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

OFFICE OF THE COUNCIL

**ELECTRONIC AGENDA PACKET FOR
THE PUBLIC HEARING OF
WEDNESDAY, SEPTEMBER 13, 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.

REVISED PUBLIC HEARING AGENDA OF THE LIVONIA CITY COUNCIL
SEPTEMBER 13, 2023
7:00 P.M.
Livonia City Hall Auditorium
33000 Civic Center Drive
Livonia, Michigan

AGENDA ITEM(S)*

1. [CJK Investments, LLC on behalf of Ducati Detroit, requesting approval of a Commercial Rehabilitation Exemption Certificate \(CREC\) for the property located at 19625 Victor Parkway, Livonia, MI 48152, to facilitate the redevelopment of this property. Parcel ID 024-99-0003-009 \(Commercial Rehabilitation District #5\)](#)
2. [Petition 2022-12-01-02, submitted by Basilica of St. Mary, requesting to rezone parts of the properties at 18100 Merriman Road and 30600 Brookview Drive, located on the east side of Merriman Road between Mayville Drive and Seven Mile Road in the Northwest ¼ of Section 11, from P-L \(Public Lands\) to N2 \(Neighborhood\).](#)
3. [Appeal of the Denial of the Planning Commission regarding Petition 2023-07-02-10 submitted by Technical Group Inc., requesting waiver use approval under Section 6.51 of the Livonia Zoning Ordinance, as amended, to construct and operate a drive-thru coffee shop \(Scooter's Coffee\) and convert the existing building on the property into an ice cream shop \(Lickity Split\) at 19100 Farmington Road, located on the southeast corner of Seven Mile and Farmington Roads in the Northwest 1/4 of Section 10.](#)

AUDIENCE COMMUNICATION

*These items will move to the Regular meeting of October 2, 2023

SUSAN M. NASH, CITY CLERK

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



LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
August 15, 2023

MEETING DATE

PREPARED BY

Sara Kasprowicz, Council Office Manager,

AGENDA ITEM

CJK Investments, LLC on behalf of Ducati Detroit, requesting approval of a Commercial Rehabilitation Exemption Certificate (CREC) for the property located at 19625 Victor Parkway, Livonia, MI 48152, to facilitate the redevelopment of this property. Parcel ID 024-99-0003-009 (Commercial Rehabilitation District #5)

BACKGROUND DETAILS

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

ATTACHMENTS

1. PH091323 LTC CREC Ducati Detroit
2. PH091323 Req for CREC Ducati Detroit (19265 Victor Pkwy)

APPROVED BY

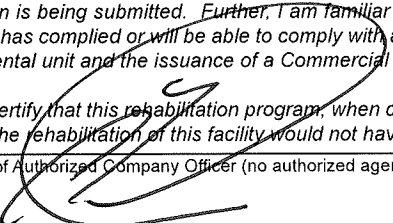
Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended.

LOCAL GOVERNMENT UNIT USE ONLY	
▶ Application No.	▶ Date Received

STATE USE ONLY	
▶ Application No.	▶ Date Received

Read the instructions page before completing the form. **This application should be filed after the commercial rehabilitation district is established.** The applicant must complete Parts 1, 2 and 3 and file the application form (with required attachments) with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)			
Applicant (Company) Name (applicant must be the owner of the facility) CJK INVESTMENTS, LLC			NAICS or SIC Code
Facility's Street Address 19265 VICTOR PARKWAY	City LIVONIA	State MI	ZIP Code 48152
Name of City, Township or Village (taxing authority) LIVONIA	County WAYNE	School District Where Facility is Located LIVONIA	
☒ City ☐ Township ☐ Village			
Date of Rehabilitation Commencement (mm/dd/yyyy) 03/15/2023	Planned Date of Rehabilitation Completion (mm/dd/yyyy) 05/01/2024		
Estimated Cost of Rehabilitation \$7,000,000	Number of Years Exemption Requested (1-10) 10		
Expected Project Outcomes (check all that apply)			
☒ Increase Commercial Activity ☐ Retain Employment ☒ Revitalize Urban Areas			
☒ Create Employment ☐ Prevent Loss of Employment ☒ Increase Number of Residents in Facility's Community			
No. of jobs to be created due to facility's rehabilitation 35	No. of jobs to be retained due to facility's rehabilitation 0	No. of construction jobs to be created during rehabilitation 100	
PART 2: APPLICATION DOCUMENTS			
Prepare and attach the following items:			
☒ General description of the facility (year built, original use, most recent use, number of stories, square footage)		☒ Statement of the economic advantages expected from the exemption	
☒ Description of the qualified facility's proposed use		☒ Legal description	
☒ Description of the general nature and extent of the rehabilitation to be undertaken		☐ Description of the "underserved area" (Qualified Retail Food Establishments only)	
☒ Descriptive list of the fixed building equipment that will be a part of the qualified facility		☐ Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4753) (Qualified Retail Food Establishments only)	
☒ Time schedule for undertaking and completing the facility's rehabilitation			
PART 3: APPLICANT CERTIFICATION			
Name of Authorized Company Officer (no authorized agents) CHARLES KNOLL		Telephone Number (248) 719-4200	
Fax Number (734) 453-0510		E-mail Address KNOLL.CHARLES@GMAIL.COM	
Street Address 14855 N SHELDON RD	City PLYMOUTH	State MI	ZIP Code 48170
<i>I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.</i>			
<i>I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.</i>			
Signature of Authorized Company Officer (no authorized agents) 		Title PRESIDENT	Date 03/14/2023

