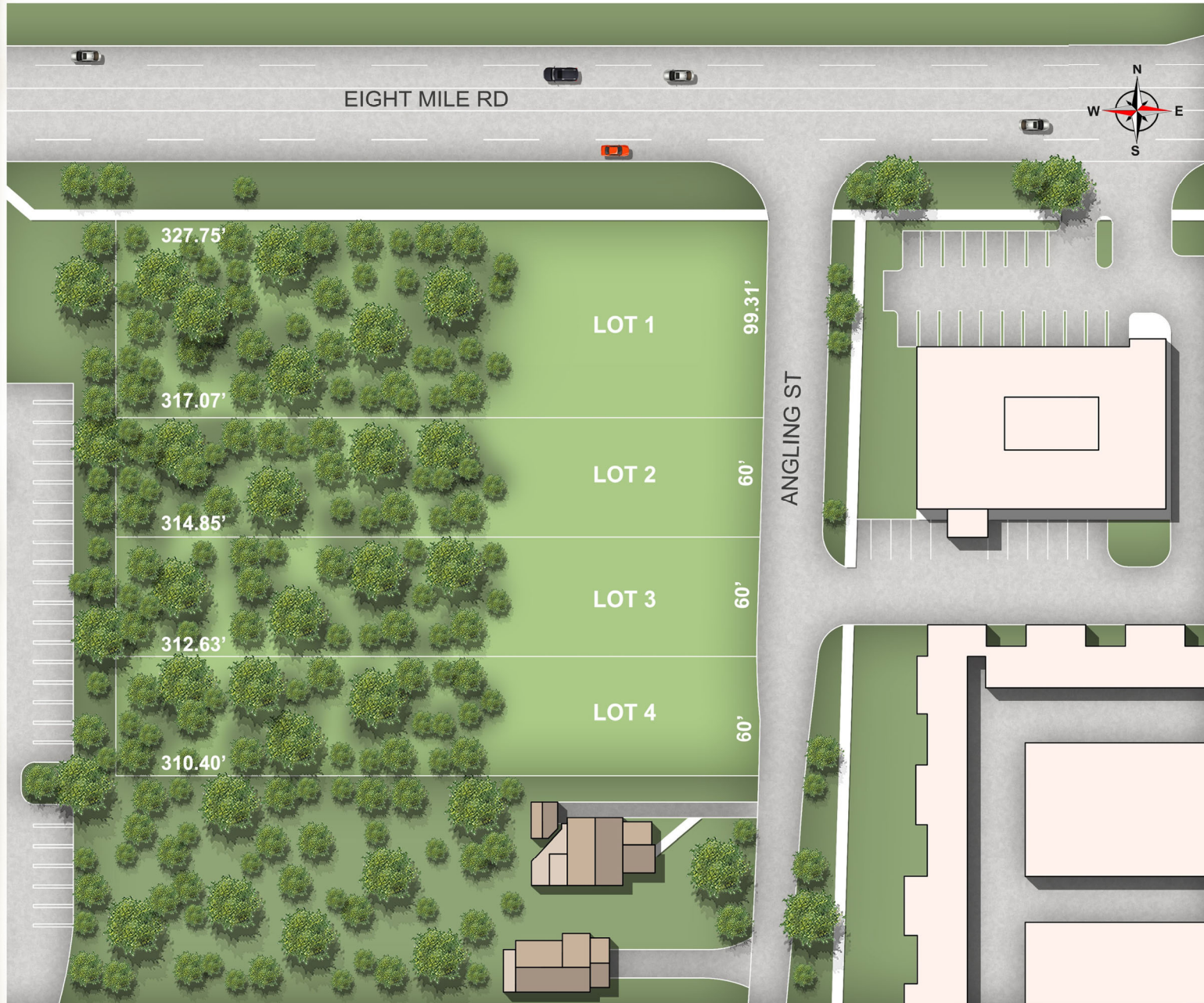
The floodplain information is from the surveyor. To add good measure, we've hired Brooks Williamson & Associates to conduct a Wetland Delineation Plan for a full wetland report. But again, ***we will not and cannot*** touch any of the floodplain/ wetland. We will have the completed report before the next meeting. We already know where the wetlands are but wanted an official report on file.

We will not remove any of the trees west of the DTE powerlines that run north & south through the property, about 150ft west of Angling st.

We will only remove the trees up to the DTE powerlines, so there is sufficient space for a home and backyard, this will also allow for greater access to the DTE powerlines. There is a 30ft easement around the powerlines, so nothing can be built near them.

We will use the city sanitary for sanitary sewer to the Engineering Departments specifications.

These homes will be traditional style colonial homes you see throughout Livonia. These will be beautiful walkout basement homes surrounded by trees and be a nice addition to the community.



All lot dimensions and features are subject to change per final site plan and approvals.



2023-05-01-04

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

May 22, 2023

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2023-05-01-04 – #20511, #20513 and #20815 Angling Road

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed rezoning at this time. The subject parcels are assigned the addresses of **#20511, #20513 and #20515 Angling Road**. (not #20815)

The existing parcels are currently serviced by public sanitary sewer, water main and storm sewer. No service connections or information are shown in the submittal so we are unable to determine the extents of any impacts to the existing systems, but we do not expect there to be any issues with the construction of four single family houses.

The legal descriptions look correct (with the exception of a small typo on the west lot lines of the proposed lot descriptions) and should be used should the project move forward. The owner will need to submit applications to the Assessor's office for the lot line adjustments/ lot split that will need to occur prior to any permitting. Also, we would ask that owner provide a formal dedication of the 33' wide right-of-way for Angling Road as shown in the proposed legal descriptions.

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: 2023 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 26, 2023

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

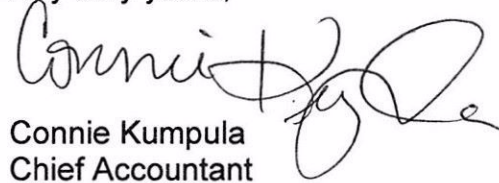
Petition 2023-05-01-04 - 20511, 20513 and 20515 Angling Road

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.

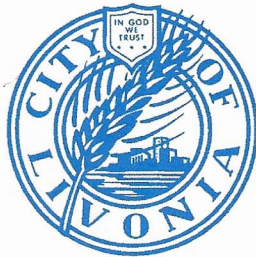
Very truly yours,


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

June 2, 2023

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

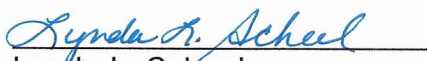
Re: Petition 2023-05-01-04

20511, 20513, 20515 Angling Road
Colossal Development

Dear Mr. Miller,

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

Sincerely,


Lynda L. Scheel
Treasurer, City of Livonia

AN ORDINANCE AMENDING SECTION 1 OF THE ZONING MAP OF THE CITY OF LIVONIA AND AMENDING ARTICLE III OF LIVONIA 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 12, 2023, setting forth its resolution 07-42-2023 recommending approval of Petition 2023-05-01-04, having been considered by the Council, and the Council having conducted a public hearing on July 11, 2023, on said petition, and having concurred in the recommendation of the City Planning Commission, the Council hereby adopts said Petition 2023-05-01-04 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 Zoning Ordinance, as amended, is hereby amended by adding thereto the following section:

Section 3. Petition 2023-05-01-04 submitted by Colossal Development Group, LLC is hereby approved, and the zoning classification of the premises hereinafter described is hereby changed from C-1 (Local Business) to N1 (Neighborhood):

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

PARCEL: 001-99-0013-000

THAT PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 SOUTH, RANGE 9 EAST, DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 1, RUNNING THENCE SOUTH 0 DEGREES 09 MINUTES EAST ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 60 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 09 MINUTES EAST ALONG SAID 1/4 SECTION LINE 126 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 40 SECONDS EAST 349.10 FEET TO THE CENTER LINE OF ANGLING ROAD; THENCE NORTH 01 DEGREE 58 MINUTES 20 SECONDS EAST ALONG THE CENTER LINE OF ANGLING ROAD 125.99 FEET TO A POINT IN THE SOUTH LINE OF BASE LINE ROAD; THENCE WEST ALONG SAID SOUTH LINE OF BASE LINE ROAD 353.77 FEET TO THE POINT OF BEGINNING. CONTAINING 1.02 ACRES.

PARCEL: 001-99-0014-000

THAT PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 SOUTH, RANGE 9 EAST, DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 1, RUNNING THENCE SOUTH 0 DEGREES 09 MINUTES EAST ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 186 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 09 MINUTES EAST ALONG SAID 1/4 SECTION LINE 74 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 40 SECONDS EAST 346.36 FEET TO THE CENTER LINE OF ANGLING ROAD; THENCE NORTH 01 DEGREE 58 MINUTES 20 SECONDS EAST ALONG THE CENTER LINE OF ANGLING ROAD 74 FEET ALONG CENTER LINE OF ANGLING ROAD; THENCE WEST ALONG SAID SOUTH LINE OF BASE LINE ROAD 349.1 FEET TO THE POINT OF BEGINNING. CONTAINING 0.59 ACRES.