PART 4: ASSESSOR RECOMMENDATIONS (assessor of LGU must complete Part 4)				
Provide the Taxable Value and State Equalized Value of Commercial Property, as provided in Public Act 210 of 2005, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC).				
	Taxable Value	State Equalized Value (SEV)		
Land				
Building(s)				
The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Rehabilitation Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Rehabilitation Exemption that would also put the same property on the Commercial Rehabilitation specific tax roll. ☐ By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Rehabilitation Exemption specific tax roll and not on any other specific tax roll.				
Name of Local Government Body				
Name of Assessor (first and last name)		Telephone Number		
Fax Number		E-mail Address		
<i>I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.</i>				
Assessor's Signature			Date	
PART 5: LOCAL GOVERNMENT ACTION (clerk of LGU must complete Part 5)				
Action Taken By LGU (attach a certified copy of the resolution):				
☐ Exemption approved for _____ years, ending December 30, _____ (not to exceed 10 years)				
☐ Exemption Denied				
Date District Established (attach resolution for district)	Local Unit Classification Identification (LUCL) Code		School Code	
PART 6: LOCAL GOVERNMENT CLERK CERTIFICATION (clerk of LGU must complete Part 6)				
Clerk's Name (first and last)		Telephone Number		
Fax Number		E-mail Address		
Mailing Address	City		State	ZIP Code
LGU Contact Person for Additional Information	LGU Contact Person Telephone Number		Fax Number	
<i>I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate and hereby request the State Tax Commission issue a Commercial Rehabilitation Exemption Certificate, as provided by Public Act 210 of 2005, as amended.</i>				
Clerk's Signature			Date	

For faster service, the LGU should email the completed application and required documents to PTE@michigan.gov.

An additional submission option is to mail the completed application and required documents to:

Michigan Department of Treasury, State Tax Commission
 P.O. Box 30471
 Lansing, MI 48909

Application for Commercial Rehabilitation Exemption Certificate

General Description of the Property and the Nature and Extent of the Rehabilitation Project to be Undertaken:

The current 3.21-acre property has a vacant approximately 14,000 square foot single story restaurant built in 1993 with accompanying asphalt parking. The application proposes to revitalize and update the existing structure, upgrade the infrastructure servicing the property, and construct a new approximate 36,000 square foot, two story, dual branded motorcycle dealership, including Ducati and BMW OEM product lines.

Time Schedule for Undertaking and Completing the Project:

The project is anticipated to commence with site work in summer of 2023, and be completed approximately 13 months after from the issuance of the building permit.

Statement of the Economic Advantages Expected from the Project:

The project will once again create excitement on one of the vital entry points to the city of Livonia – A site that has been vacant for nearly five years. In addition it will continue the revitalization of this commercial district, enhance the city's tax base, and provide needed economic stimulus to the area. It will also aide in the creation of jobs, both during construction and the operational jobs of the dealerships. It is estimated that the tax savings to the applicant will be approximately \$144,372 annually if the abatement is granted. This tax savings to the applicant will partially offset extraordinary development costs inherent in the project as more fully set forth below.

CREC TAX ESTIMATES
FOR
PROPOSED DUCATI-BMW MOTORCYCLE DEALERSHIPS
19265 VICTOR PARKWAY

CONSIDERATION OF COMMERCIAL REHABILITATION TAX INCENTIVE
(PA 210 OF 2005)

CURRENT VALUE

Current Real Property Taxable Value =	\$504,945 (\$116,051 Land Imp + \$388,894 Building)
Current Land Taxable Value=	\$300,090
Current Taxable Value (Total)	\$805,035

TAX RATES

Millage Rate=	58.8297
City Millage Rate=	13.2480 (~22.52%)
School Operating + State Education=	24.00

FUTURE VALUES

Estimated TCV of 26K sq. ft. dealership=	\$10,000,000 (\$384.6K/sq. ft.)
SEV=	<u>\$5,000,000</u>
Land Value=	\$350,000
Building Value=	\$4,650,000

COMPUTATION OF COMMERCIAL REHABILITATION TAX

STEP 1: Multiply total mills levied by the taxable value of Real Property (excluding land) for the year immediately preceding the effective date of exemption

STEP 2: Multiply School Operating + SET by the difference between the taxable value of Real Property (excluding land) for the current year and the taxable value of Real Property (excluding land) for the year immediately preceding the effective date of exemption.

STEP 1: $0.0588297 \times 504,945 =$	\$29,706
STEP 2: $0.024000 \times (4,650,000 - 504,945) =$	<u>\$99,481</u>
Estimated Commercial Rehabilitation Tax =	\$129,187

Tax on Land Value = $0.0588297 \times 350,000 =$ **\$20,590**

Total Tax = Commercial Rehab + Land = $129,187 + 20,590 =$ **\$149,777/year**

Comparison without the CREC
 Estimated \$5.0M Taxable Value
 $5,000,000 \times 0.0588297 =$

Tax the w/out the incentive
\$294,149/year

Difference (Annual Savings to Developer): $294,149 - 149,777 =$ **\$144,372/year**

~IMPACT ON CITY PORTION: \$11,326 vs. \$66,240 (\$54,914/year difference)

Note: The above figures are approximations after consultation with the City's Assessment Department and do not include Personal Property taxes.

	SF Cost		26,363
Existing Conditions	5.00	131,815.00	budget
Concrete and Foundations	18.97	500,106.11	quote
Masonry	7.30	192,449.90	quote
Steel	35.50	935,886.50	quote
Carpentry	5.00	131,815.00	budget
Millwork	2.00	52,726.00	budget
Metal Panels	24.08	634,821.04	quote
Roofing	12.00	316,356.00	budget
Insualtion	5.00	131,815.00	budget
Doors/OH doors	3.50	92,270.50	budget
Glass and Glazing	18.06	476,000.00	quote
Drywall / Framing	10.00	263,630.00	budget
Finishes	12.00	316,356.00	budget
Accessories	1.00	26,363.00	budget
Equipment	1.00	26,363.00	budget
Elevator	5.00	131,815.00	budget
Fire supression	3.05	80,500.00	quote
Plumbing	10.43	275,000.00	quote
HVAC	10.00	263,630.00	budget
Controls	2.00	52,726.00	budget
Electrical	17.00	448,171.00	quote
Site	12.00	316,356.00	budget
Utilities	8.00	210,904.00	budget
Architect and Engineering	8.50	224,085.50	budget
Permits and fees	4.00	203,100.00	budget
OH&P and General Conditions	13.00	342,719.00	budget
Total	253.39	6,680,131.55	budget

This does not take into account the 8,000 sf +/- of mezzanine work in the sf cost it is in the overall cost of the pr

Application for Commercial Rehabilitation Exemption Certificate

EXHIBIT C: LEGAL DESCRIPTION OF THE PROPERTY

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Instructions for Completing Form 4507

Application for Commercial Rehabilitation Exemption Certificate

The Commercial Rehabilitation Exemption Certificate was created by Public Act 210 of 2005, as amended. The application is initially filed, reviewed, and approved by the LGU and then reviewed and approved by the State Tax Commission. According to Section 3 of Public Act 210 of 2005, as amended, the LGU must establish a Commercial Rehabilitation District. **Rehabilitation may commence after establishment of the Commercial Rehabilitation District.**

Owner / Applicant Instructions

1. Complete Parts 1, 2 and 3 of application
2. Prepare and attach all documents required under Part 2 of the application:
 - a. General description of the facility (year built, original use, most recent use, number of stories, square footage)
 - b. Description of the qualified facility's proposed use
 - c. Description of the general nature and extent of the rehabilitation to be undertaken
 - d. Descriptive list of the fixed building equipment that will be a part of the qualified facility
 - e. Time schedule for undertaking and completing the facility's rehabilitation
 - f. Statement of the economic advantages expected from the exemption
 - g. Legal description of the facility
 - h. Description of the "underserved area" (Qualified Retail Food Establishments only)
3. Qualified Retail Food Establishments:
 - a. Complete Part 1 of the *Commercial Rehabilitation Exemption Certification for Qualified Retail Food Establishments* (Form 4753). Submit to LGU clerk along with application.
 - b. Describe the "underserved area" and provide supporting documentation to show how the project area meets one or more of the following requirements:
 - i. An area that contains a low to moderate income census tract(s) which, based on per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars) and a below average supermarket density
 - ii. An area that has a supermarket customer base with more than 50% living in a low income census tract(s) which based on the per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars)
 - iii. An area that has demonstrated significant access limitations due to travel distance and has no Qualified Retail Food Establishments within two miles of the geo-center for an urban area or has no Qualified Retail Food Establishments within nine miles of the geo-center for a rural area.