PARCEL: 001-99-0015-000

THAT PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID NORTHEAST 1/4 OF SECTION 1, TOWN 1 SOUTH, RANGE 9 EAST, SAID POINT BEING SOUTH 0 DEGREES 09 MINUTES 00 SECONDS, EAST 260.00 FEET FROM THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SAID SECTION 1 AND RUNNING THENCE ALONG SAID WESTERLY LINE OF SAID NORTHEAST 1/4 OF SAID SECTION, SOUTH 0 DEGREES 09 MINUTES EAST 80.00 FEET TO A POINT THENCE NORTH 89 DEGREES 58 MINUTES 10 SECONDS EAST 343.39 FEET TO A POINT IN THE CENTER LINE OF ANGLING ROAD; THENCE ALONG SAID CENTER LINE OF ANGLING ROAD NORTH 01 DEGREES 58 MINUTES 20 SECONDS EAST 80 FEET TO A POINT; THENCE SOUTH 89 DEGREES 58 MINUTES 40 SECONDS WEST 346.36 FEET TO THE POINT OF BEGINNING.

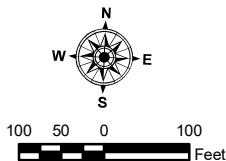
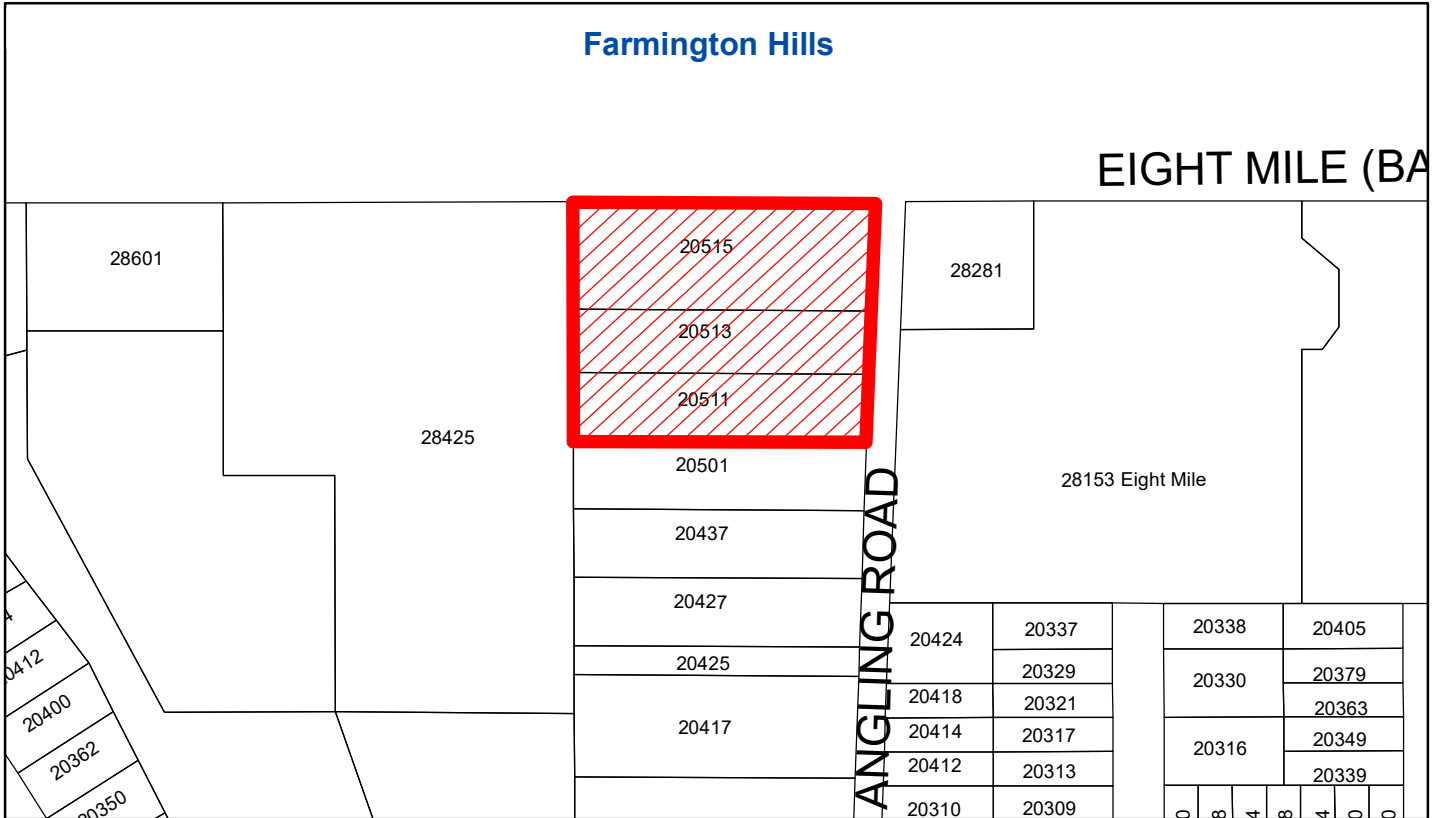
and the Northeast 1/4 of Section 1 of the Zoning Map is hereby amended to conform to the changes made in this section.

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.

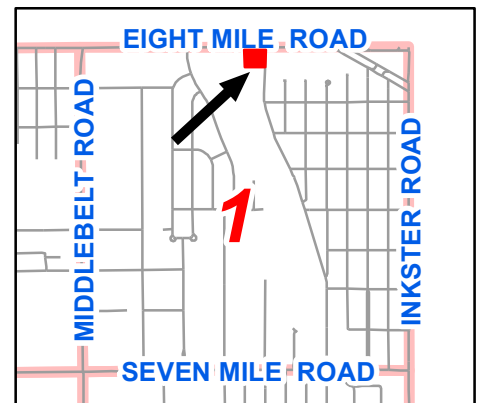
BOUNDARY OF DISTRICT AS AMENDED FROM C-1, LOCAL BUSINESS TO N1, NEIGHBORHOOD



PETITION NO. 2023-05-01-04
A PART OF THE N.E. 1/4 OF SECTION 1

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

Adopted by the City Council on



MAYOR
CLERK

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD AUGUST 9, 2023**

Meeting was called to order at 8:05 p.m. by Council President Jim Jolly. Present: Scott Morgan, Brandon McCullough, Kathleen McIntyre, Vice President Toy, Scott Morgan, and President Jim Jolly. Absent: Scott Bahr

Elected and appointed officials present: Susan Nash, City Clerk; Paul Bernier, City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

9. PROPOSED AMENDMENT TO LIVONIA CODE OF ORDINANCES, AS AMENDED AND REQUEST TO REMOVE CR 283-21 FROM COMMITTEE OF THE WHOLE: Councilmember Brandon McCullough, Tree Committee, re: to add Sections 015, 045 and 055 and amend Sections 020, 040 AND 050 TO Title 12, Chapter 24 (Trees and shrubs), therefore, resolving the subject matter item in committee.

Councilmember McCullough and Doug Moore, Assistant Director of Public Works, presented the request to Council.

President Jolly said this is a good thing for our community and it will make us better in the future.

Councilmember Donovic verified that this Ordinance doesn't include trees on private property.

Mr. Bernier indicated the only exception would be a private property tree obstructing traffic and deemed hazardous.

Councilmember Morgan asked if this was previously a misdemeanor and if DTE is exempt.

Mr. Bernier said everything in our Ordinance that isn't spelled out as a civil infraction is a misdemeanor and DTE is exempt by State and Federal law.

Brent Sabo, 14587 Blue Skies, said the adoption of these sections of the ordinance would be a victory for the City and something that we should celebrate. He said the Urban Forrester for the DNR plans to use Livonia as an example for other cities.

Councilmember offered an approving motion for the Regular agenda.

DIRECTION:

APPROVAL

REGULAR



LETTER TO THE LIVONIA CITY COUNCIL

9.

Council Office
July 19, 2023

MEETING DATE

S080923/R082123/R090623

PREPARED BY

Sara Kasprowicz, Council Office Manager,

AGENDA ITEM

PROPOSED AMENDMENT TO LIVONIA CODE OF ORDINANCES, AS AMENDED AND REQUEST TO REMOVE CR 283-21 FROM COMMITTEE OF THE WHOLE: Councilmember Brandon McCullough, Tree Committee, re: to add Sections 015, 045 and 055 and amend Sections 020, 040 AND 050 TO Title 12, Chapter 24 (Trees and shrubs), therefore, resolving the subject matter item in committee.