For assistance in determining the project area's eligibility, visit www.michigan.gov/propertytaxexemptions and click on Commercial Rehabilitation Act.

4. Submit the application and all attachments to the clerk of the LGU where the property is located.

LGU Assessor Instructions

Complete and sign Part 4 of the application.

LGU Clerk Instructions

1. After LGU action, complete Part 5 of the application.
2. After reviewing the application for complete and accurate information, complete Part 6 and sign the application to certify the application meets the requirements as outlined by Public Act 210 of 2005, as amended.
3. Assemble the following for a complete application:
 - a. Completed *Application for Commercial Rehabilitation Exemption Certificate* (Form 4507)
 - b. All required attachments listed under Part 2
 - c. A copy of the resolution by the LGU establishing the district
 - d. A certified copy of the resolution by the LGU approving the application
 - e. Complete Form 4753 (Qualified Retail Food Establishments only)
4. **For faster service, email the completed application and additional required documentation to PTE@michigan.gov.** An additional submission option is to mail the completed application and required documents to: Michigan Department of Treasury, State Tax Commission, P.O. Box 30471, Lansing, MI 48909

Application Deadline

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

If you have questions or need additional information or sample documents, visit www.michigan.gov/propertytaxexemptions or call 517-335-7491.



**CITY of LIVONIA
OFFICE OF THE CITY CLERK**

33000 CIVIC CENTER DRIVE, LIVONIA, MICHIGAN 48154
TELEPHONE (734) 466-2230

Received From: Future Land Holdings
Address _____
City _____ Zip _____ Date 8/19/23

CERTIFICATES

Dollar Amount

BIRTHS ☐ LF# _____ CC _____ PARCHMENT _____

DEATHS ☐ LF# _____ CC _____

GENERAL

☐ Maps, Books _____
☐ F.O.I.A. Copies _____
☐ Signs _____
☐ Grading Bond _____
☐ Petition, Waiver _____
☐ Election Fees _____
☒ Other _____

PAID

AUG 14 2023

CITY OF LIVONIA

tax exemption certificate

CASH ☐ CK# 6987

Total Amt. >

300.00

BY. _____

No. 83835

CITIZEN'S COPY



DUCATI DETROIT
33828 WOODWARD AVENUE
BIRMINGHAM, MI 48009

DETROIT

THE HUNTINGTON NATIONAL BANK
74-545/724

6987

8/14/23

PAY TO THE
ORDER OF

CITY OF CLEVELAND

\$ 300.00

THREE HUNDRED 7 ⁰⁰/₁₀₀

DOLLARS

TWO SIGNATURES ON CHECKS OVER \$10,000



[Handwritten Signature]

MEMO TAX EXEMPTION CERTIFICATE
APPLICATION

AUTHORIZED SIGNATURE

⑈006987⑈ ⑆072403473⑆ 01382824712⑈

DUCATI DETROIT

6987

DUCATI DETROIT

6987



104761

10476

From: [Reece, Stephanie](#)
To: [Kasprowicz, Sara](#)
Subject: FW: Brookwood Estates opposed to Basilica of St. Mary rezoning Petition 2022-12-01-02
Date: Thursday, September 7, 2023 11:28:14 AM
Attachments: [Brookwood Estates Against St. Marys Basilica Petition 2022-12-01-02 Docs Rev C.pdf](#)

Did Mark forward this to you? I think it should go to you because the Montesorri is going forward.

Stephanie Reece
Program Supervisor
City of Livonia | Planning Department
(734) 466-2288
SReece@livonia.gov

From: Simmons, Jennifer <jsimmons@livonia.gov>
Sent: Thursday, September 7, 2023 9:56 AM
To: Planning <Planning@Livonia.gov>
Cc: Mayor Staff <MayorStaff@Livonia.gov>
Subject: FW: Brookwood Estates opposed to Basilica of St. Mary rezoning Petition 2022-12-01-02

Jennifer Simmons
Constituent Relations Specialist
City of Livonia | Mayor's Office
(734) 466-2204
jsimmons@livonia.gov

From: mbilpo . <mbilpo@creativemachinecompany.com>
Sent: Thursday, September 7, 2023 8:10 AM
To: Mayor Maureen Miller Brosnan <mayor@livonia.gov>
Cc: Jolly, Jim <jjolly@livonia.gov>; Toy, Laura <lttoy@livonia.gov>; Bahr, Scott <sbahr@livonia.gov>; Donovic, Rob <rdonovic@livonia.gov>; McCullough, Brandon <bmccullough@livonia.gov>; McIntyre, Kathleen <kmcintyre@livonia.gov>; Morgan, Scott <smorgan@livonia.gov>
Subject: Brookwood Estates opposed to Basilica of St. Mary rezoning Petition 2022-12-01-02

Hello,

Attached in pdf format is a revision to a previous email. Nine pages have been added for a total of 13. This highlights the issues with the apartment complex.

The attached pdf are my issues & concerns as a Brookwood Estates resident opposing the rezoning of the property specified in the Basilica of St. Mary petition 2022-12-01-02

The issues with the Montessori are as follows;

- 1.) The city gains no monetary benefit from approving a Montessori. The use of city services and emergency vehicles would cost the city.
- 2.) If a traffic light and required maintenance is required due to the increased traffic is the Basilica of St. Mary paying for it?
- 3.) Who is paying for water and sewage that would be required?
- 4.) Additional traffic, noise and light pollution for the surrounding neighborhood.

Matt Bilpo
17640 Hillcrest
Livonia, Mich. 48152

Brookwood Estates and the Surrounding Neighborhoods Opposed to the rezoning of the property specified in the Basilica of St. Mary Petition 2022-12-01-02

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2.) Brookwood Estates Issues and Concerns..... Page 5

3.) Property Values.....Page 6

4.) Flood Plain & Watershed Drainage Issues.....Page 7-12

5.) FEMA flood map and Issues.....Page 13

Brookwood Estates and the Surrounding Neighborhoods Opposed to the rezoning of the property specified in the Basilica of St. Mary Petition 2022-12-01-02

Based upon various sources I believe a rezoning of the property listed in the petition to rezone by Basilica of St. Mary to multi-family housing is spot zoning.

This presentation will demonstrate that, if approved, the rezoning would constitute spot zoning which is an illegal form of zoning.

What is spot zoning;

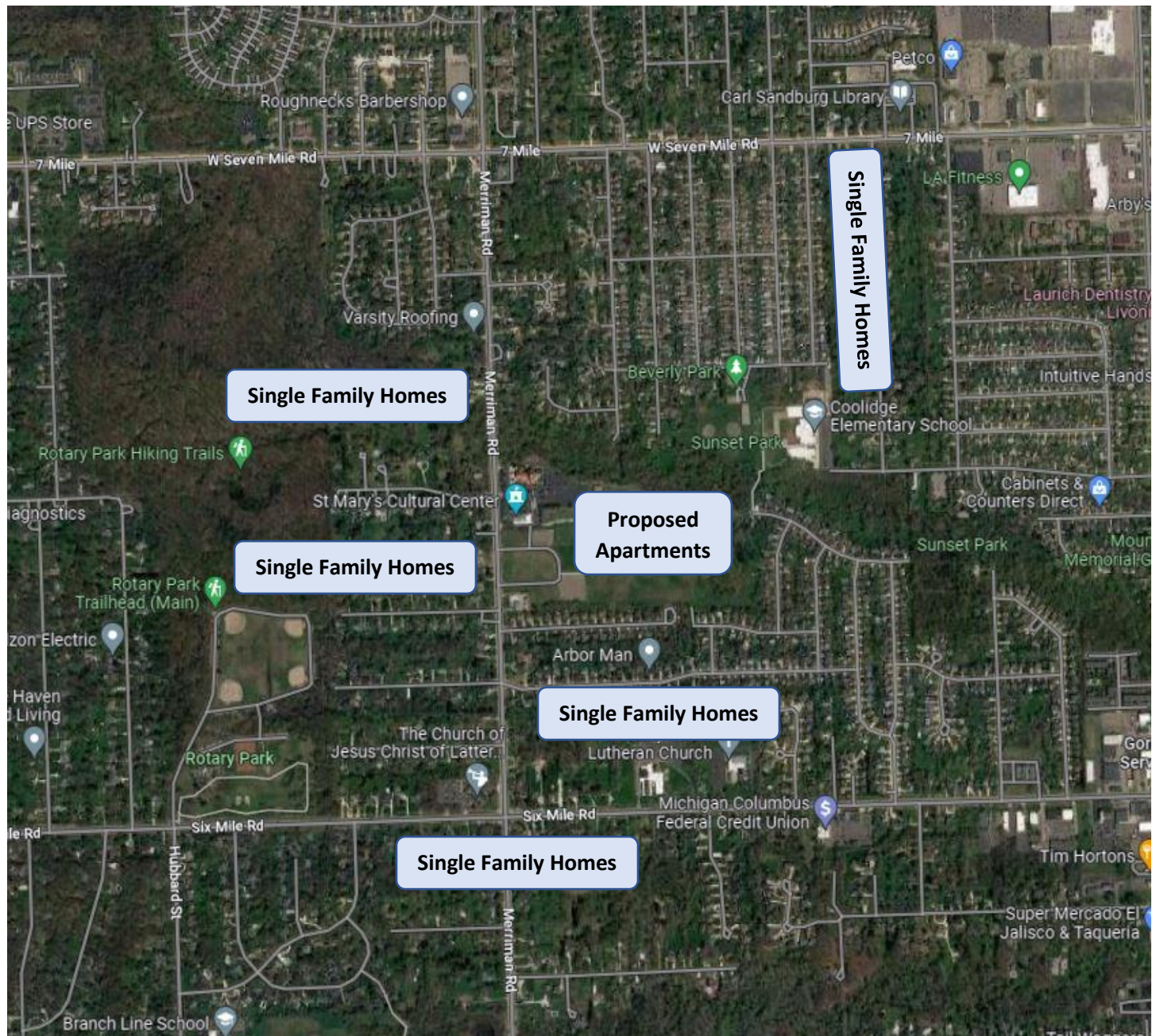
- One illegal form of rezoning is spot zoning. This practice gets its name from the appearance of small spots of different zoning districts on a zoning map that otherwise has large contiguous areas in the same zoning district around the spots.
- “A zoning ordinance or amendment...creating a small zone of inconsistent use within a larger zone is commonly designated as spot zoning.”