BACKGROUND DETAILS

A proposed amendment to the Livonia Code of Ordinances was written by the Law Department and is now presented by Councilmember Brandon McCullough as the representative of the Tree Committee. This language has been included as an attachment.

Approving this ordinance will then remove CR 283-21 from the Committee of the Whole.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

This ordinance as prepared by the Law Department is ready for a First Reading as submitted.

ATTACHMENTS

1. S080923 Prop Amend 12.24 Trees
2. R092021 Subject matter of tree ordinance CR 283-21

APPROVED BY

A handwritten signature in blue ink, appearing to read "Paul Bernier".

Date: July 25, 2023

Paul Bernier, City Attorney

A handwritten signature in black ink, appearing to read "Maureen Miller Brosnan".

Date: July 28, 2023

Maureen Miller Brosnan, Mayor

**AN ORDINANCE ADDING SECTIONS 015, 045 AND
055, AND AMENDING SECTIONS 020, 040 AND 050
TO TITLE 12, CHAPTER 24 (TREES AND SHRUBS) OF
THE LIVONIA CODE OF ORDINANCES, AS
AMENDED.**

THE CITY OF LIVONIA ORDAINS:

Section 1. Section 015 is hereby added to Title 12, Chapter 24 of the Livonia Code of Ordinances, as amended, which Section shall read as follows:

- A. Establish policies, regulations and standards of maintenance in order to ensure that the City of Livonia continues to realize the benefits of the urban forest,
- B. Establish and maintain sustainable tree coverage on public land to increase the urban forest,
- C. Maintain trees in healthy and nonhazardous conditions using professional arboricultural practices,
- D. Establish and maintain appropriate diversity in tree species and age, and
- E. Encourage residents to plant and maintain trees on private property consistent with these goals.

Section 2. Section 020 of Chapter 24 of Title 12 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

12.24.020 Definitions.

The following words and phrases, when used in this chapter, for the purpose of this chapter, shall have the meanings respectively ascribed to them in this section:

- A. "Department" means the department of public works.
- B. "Operations" means any and all planting, growing, maintenance, care, removal and destruction of trees, shrubs and plants in or on any public place or public building, including a public place or public building used or reserved for park, playground or recreational purposes.

- C. "Public land" means any public street, public highway, public park, or any other property owned or held by the City of Livonia
- D.. "Regulations" means such rules and regulations as may be adopted by the department pursuant to the provisions of this chapter.

12.24.030 Enabling authority.

This chapter is adopted pursuant to Section 1 of Chapter II, Sections 11, 12 and 14 of Chapter IV, and Section 15 of Chapter V of the City Charter.

Section 3. Section 040 of Chapter 24 of Title 12 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

12.24.040 Management and control—Department authority.

Subject to the provisions of the Charter and the powers of the council, the director of the department of public works, or their designee, shall have general management and control over all operations in or on public places and public buildings together with the management and control of all operations relating to the planting, removal, care and maintenance of trees, shrubs and plants in or on public places, including all public places and public buildings used or reserved for park, playground or recreational purposes, consistent with the purpose and goals of this Chapter.

Section 4. Section 045 is hereby added to Title 12, Chapter 24 of the Livonia Code of Ordinances, as amended, which Section shall read as follows:

12.24.045 Criteria to be considered for tree removal, planting and maintenance.

The following factors are to be considered by the department prior removing a tree or granting a permit for tree or shrub removal on public lands:

- A. Whether the tree has been deemed a risk to the health, safety, or welfare of the travelling public,
- B. Whether the tree is diseased, dying, or dead,
- C. Whether the tree was damaged beyond repair by a storm,
- D. Whether it is a prohibited or problem species for the location, maintenance make it necessary to remove trees or shrubs. The department shall assess if there are viable street repair options that could be utilized in order to minimize damaging or removing trees,

Section 5. Section 050 of Chapter 24 of Title 12 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

12.24.050 Operations in public places—Permit required.

No person shall perform, effect or make, or cause or bring about the performance or making of any operations in or on any public places without first having obtained a permit therefor as hereinafter provided in this chapter. Permits shall be issued by the department on full compliance with this chapter and the regulations, purpose and goals adopted pursuant thereto. No permit shall issue by the department until all required conditions of this Chapter are fully complied. Failure to obtain a permit shall constitute a misdemeanor.

Section 6. Section 055 is hereby added to Title 12, Chapter 24 of the Livonia Code of Ordinances, as amended, which Section shall read as follows:

12.24.055 Planting, removing, pruning or injuring trees and shrubs on public land -permit required.

- A. No person shall plant, remove, prune, injure, or otherwise affect any tree or shrub in or on any public place without first having obtained a permit therefor as hereinafter provided in this chapter. No Permits shall be issued by the department without compliance with this chapter and the regulations, purpose and goals adopted pursuant thereto. In determining whether a permit should issue the department shall consider the factors contained in Section 12.24.45. Failure to obtain a permit shall constitute a misdemeanor.
- B. Prior to planting, removing, pruning, injuring, or otherwise affecting any tree or shrub in or on a public place, the permit holder shall review and comply with the recommendations of the United States Department of Agriculture Tree Owner's Manual which can be viewed at the Office of the City Clerk, the Department of Public Works-Forestry web page, or at www.treeownersmanual.info.
- C. Any tree that is planted in or on a public place must be on the approved tree species list which is available at the Office of the City Clerk or on the Department of Public Works-Forestry web page.

Section 7. Section 060 of Chapter 24 of Title 12 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:12.24.060 Permit—Application and issuance conditions.

No permit shall be issued until the applicant shall have paid the fee, furnished appropriate insurance, and made the deposit hereinafter provided, and until a written application for such permit shall have been filed with the department and duly approved as hereinafter provided. Every application shall be signed by the applicant and shall include:

- A. The full name, description, residence and place of business of the person applying for the permit;
- B. The name and location of the public place in or on which the proposed operation is to be performed or made, and a description of the area to be affected;
- C. The nature and extent of the proposed operation; and
- D. Such other information as may be required by the regulations.

12.24.070 Permit—Fees and deposits.

- A. Every application shall be accompanied by a fee of thirty dollars (\$30.00) and such cash deposit as may be required by the department under this chapter. The department is authorized to determine the amount of such cash deposit, which amount shall include:
 - 1. The value of all trees, shrubbery and plants sought to be removed or destroyed under such application; and
 - 2. The cost of repairing all damage caused by the operation for which a permit is sought and in restoring the particular public place involved to the same condition as existed immediately prior to the performance of such operation.
- B. Notwithstanding the above, no fee, cash deposit or insurance shall be required in those cases where a resident of the city applies for a permit to plant a tree or remove a tree (six (6) inches or less in diameter) at his or her own expense in the public right-of-way between the sidewalk and curb in front of such existing residence. However, in the latter cases a permit shall be obtained, the regulations of the department shall be complied with and the type of tree to be planted shall be approved by the department.
- C. All fees and deposits shall be paid to the city treasurer and, except as to such refunds as may be made pursuant to this chapter, shall be paid into the general fund of the city. All deposits shall be held by the city treasurer subject to the provisions of this chapter and said regulations. On receipt of a written certification from the department that there has been a full compliance with the provisions of this chapter and said regulations, the

city treasurer shall refund to the applicant such portion of the deposit as does not represent the value of any trees, shrubbery or plants removed or destroyed. In the event of failure or refusal of any applicant to fully comply with the regulations and this chapter, the department shall have the right to cause the particular operations involved to be fully completed and the particular public place or places involved to be fully restored to proper condition, and is hereby authorized as may be required for such purpose.

12.24.080 Permit—Insurance required—Liability for accidents or damage.

Any person to whom a permit or license is issued shall be liable for all damage both to property and to persons resulting from accidents which may occur as a result of the operation for which the permit was issued; and such person shall be further liable to the city for any and every loss and damage which the city may sustain and for all sums it may have to pay to any person as a result of such accident. Nevertheless, without admitting or imposing any liability or responsibility of any kind on the city or the department, no permit shall be issued until the applicant has furnished such insurance as may be required under the regulations of the department and in such form as may be approved by the city attorney. Nothing herein contained shall prevent the council, city or the department from requiring any additional bonds, deposits or insurance as a prerequisite to the acceptance by the city of any bid, offer or contract; and in such cases the council shall require such deposits, bonds and insurance as it may determine necessary to fully protect the city and the department.