The following are a few examples of spot zoning based upon current and past law.

- 1.) Spot zoning occurs when the use of a parcel of land differs from the surrounding properties in that zone. For example, if a home is allowed to be used for business purposes in what would otherwise be a residential area, this could be considered spot zoning. In other words, one plot of land or building may be granted an exception, thus creating a “spot” in the overall zone.
- 2.) A large supermarket could persuade a local government to rezone a plot in a residential only neighborhood for building a new store, and this would reduce the value of the homes near the supermarket, increase noise, and allow the supermarket a virtual monopoly in the neighborhood.
- 3.) “Small zone...” The first part of the Penning definition focuses on the geographic size of the parcel in question. An examination of other cases shows that size is relative. In *Raabe v. City of Walker*,¹⁴ the Michigan Supreme Court determined that rezoning a 180-acre tract of land to heavy industry, when surrounding uses were predominantly agricultural, constituted spot zoning. Similarly, in *Trenton Development Co. v. Trenton Village*,¹⁵ the zoning of a three-block area for duplexes was considered spot zoning when the surrounding neighborhood was zoned multi-family.

Brookwood Estates and the Surrounding Neighborhoods Opposed to the rezoning of the property specified in the Basilica of St. Mary Petition 2022-12-01-02

This map shows Brookwood estates in Sunset Park and the other surrounding single-family neighborhoods and the proposed apartment complex.



Looking at this map one can see the petition to rezone an area here would put a multi-family apartment complex in the middle of a single-family neighborhoods. The single-family homes are north, south, east and west of the proposed apartment complex

Brookwood Estates and the Surrounding Neighborhoods Opposed to the rezoning of the property specified in the Basilica of St. Mary Petition 2022-12-01-02

One source states there are four key criteria to be considered spot zoning.

- 1.) The area is small compared to the districts around them.

The proposed apartment complex would be approximately 10 acres compared to the 1000 acres or more of single-family homes. **This would be considered spot zoning.**

- 2.) A rezoned area would be inconsistent with those in the vicinity.

Rezoning to multi-family would be inconsistent with single family neighborhoods in all 4 directions to the proposed apartment complex. An apartment complex would disrespect the integrity and continuity of the surrounding community.

This would be considered spot zoning.

- 3.) The spot zone would confer a special benefit on the individual property owner not commonly enjoyed by the owners of similar property.

A rezoning of this property to multi-family would ONLY benefit the Basilica of St. Mary. It does not benefit the surrounding single-family neighborhood but depreciates the property values of the surrounding neighborhoods and creates all the issues listed in our petition against the rezoning which has 807 signatures as of 3/28/2023.

A rezoning does not benefit the City of Livonia. Property values would drop resulting in less revenue in property taxes. The city would also incur additional costs associated with maintaining police, fire and emergency vehicles in the area.

This would be considered spot zoning.

- 4.) The existence of the spot zone conflicts with the policies in the text of the master plan and the future land use map.

A rezoning of the property in question would conflict with the Livonia Vision 21 items 1.1, 3.2, 3.4, 6.2, 6.4 and 8.4. **This would be considered spot zoning.**

The petition to rezone the property to multi-family housing as specified in the Basilica of St. Mary petition 2022-12-01-02 meets all four criteria of spot zoning.