12.24.090 Landscaping business—License and cash bond requirements.

No person shall engage in the business of landscape gardening, planting, trimming, repairing, removing, maintaining, selling or transporting trees, shrubs, lawns or other plants within the city without first obtaining from the department a license for each year authorizing such person to engage in such business. No such license shall be issued until written application therefor has been filed with the city clerk in such form as may be required by said regulations. Such business shall be subject to inspection by the department at all times and in such manner as may be provided in the regulations. The application shall be accompanied by a fee in the sum prescribed by section 5.03.170 of this Code. No permit shall be issued under this section until there has been a full compliance with this chapter and the regulations.

12.24.100 Refusal or revocation of permit or license—Conditions—Hearing by council.

Permits or licenses requested under this chapter may be refused by the department and permits or licenses issued under the provisions of this chapter may be revoked by the department at any time, where fraud or misrepresentation exists, either in the application or the use of a permit or license, or in case of any violation of this chapter or

of said regulations, or in case of a breach of peace or menace to the health, morals, welfare and safety of the public. Any person whose permit or license is revoked or whose application for a permit or license is refused shall have a right to a hearing before the council, and the council may affirm or sustain any such refusal or revocation, and may grant or reinstate any permit or license.

12.24.110 Trees and shrubs—Growing, selling, planting and maintenance by department.

The department is authorized to grow, plant, distribute and sell trees and shrubs to be planted in public places. The department is further authorized to maintain, repair, trim, spray and care for all trees and shrubs in or on public places. The regulations shall include prices to be charged by the department for trees and shrubs and the planting thereof.

12.24.120 Operations in public places—Department authority.

Nothing contained in this chapter shall in any way prevent the department, either directly or through any other department or agency, from performing any operations in or on any of the public places of the city.

12.24.130 Trees and shrubs—Control on private property authorized when.

No person shall, within the city, maintain on his or her property any tree or shrub which may cause a traffic hazard or obstruction or in any way constitute a menace to the health, safety, and welfare of the public. The regulations of the department shall include provisions for the control of such trees and shrubbery on private property as may cause obstruction to vehicular traffic and cause traffic hazards, or which may be a menace to the health, safety and welfare of the public. On certification by the police department and the department of public works that any trees or shrubbery on private property do constitute a traffic hazard or on certification by the department of public works and the inspection department that trees or shrubbery on private property constitute a menace to the public health, safety and welfare, the owner or owners of such trees or shrubbery shall be given a written request by the inspection department to remove the same within ten (10) days from the date of such request; and, in the event of failure to comply with such request within the time specified, (a) the inspection department may seek to initiate the prosecution of such owner or owners for violating this section, and (b) the department of public works may also cause the removal or cutting of such trees or shrubbery so as to eliminate the hazard or menace, and the cost thereof shall be collected either by proceedings in the district court or by special assessment against the property on which such trees or shrubbery are situated.

12.24.140 Operations in public places—Financing.

The performance by the department, either directly or through any other department or agency, of any operation on any of the public places of the city, may be authorized and financed under special assessment procedure as provided in this code.

12.24.150 Regulations—Department authority—Contents and distribution.

The department is authorized to adopt regulations governing all operations in public places, and likewise governing the performance, administration and enforcement of this chapter. Such regulations shall specify and control the kind, nature, and description of trees, shrubs and plants which may be grown, planted or maintained on or in any public place. Said regulations shall not become effective until approved by resolution of the council. The department shall cause copies to be made of the regulations and shall furnish the same to all interested persons.

12.24.160 Enforcement.

This chapter shall be enforced by the department of public works, by the inspection department and by the police department.

Section 3. 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 4. 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.

**AN ORDINANCE ADDING SECTIONS 015, 045 AND
055, AND AMENDING SECTIONS 020, 040 AND 050
TO TITLE 12, CHAPTER 24 (TREES AND SHRUBS) OF
THE LIVONIA CODE OF ORDINANCES, AS
AMENDED.**

THE CITY OF LIVONIA ORDAINS:

Section 1. Section 015 is hereby added to Title 12, Chapter 24 of the Livonia Code of Ordinances, as amended, which Section shall read as follows:

- A. Establish policies, regulations and standards of maintenance in order to ensure that the City of Livonia continues to realize the benefits of the urban forest.
- B. Establish and maintain sustainable tree coverage on public land ~~in order~~ to increase the urban forest.
- C. Maintain trees in healthy and nonhazardous conditions ~~through the use of~~ using professional arboricultural practices.
- D. Establish and maintain appropriate diversity in tree species and age, and
- E. Encourage residents to plant and maintain trees on private property consistent with these goals.

Section 2. Section 020 of Chapter 24 of Title 12 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

12.24.020 Definitions.

The following words and phrases, when used in this chapter, for the purpose of this chapter, shall have the meanings respectively ascribed to them in this section:

- A. "Department" means the department of public works.
- B. "Operations" means any and all planting, growing, maintenance, care, removal and destruction of trees, shrubs and plants in or on any public place or public building, including a public place or public building used or reserved for park, playground or recreational purposes.

C. "Public land" means any public street, public highway, public park, or any other property owned or held by the City of Livonia

ED. "Regulations" means such rules and regulations as may be adopted by the department pursuant to the provisions of this chapter.

12.24.030 Enabling authority.

This chapter is adopted pursuant to Section 1 of Chapter II, Sections 11, 12 and 14 of Chapter IV, and Section 15 of Chapter V of the City Charter.

Section 3. Section 040 of Chapter 24 of Title 12 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

12.24.040 Management and control—Department authority.

Subject to the provisions of the Charter and the powers of the council, the director of the department of public works, or their designee, shall have general management and control over all operations in or on public places and public buildings together with the management and control of all operations relating to the planting, removal, care and maintenance of trees, shrubs and plants in or on public places, including all public places and public buildings used or reserved for park, playground or recreational purposes, consistent with the purpose and goals of this Chapter.

Section 4. Section 045 is hereby added to Title 12, Chapter 24 of the Livonia Code of Ordinances, as amended, which Section shall read as follows:

12.24.045 Criteria to be considered for tree removal, planting and maintenance.

The following factors are to be considered by the department prior removing a tree or granting a permit for tree or shrub removal on public lands:

A. Whether the tree has been deemed a risk to the health, safety, or welfare of the travelling public.

B. Whether the tree is diseased, dying, or dead.

C. Whether the tree was damaged beyond repair by a storm.

D. Whether it is a prohibited or problem species for the location, maintenance make it necessary to remove trees or shrubs. The department shall assess if there are viable street repair options that could be utilized in order to minimize damaging or removing trees.

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Section 5. Section 050 of Chapter 24 of Title 12 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

12.24.050 Operations in public places—Permit required.

No person shall perform, effect or make, or cause or bring about the performance or making of any operations in or on any public places without first having obtained a permit therefor as hereinafter provided in this chapter. Permits shall be issued by the department on full compliance with this chapter and the regulations, purpose and goals adopted pursuant thereto. No permit shall issue by the department until all required conditions of this Chapter are fully complied ~~with~~. Failure to obtain a permit shall constitute a misdemeanor.

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Section 6. Section 055 is hereby added to Title 12, Chapter 24 of the Livonia Code of Ordinances, as amended, which Section shall read as follows:

12.24.055 Planting, removing, pruning or injuring trees and shrubs on public land -permit required.

- A. No person shall plant, remove, prune, injure, or otherwise affect any tree or shrub in or on any public place without first having obtained a permit therefor as hereinafter provided in this chapter. No Permits shall be issued by the department without compliance with this chapter and the regulations, purpose and goals adopted pursuant thereto. In determining whether a permit should ~~be issued~~, the department shall consider the factors contained in Section 12.24.45. Failure to obtain a permit shall constitute a misdemeanor.
- B. Prior to planting, removing, pruning, injuring, or otherwise affecting any tree or shrub in or on a public place, the permit holder shall review and comply with the recommendations of the United States Department of Agriculture Tree Owner's Manual which can be viewed at the Office of the City Clerk, the Department of Public Works-Forestry web page, or at www.treeownersmanual.info.
- C. Any tree that is planted in or on a public place must be on the approved tree species list which is available at the Office of the City Clerk or on the Department of Public Works-Forestry web page.

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Section 7. Section 060 of Chapter 24 of Title 12 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:12.24.060 Permit—Application and issuance conditions.

No permit shall be issued until the applicant shall have paid the fee, furnished appropriate insurance, and made the deposit hereinafter provided, and until a written application for such permit shall have been filed with the department and duly approved as hereinafter provided. Every application shall be signed by the applicant and shall include:

- A. The full name, description, residence and place of business of the person applying for the permit;
- B. The name and location of the public place in or on which the proposed operation is to be performed or made, and a description of the area to be affected;
- C. The nature and extent of the proposed operation; and
- D. Such other information as may be required by the regulations.

12.24.070 Permit—Fees and deposits.

- A. Every application shall be accompanied by a fee of thirty dollars (\$30.00) and such cash deposit as may be required by the department under this chapter. The department is authorized to determine the amount of such cash deposit, which amount shall include:
 - 1. The value of all trees, shrubbery and plants sought to be removed or destroyed under such application; and
 - 2. The cost of repairing all damage caused by the operation for which a permit is sought and in restoring the particular public place involved to the same condition as existed immediately prior to the performance of such operation.
- B. Notwithstanding the above, no fee, cash deposit or insurance shall be required in those cases where a resident of the city applies for a permit to plant a tree or remove a tree (six (6) inches or less in diameter) at his or her own expense in the public right-of-way between the sidewalk and curb in front of such existing residence. However, in the latter cases a permit shall be obtained, the regulations of the department shall be complied with and the type of tree to be planted shall be approved by the department.
- C. All fees and deposits shall be paid to the city treasurer and, except as to such refunds as may be made pursuant to this chapter, shall be paid into the general fund of the city. All deposits shall be held by the city treasurer subject to the provisions of this chapter and said regulations. On receipt of a written certification from the department that there has been a full compliance with the provisions of this chapter and said regulations, the

city treasurer shall refund to the applicant such portion of the deposit as does not represent the value of any trees, shrubbery or plants removed or destroyed. In the event of failure or refusal of any applicant to fully comply with the regulations and this chapter, the department shall have the right to cause the particular operations involved to be fully completed and the particular public place or places involved to be fully restored to proper condition, and is hereby authorized as may be required for such purpose.

12.24.080 Permit—Insurance required—Liability for accidents or damage.

Any person to whom a permit or license is issued shall be liable for all damage both to property and to persons resulting from accidents which may occur as a result of the operation for which the permit was issued; and such person shall be further liable to the city for any and every loss and damage which the city may sustain and for all sums it may have to pay to any person as a result of such accident. Nevertheless, without admitting or imposing any liability or responsibility of any kind on the city or the department, no permit shall be issued until the applicant has furnished such insurance as may be required under the regulations of the department and in such form as may be approved by the city attorney. Nothing herein contained shall prevent the council, city or the department from requiring any additional bonds, deposits or insurance as a prerequisite to the acceptance by the city of any bid, offer or contract; and in such cases the council shall require such deposits, bonds and insurance as it may determine necessary to fully protect the city and the department.

12.24.090 Landscaping business—License and cash bond requirements.

No person shall engage in the business of landscape gardening, planting, trimming, repairing, removing, maintaining, selling or transporting trees, shrubs, lawns or other plants within the city without first obtaining from the department a license for each year authorizing such person to engage in such business. No such license shall be issued until written application therefor has been filed with the city clerk in such form as may be required by said regulations. Such business shall be subject to inspection by the department at all times and in such manner as may be provided in the regulations. The application shall be accompanied by a fee in the sum prescribed by section 5.03.170 of this Code. No permit shall be issued under this section until there has been a full compliance with this chapter and the regulations.

12.24.100 Refusal or revocation of permit or license—Conditions—Hearing by council.

Permits or licenses requested under this chapter may be refused by the department and permits or licenses issued under the provisions of this chapter may be revoked by the department at any time, where fraud or misrepresentation exists, either in the application or the use of a permit or license, or in case of any violation of this chapter or

of said regulations, or in case of a breach of peace or menace to the health, morals, welfare and safety of the public. Any person whose permit or license is revoked or whose application for a permit or license is refused shall have a right to a hearing before the council, and the council may affirm or sustain any such refusal or revocation, and may grant or reinstate any permit or license.

12.24.110 Trees and shrubs—Growing, selling, planting and maintenance by department.

The department is authorized to grow, plant, distribute and sell trees and shrubs to be planted in public places. The department is further authorized to maintain, repair, trim, spray and care for all trees and shrubs in or on public places. The regulations shall include prices to be charged by the department for trees and shrubs and the planting thereof.

12.24.120 Operations in public places—Department authority.

Nothing contained in this chapter shall in any way prevent the department, either directly or through any other department or agency, from performing any operations in or on any of the public places of the city.

12.24.130 Trees and shrubs—Control on private property authorized when.

No person shall, within the city, maintain on his or her property any tree or shrub which may cause a traffic hazard or obstruction or in any way constitute a menace to the health, safety, and welfare of the public. The regulations of the department shall include provisions for the control of such trees and shrubbery on private property as may cause obstruction to vehicular traffic and cause traffic hazards, or which may be a menace to the health, safety and welfare of the public. On certification by the police department and the department of public works that any trees or shrubbery on private property do constitute a traffic hazard or on certification by the department of public works and the inspection department that trees or shrubbery on private property constitute a menace to the public health, safety and welfare, the owner or owners of such trees or shrubbery shall be given a written request by the inspection department to remove the same within ten (10) days from the date of such request; and, in the event of failure to comply with such request within the time specified, (a) the inspection department may seek to initiate the prosecution of such owner or owners for violating this section, and (b) the department of public works may also cause the removal or cutting of such trees or shrubbery so as to eliminate the hazard or menace, and the cost thereof shall be collected either by proceedings in the district court or by special assessment against the property on which such trees or shrubbery are situated.

12.24.140 Operations in public places—Financing.

The performance by the department, either directly or through any other department or agency, of any operation on any of the public places of the city, may be authorized and financed under special assessment procedure as provided in this code.

12.24.150 Regulations—Department authority—Contents and distribution.

The department is authorized to adopt regulations governing all operations in public places, and likewise governing the performance, administration and enforcement of this chapter. Such regulations shall specify and control the kind, nature, and description of trees, shrubs and plants which may be grown, planted or maintained on or in any public place. Said regulations shall not become effective until approved by resolution of the council. The department shall cause copies to be made of the regulations and shall furnish the same to all interested persons.

12.24.160 Enforcement.

This chapter shall be enforced by the department of public works, by the inspection department and by the police department.

Section 3. 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 4. 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.

During Audience Communication Brent Sabo, 14587 Blue Skies, requested extra time to read a letter into the record and Council granted additional time. He then addressed Council about the City's Road Repair Program and its conflict with right-of-way trees.

Councilmember McCullough, as Council representative to the Tree Committee, responded to Mr. Sabo.

On a motion by McCullough, supported by Toy, and unanimously adopted, it was:

#283-21 RESOLVED, that upon the motion by Councilmember Brandon McCullough, seconded by Councilmember Laura Toy, at the Regular Meeting held September 20, 2021, the Council does hereby refer the subject matter of the proposed tree ordinance in conjunction with the 2022 Road Repair Program to the Committee of the Whole for its report and recommendation.

Councilmember Toy also commented on Mr. Sabo's concerns.

Vice President Bahr asked Zilincik to state the timeline of upcoming events for the 2022 Road Repair Program.

Donovic then clarified that the trees will be identified this year during the October/November period and those will be the trees torn down for next year or next year as you're driving through the streets is when you start to identify the trees that have to be removed. So, City Council will approve a design for the roads, but we won't know officially how many trees will be impacted. Again, we're waiting for the City Council for the budget November 1st, once that's approved it will help us make a decision as far as the lot and street segments, we always try to fit the program to the budget. I would say by the end of November we'd have a clear picture of what trees will be impacted and the size to provide to the City Council if needed and then obviously with the Tree Committee, coordinating those two items together.

<i>AUDIENCE COMMUNICATION ITEM (Regular Meeting of September 20, 2021)</i>
--

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

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD JULY 24, 2023**

Meeting was called to order at 8:51 p.m. by Council President Jim Jolly. Present: Scott Bahr, Rob Donovic, Scott Morgan, Brandon McCullough, Kathleen McIntyre, Vice President Toy, and President Jim Jolly. Absent: None.

Elected and appointed officials present: Susan Nash, City Clerk; Paul Bernier, City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

Councilmember Bahr led the Pledge of Allegiance.

9. VACATING PETITION: Planning Commission, re: Petition 2023-05-03-01 submitted by Dave Hourd, to determine whether or not to vacate a surface drainage easement at 17260 and 17270 Carol Drive, located on the east side of Carol Drive between Six Mile Road and Harrison Avenue in the Southeast $\frac{1}{4}$ of Section 12.

Mark Taormina, Director of Planning and Economic Development, presented the request to Council.

Councilmember Morgan offered an approving motion for the Consent agenda.

DIRECTION

APPROVAL

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

12.

Law
July 25, 2023

MEETING DATE

S072423/R080923

PREPARED BY

Brenda Smyser, Program Supervisor,

AGENDA ITEM

PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCES: Department of Law, re: Petition 2023-05-03-01 submitted by Dave Hourd, requesting to vacate a surface drainage easement at 17260 and 17270 Carol Drive, located on the east side of Carol Drive between Six Mile Road and Harrison Avenue in the Southeast ¼ of Section 12.