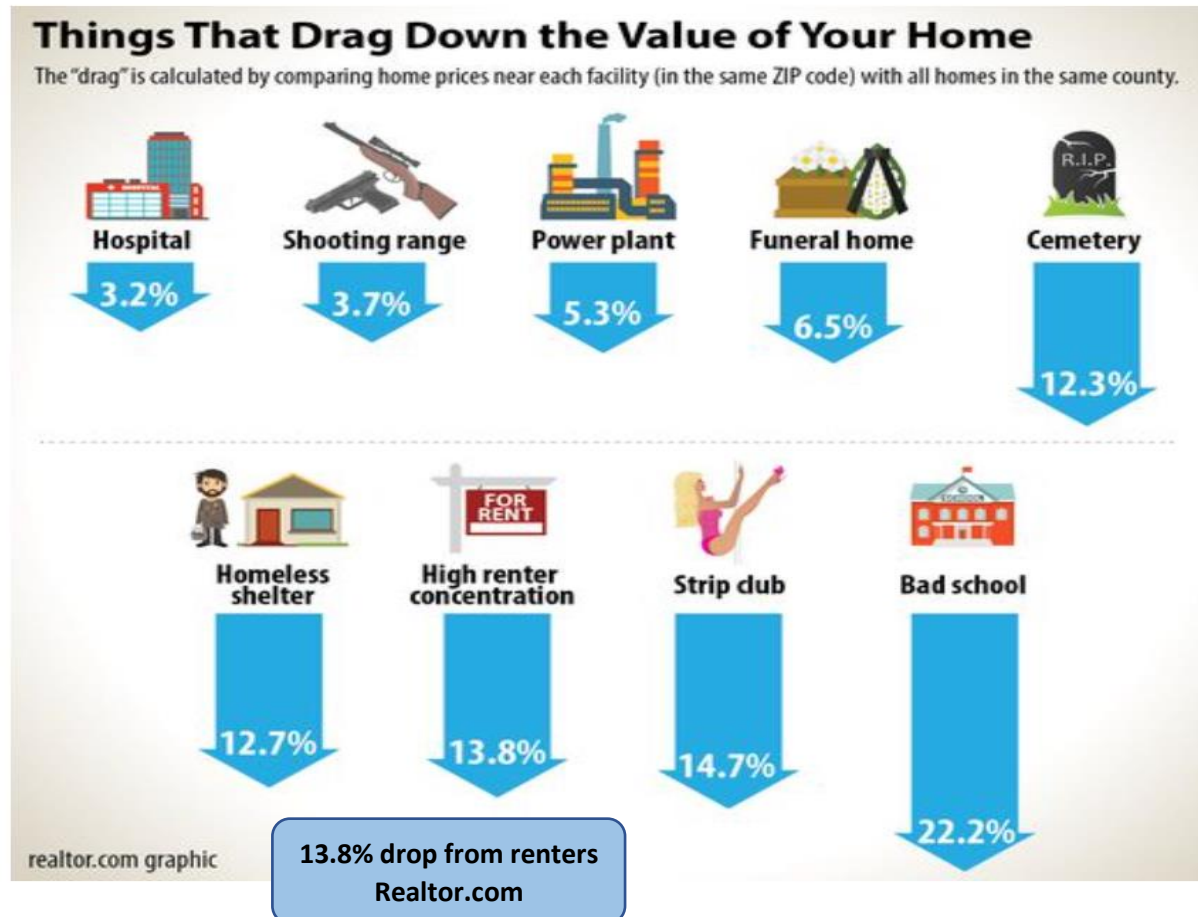
Brookwood Estates and the Surrounding Neighborhoods Opposed to the rezoning of the property specified in the Basilica of St. Mary Petition 2022-12-01-02

The following is a list of issues and concerns. I have yet to see or hear of anything that address's these issues and concerns. As of 3/28/2023 we have 807 signatures and growing opposing this rezoning.

- 1.) A decrease in home and property values.
- 2.) Selling your home would be a nightmare due to selling at a significant discount. No one wants to buy a home with an apartment complex literally in their backyard.
- 3.) **Who is going to compensate** the current and future homeowners for the difference in the drop of home and property values? The City of Livonia? The Basilica of St. Mary?
- 4.) The proposed apartment complex would be an eyesore for the adjacent Brookwood Estates residents and the surrounding communities.
- 5.) Apartment complexes typically have higher crime rates and call volumes that may spill over into the surrounding neighborhoods.
- 6.) There would be an increase in police patrols and emergency vehicles.
- 7.) There is no natural wooded barrier between the proposed apartment complex and the existing single-family homes.
- 8.) The height of the proposed apartment complex.
- 9.) Increased safety issues and concerns for children walking over to Coolidge Elementary School.
- 10.) Increased traffic congestion.
- 11.) The addition of noise pollution.
- 12.) The addition of light pollution.
- 13.) The addition of odor pollution.
- 14.) Destruction of nature.
- 15.) Loss of a natural field for wildlife.
- 16.) Flood plain issues.
- 17.) **Who is going to compensate** the current and future homeowners for flood & foundation damages due to Flood plain issues created by an approval of the complex? The City of Livonia? The Basilica of St. Mary?
- 18.) Environmental impact on the creek, woods and wildlife in it