BACKGROUND DETAILS

At your regular meeting of July 24, 2023, you unanimously approved Petition 2023-05-03-01, submitted by Dave Hourd, requesting to vacate a surface drainage easement at 17260 and 17270 Carol Drive, located on the east side of Carol Drive, between Six Mile Road and Harrison Avenue, in the Southeast 1/4 of Section 12. Accordingly, herewith submitted for your consideration is the proposed ordinance amendment prepared for the Department of Law.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

First Reading

ATTACHMENTS

1. Ordinance for 2023-05-03-01 - Dave Hourd
2. S072423 LTC Req to vacate 2023-05-03-01 Dave Hourd
3. 2023-05-03-01_E-COUNCIL Pkt

APPROVED BY

Paul Bernier, City Attorney

Date: July 25, 2023

Maureen Miller Brosnan, Mayor

Date: July 28, 2023

**AN ORDINANCE VACATING THE USE OF PORTIONS
OF STREET, ALLEY AND PUBLIC GROUND.**

THE CITY OF LIVONIA ORDAINS:

Section 1. The report and recommendation of the City Planning Commission, dated July 12, 2023, setting forth its resolution #07-41-2023 on Petition 2023-05-03-01 submitted by Dave Hourd, requesting to vacate a surface drainage easement at 17260 and 17270 Carol Drive, located on the east side of Carol Drive, between Six Mile Road and Harrison Avenue, in the Southeast 1/4 of Section 12, City of Livonia, Wayne County, Michigan, is hereby accepted and adopted and the Council does hereby approve all proceedings on said Petition 2023-05-03-01, it appearing that a public hearing thereon was held on July 11, 2023, as provided by law and that the proper notices of such hearing were given.

Section 2. Pursuant to Chapter 8 of Title 12 of the Livonia Code of Ordinances, as amended, the City of Livonia's use of the following property is hereby vacated:

Lots 126 and 127, THOMAS F. O'CONNOR'S PARKVIEW ACRES, a sub. of W. 1/2 of S.E. 1/4 of Section 12, T. 1 S., R. 9 E., Livonia Township (now City of Livonia), Wayne County, Michigan. Recorded in Liber 69 of Plats, Page 24 of Wayne County Records.

Section 3. 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 4. 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.



LETTER TO THE LIVONIA CITY COUNCIL

9.

Planning
July 13, 2023

MEETING DATE

S072423/R080923

PREPARED BY

Stephanie Reece, Program Supervisor,

AGENDA ITEM

VACATING PETITION: Planning Commission, re: Petition 2023-05-03-01 submitted by Dave Hourd, to determine whether or not to vacate a surface drainage easement at 17260 and 17270 Carol Drive, located on the east side of Carol Drive between Six Mile Road and Harrison Avenue in the Southeast ¼ of Section 12.

BACKGROUND DETAILS

July 12, 2023

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2023-05-03-01 -Dave Hourd

Dear Council Members:

At the 1,201st Public Hearings and Regular Meeting held by the City Planning Commission on July 11, 2023, the following resolution was adopted:

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

#07-41-2023 RESOLVED, That the City Planning Commission does hereby recommend to the City Council that Petition 2023-05-03-01 submitted by Dave Hourd pursuant to Section 12.08 of the Livonia Code of Ordinances of the City of Livonia, as amended, to determine whether or not to vacate a surface drainage easement at 17260 and 17270 Carol Drive, located on the east side of Carol Drive between Six Mile Road and Harrison Avenue in the Southeast ¼ of Section 12, be approved for the following reasons:

1. No objections have been received in connection with this request.
2. The easement is no longer needed or used, and because the garage was built over the easement, the function of the storm drain was eliminated.
3. Vacating the subject easement will remedy a potential encumbrance on the title.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the

provisions of Section 12.08 of the Livonia Code of Ordinances, as amended.

ATTACHMENTS

1. 2023-05-03-01_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: July 14, 2023



Maureen Miller Brosnan, Mayor

Date: July 14, 2023

Petition 2023-05-03-01 submitted by Dave Hourd pursuant to Section 12.08 of the Livonia Code of Ordinances of the City of Livonia, as amended, to determine whether or not to vacate a surface drainage easement at 17260 and 17270 Carol Drive, located on the east side of Carol Drive between Six Mile Road and Harrison Avenue in the Southeast $\frac{1}{4}$ of Section 12.

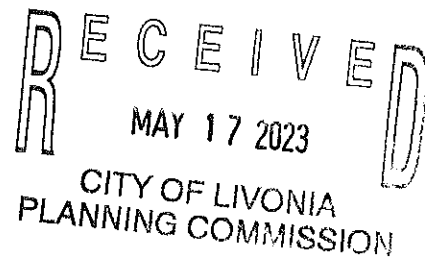
May 17, 2023

City of Livonia

City Council

33000 Center Drive

Livonia, MI 48154-3097



Subject: Request to Vacate an Easement

I'm petitioning to have a surface drainage easement vacated on my property. The reasons are as follow: the area yards all slope to the flood plain for a stream at the back of the properties, recent road improvements including storm sewers have lowered the front grade to the point the easement serves no purpose, the easement is an impediment in the event the property is put up for sale.

Legal description of the property.

Lots 126 and 127, Thomas F. O'Connor's Parkview Acres, a sub, of W, ½ of S.E. ¼ of Section 12. T.1 S., R.9 E., City of Livonia. Wayne, County, Michigan. Recorded in Liber 69 pf Plats, Page 24 of Wayne County Records.

A copy of a survey provided when I purchased the property is attached as a reference document.

Sincerely

Dave Hourd

A handwritten signature in cursive script that reads "Dave Hourd".

17260 Carol Street

Livonia, MI 48152

Tel: 734-526-5250

UNAPPROVED MINUTES

1

MINUTES OF THE 1,201st PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, July 11, 2023, the City Planning Commission of the City of Livonia held its 1,201st 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:	Wafa Dinaro	David Bongero	Sam Caramagno
	Glen Long	Peter Ventura	Ian Wilshaw

Members absent: None

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

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

ITEM #1 PETITION 2023-05-03-01

Dave Hourd

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2023-05-03-01 submitted by Dave Hourd pursuant to Section 12.08 of the Livonia Code of Ordinances of the City of Livonia, as amended, to determine whether or not to vacate a surface drainage easement at 17260 and 17270 Carol Drive, located on the east side of Carol Drive between Six Mile Road and Harrison Avenue in the Southeast ¼ of Section 12.

UNAPPROVED MINUTES

2

Mr. Taormina: Thank you, Mr. Chairman. This is a request to vacate a surface drainage easement pursuant to the Code of Ordinances, which requires Planning Commission review and recommendation to the City Council on any vacations of public utility easements. The site is on the east side of Carol Drive, north of Six Mile about one half mile west of a Middelbelt Road. The easement runs through the middle of a residential property that is made up of two platted lots, Lots 126 and 127 of Thomas F O'Connor's Parkview Acres Subdivision. These lots are under common ownership and contain a single home with an attached garage. The house and garage extend across this common lot line, which is where the easement exists. The easement was recorded in 1942 with the original subdivision plat. It is 10 feet wide and runs from the front of the property to the back through a portion of the attached garage. The subdivision now contains storm sewers, which do not rely on the subject easement. The Engineering Department has reviewed this case and has no objections to the easement being vacated since it is not used to convey stormwater and allowing it to remain could pose an encumbrance on the property. With that I will read the correspondence. 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 1, 2023, 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 easement vacation at this time. The subject parcels are assigned the addresses of #17260 and #17270 Carol Drive. The existing easement was included with the plat of the subdivision and was intended to convey surface drainage. Subsequently, storm sewers were installed during a street paving project rendering the easement useless. Also, a residential structure has been built across the easement eliminating any chance of conveying storm drainage in the future. Due to these factors, we have no objections to vacating the storm drainage easement."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Finance Department, dated June 26, 2023, 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 2, 2023, which reads as

UNAPPROVED MINUTES

3

follows: *"In accordance with your request, the Treasurer's Office has reviewed the address connected with the above noted petition. At this time, there are no outstanding amounts receivable for taxes. Therefore, I have no objections to the proposal."* The letter is signed by Lynda Scheel, Treasurer. That is the extent of the correspondence.

Mr. Wilshaw: Thank you. Mr. Taormina. Is there any questions for our planning staff? I don't see any questions from any of our commissioners. Our petitioner is in the audience. Please come forward, sir. Thank you for being here. Good evening, and we'll start with your name and address for our records.

Dave Hourd, 17260 Carol Street, Livonia, MI.

Mr. Wilshaw: Excellent. Thank you for being here. Is there anything else that you'd like to let us know, other than what we've heard from our planning staff?

Mr. Hourd: It's pretty complete about the only comment that I could make is the whole property runs down to a tributary of the Rouge River, and it's basically a useless piece of...even at the time it was put in it serves no purpose. So that's about it.

Mr. Wilshaw: Okay, that's fair enough. Is there any questions from any of our commissioners for our petitioner?

Mr. Bongero: I met Mr. Hourd out there today and we walked it. It's just a really simple request. It serves absolutely no purpose. For what it's worth, it's just...it's no big deal. So, I'm totally in favor.

Mr. Wilshaw: All right. Thank you. Mr. Bongero. Any other questions from any of our commissioners? Or comments? I don't see any other questions from any of our commissioners. Is there anyone else in our audience wishing to speak for or against this item? I don't see anybody rushing forward. So, with that, I think we can safely close the public hearing and a motion would be an order.

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

#07-41-2023 **RESOLVED**, That the City Planning Commission does hereby recommend to the City Council that Petition 2023-05-03-01 submitted by Dave Hourd pursuant to Section 12.08 of the Livonia Code of Ordinances of the City of Livonia, as amended, to determine whether or not to vacate a surface drainage easement at 17260 and 17270 Carol Drive, located on the east

side of Carol Drive between Six Mile Road and Harrison Avenue in the Southeast ¼ of Section 12, be approved for the following reasons:

1. No objections have been received in connection with this request.
2. The easement is no longer needed or used, and because the garage was built over the easement, the function of the storm drain was eliminated.
3. Vacating the subject easement will remedy a potential encumbrance on the title.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 12.08 of the Livonia Code of Ordinances, 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.

Beth El Memorial Park
Cemetery
28300

RUF

HARRISON

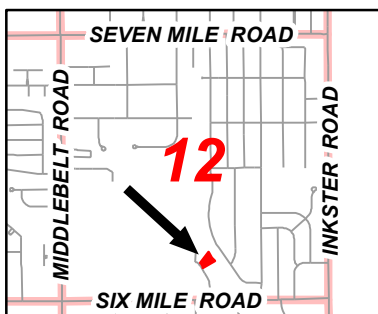
CAROL DRIVE

LATHERS DRIVE

FLORAL AVENUE

RUF

SIX MILE ROAD



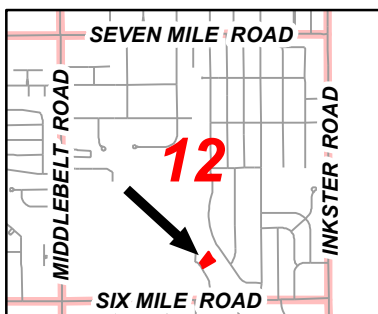
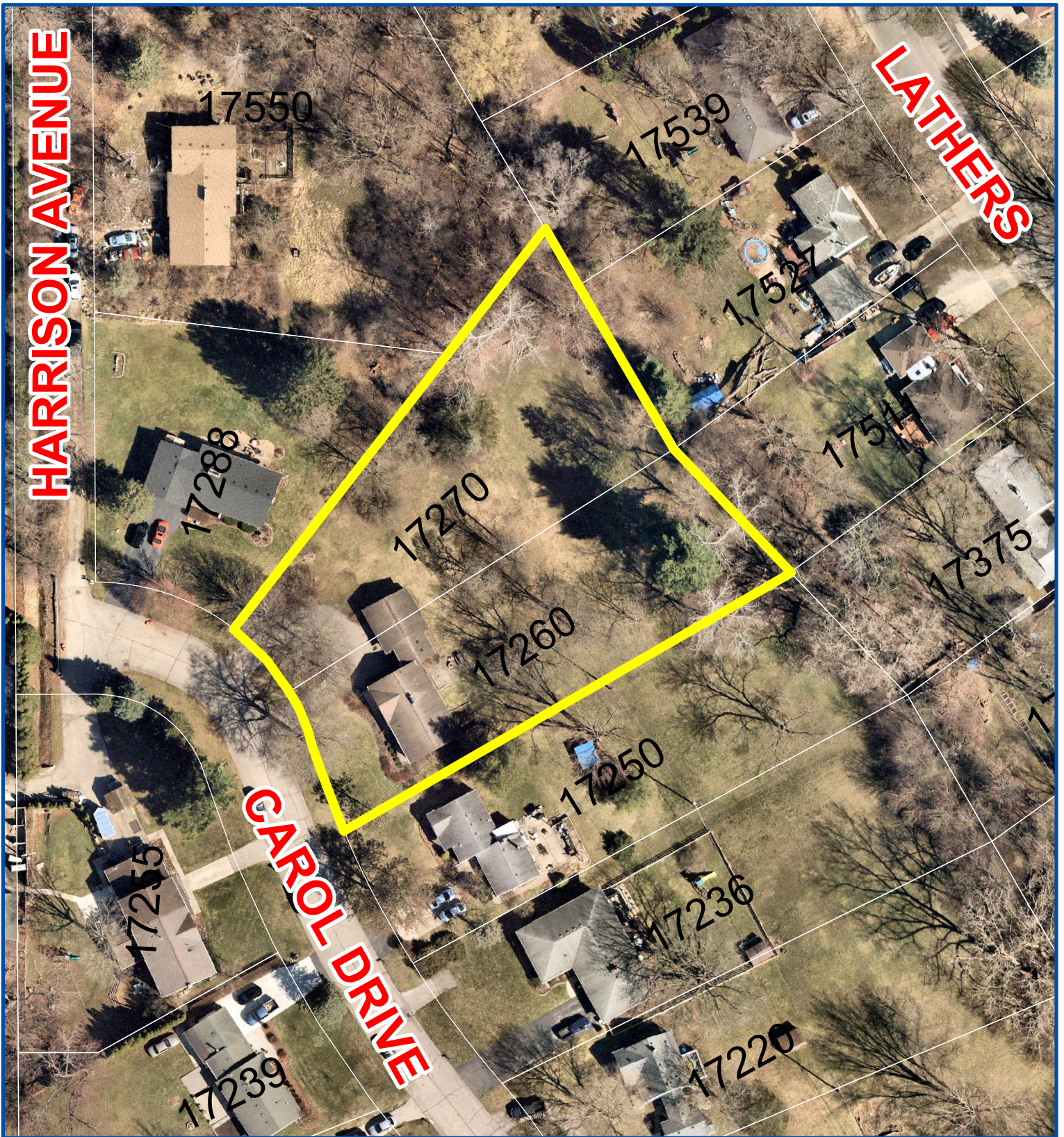
Address & Zoning Map

Petition 2023-05-03-01
Dave Hourd
17260 & 17270 Carol Drive
to vacate a surface drainage easement



Not to Scale

City of Livonia
Planning Department



Aerial Map

Petition 2023-05-03-01

Dave Hourd

17260 & 17270 Carol Drive
to vacate a surface drainage easement



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 4

Petition 2023-05-03-01 submitted by Dave Hourd under Section 12.08 of the Livonia Code of Ordinances of the City of Livonia, as amended, to determine whether or not to vacate a surface drainage easement at 17260 and 17270 Carol Drive, located on the east side of Carol Drive between Six Mile Road and Harrison Avenue in the Southeast ¼ of Section 12.

June 27, 2023: Study Meeting:

This request is to vacate a surface drainage easement that runs through the middle of two (2) contiguous parcels: 17260 and 17270 Carol Drive. The properties are under common ownership and are located on the east side of Carol Drive between Six Mile Road and Harrison Avenue. Situated on the properties are a single house and an attached garage. The home is on 17260 Carol Drive, and the attached garage extends onto 17270 Carol Drive. The easement, recorded with the original subdivision plat, is ten feet (10') wide and runs from the front of the property to the back through a portion of the attached garage. In a letter from the property owner submitted with the request, it is explained that the reasons for the vacating are as follows: 1) the yard area slopes to the flood plain for a stream at the back of the properties, recent road improvements, including storm sewers, have lowered the front grade to the point the easement serves no purpose, and 2) the easement is an impediment in the event the property is put up for sale.

Correspondence from Engineering indicates that the subject easement is not used because storm sewers were installed during a street paving project. Additionally, because the garage was built over the easement, the function of the storm drain was eliminated. Due to these factors, the Engineering Department has no objections to the vacating.

Notice of this petition to vacate the easement has been provided to all known utility and communications companies.

July 11, 2023: Public Hearing:

Approving Resolution: The request to vacate a surface drainage easement at 17260 and 17270 Carol Drive is hereby approved, subject to City Council approval for the following reasons:

1. No objections have been received in connection with this request.
2. The easement is no longer needed or used, and because the garage was built over the easement, the function of the storm drain was eliminated.
3. Vacating the subject easement will remedy a potential encumbrance on the title.



2023-05-03-01

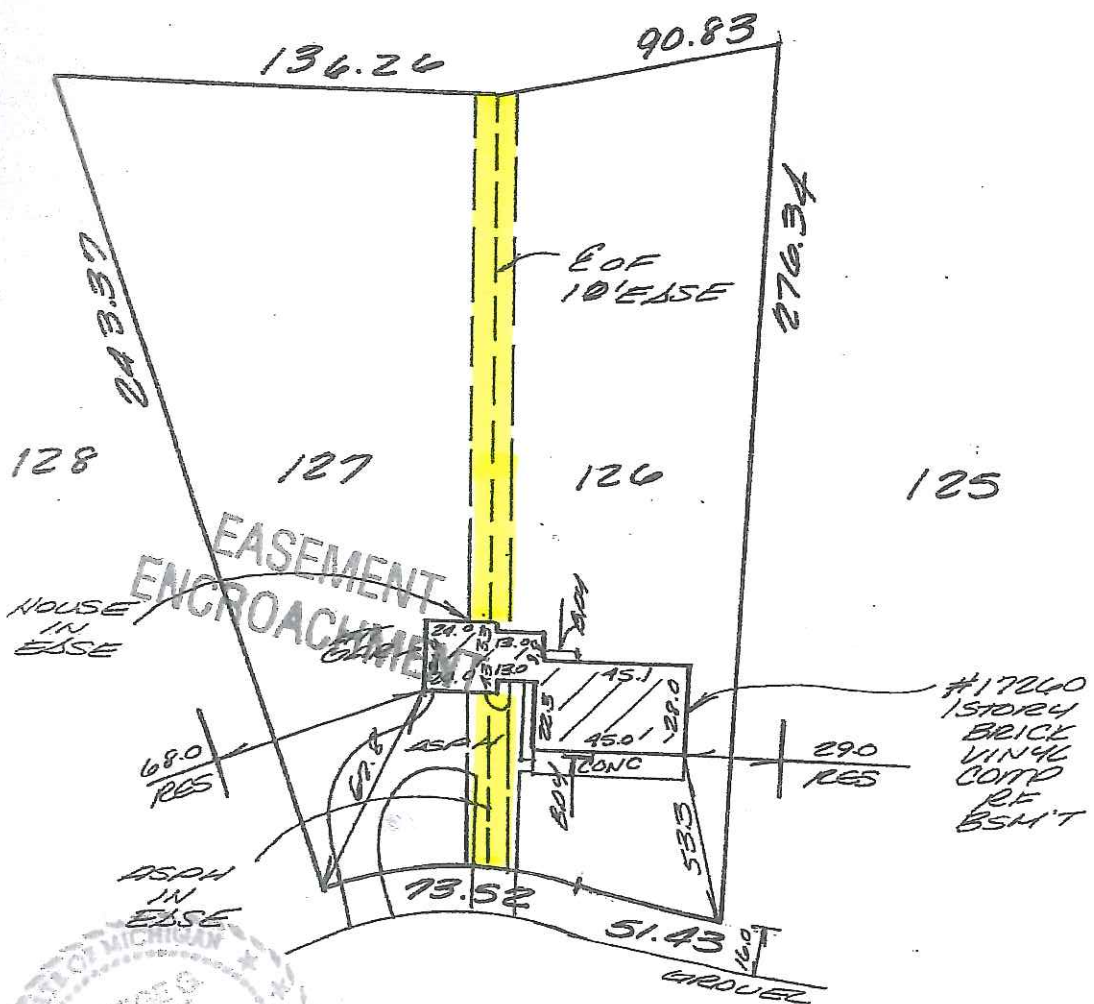
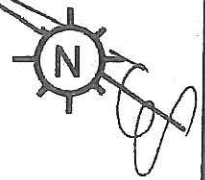
CONSULTING MUNICIPAL & CIVIL ENGINEERS - SURVEYORS. 28304 HAYES - ROSEVILLE, MI 48066 - (810) 774-3000

LEGAL DESCRIPTION OF PROPERTY (AS FURNISHED BY CLIENT)

DATE: 8-4-99

Lots 126 and 127, THOMAS F. O'CONNOR'S PARKVIEW ACRES, a sub. of W. 1/2 of S.E. 1/4 of Section 12, T.1 S., R.9 E., Livonia Township (now City of Livonia), Wayne County, Michigan. Recorded in Liber 69 of Plats, Page 24 of Wayne County Records.

GEORGE JEROME



CAROL DR
60' WD.

RECEIVED

MAY 17 2023

CITY OF LIVONIA
PLANNING COMMISSION

CERTIFICATE: We hereby certify to NORWEST MORTGAGE, INC.
 that we have surveyed the above-described property in accordance with the description furnished by you for the
 purpose of a mortgage loan to be made by C. DAVID HOURD 734-536-5250

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 1, 2023

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2023-05-03-01 – #17260 & #17270 Carol Drive

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed easement vacation at this time. The subject parcels are assigned the addresses of **#17260 and #17270 Carol Drive**.

The existing easement was included with the plat of the subdivision and was intended to convey surface drainage. Subsequently, storm sewers were installed during a street paving project rendering the easement useless. Also, a residential structure has been built across the easement eliminating any chance of conveying storm drainage in the future. Due to these factors, we have no objections to vacating the storm drainage easement.

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

Sincerely,

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

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

cc: 2023 Petition File

DEPARTMENT OF FINANCE

Michael T. Slater
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSAN
MAYOR

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

June 26, 2023

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

Petition 2023-05-03-01 - 17260 & 17270 Carol Drive

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 black ink, appearing to read "Connie Kumpula", with a large, stylized flourish extending to the right.

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 2, 2023

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

Re: Petition 2023-05-03-01

17260 & 17270 Carol Drive
Dave Hourd

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



LETTER TO THE LIVONIA CITY COUNCIL

17.

Law
July 27, 2023

MEETING DATE

R082123

PREPARED BY

Brenda Smyser, Program Supervisor,

AGENDA ITEM

REQUEST TO SCHEDULE A CLOSED COMMITTEE OF THE WHOLE MEETING: Department of Law, re: for the purpose of discussing pending litigation and attorney/client privileged communications with respect to Donald and Dina Croskey, et al v City of Livonia; Wayne County Circuit Court Case No. 22-011590-NZ.

BACKGROUND DETAILS

It is respectfully requested that the Council, by a two-thirds roll call vote in accordance with Sections 7(1) and 8(d) of the Open Meetings Act, schedule a closed meeting of the Committee of the Whole for the purpose of discussing the subject pending litigation and attorney/client privileged communications.

The following individuals should be invited to the closed meeting: Mayor Maureen Miller Brosnan, City Attorney Paul A. Bernier, Assistant City Attorney Eric S. Goldstein, Finance Director Michael Slater, Jim Duffy (MMRMA) and Attorney Margaret T. Debler of Rosati Schultz Joppich & Amtsbuechler PC.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

Schedule a Closed Committee of the Whole Meeting

ATTACHMENTS

1. R082123 LTC Closed COW Donald and Dina Croskey

APPROVED BY

Paul Bernier, City Attorney

Date: July 27, 2023

Maureen Miller Brosnan, Mayor

Date: July 28, 2023



LETTER TO THE LIVONIA CITY COUNCIL

18.

Law
July 27, 2023

MEETING DATE

R082123

PREPARED BY

Brenda Smyser, Program Supervisor,

AGENDA ITEM

REQUEST TO SCHEDULE A CLOSED COMMITTEE OF THE WHOLE MEETING: Department of Law, re: for the purpose of discussing pending litigation and attorney/client privileged communications with respect to Barbara L. Thomas v City of Livonia; EEOC Charge No. 471-2023-03811.

BACKGROUND DETAILS

It is respectfully requested that the Council, by a two-thirds roll call vote in accordance with Sections 7(1) and 8(d) of the Open Meetings Act, schedule a closed meeting of the Committee of the Whole for the purpose of discussing the subject pending litigation and attorney/client privileged communications.

The following individuals should be invited to the closed meeting: Mayor Maureen Miller Brosnan, City Attorney Paul A. Bernier, Assistant City Attorney Eric S. Goldstein, Finance Director Michael Slater, and Attorney Laura S. Amtsbuechler of Rosati Schultz Joppich & Amtsbuechler PC.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

Schedule a Closed Committee of the Whole Meeting

ATTACHMENTS

None

APPROVED BY

Paul Bernier, City Attorney

Date: July 28, 2023

Maureen Miller Brosnan, Mayor

Date: July 28, 2023