Brookwood Estates and the Surrounding Neighborhoods Opposed to the rezoning of the property specified in the Basilica of St. Mary Petition 2022-12-01-02

Property Values Drop



High concentration of renters

The drag: 13.8%

Does a cluster of rental buildings—or lots of them—lower the property value in a neighborhood? Many homeowners have pondered this. While it's hard to do an analysis down to every property, we found that ZIP codes with a higher-than-average concentration of renters have lower property values compared to the county they are located in—by 14%. The data are from the [American Community Survey](#).

Brookwood Estates and the Surrounding Neighborhoods Opposed to the rezoning of the property specified in the Basilica of St. Mary Petition 2022-12-01-02

Flood Plain and Drainage Issues

The proposed Apartment Complex would block the flow of water to the creek resulting in the water flowing towards the backyards of the residents in Brookwood Estates. This would most likely cause flooding and possible foundation issues to the residents of Brookwood Estates.

Does the proposed apartment complex meet the guidelines of the Michigan Dept. of Natural Resources and the Environmental Protection Act for constructing an apartment building on this tract of land in a flood plain?

Has a stormwater & floodplain study been done by FEMA in regards to this proposal?

Who is going to compensate the current and future homeowners for flood & foundation damages due to Flood plain issues created by an approval of the complex? The City of Livonia? The Basilica of St. Mary?

About 4,210,000 results (0.55 seconds)

Building in the floodplain can have serious consequences, including:
Increase in overall flooded area: Buildings and other structures in the floodplain displace flood waters, pushing overflow further out into the watershed and affecting lands and buildings that would not be at risk otherwise.



The City of Ann Arbor

<https://www.a2gov.org> › floodplains › Pages › Building-...

Building in the Floodplain - The City of Ann Arbor



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Brookwood Estates and the Surrounding Neighborhoods Opposed to the rezoning of the property specified in the Basilica of St. Mary Petition 2022-12-01-02

Flood Plain and Drainage Issues

Contact: [Matt Occhipinti](#) 616-204-1708

Flood Hazard Management

A river, stream, lake, or drain may on occasion overflow their banks and inundate adjacent land areas. The land that is inundated by water is defined as a floodplain. In Michigan, and nationally, the term floodplain has come to mean the land area that will be inundated by the overflow of water resulting from a 100-year flood (a flood which has a 1% chance of occurring any given year). It is estimated that about 6% of Michigan's land is flood-prone, including about 200,000 buildings.

Floods are a natural process which occur wherever there is a waterbody. However, the damage that results from a flood is dependent on what type of development has occurred in and near an area that is flood-prone. One of the goals of the Water Management Section of the Water Resources Division is to ensure that development which occurs within the 100-year floodplain is reasonably safe from flooding and does not increase flood damage potential.

The State of Michigan's Floodplain Regulatory Authority, found in [Part 31](#), Water Resources Protection, of the Natural Resources and Environmental Protection Act (NREPA), 1994 PA 451, as amended, requires that a permit be obtained prior to any alteration or occupation of the 100-year floodplain of a river, stream or drain.

The floodplain is divided into two parts, the floodway which carries most of the flow during a flood event, and the floodway fringe which is an area of very slow moving water or "slack water". Floodways are the channel of a river or stream and those portions of the floodplain adjoining the channel which are reasonably required to carry and discharge the 100 year flood; these are high hazard areas of rapidly moving water during times of flood. The purpose of Part 31 is to assure that the flow carrying capacity of a

The Floodplain Regulatory Authority deals with the floodplains of rivers, streams, or drains which have a drainage area that is 2 square miles or greater. A permit is not required from EGLE, under Part 31, for alterations within the floodplains of the Great Lakes, inland lakes, or watercourses which have a drainage area less than 2 square miles. However, reviews may still be necessary under other State statutes found in NREPA such as:

- [Part 301: Inland Lakes and Streams](#)
- [Part 303: Wetlands Protection](#)
- [Part 315: Dam Safety](#)
- [Part 323: Shorelands Protection and Management](#)
- [Part 325: Great lakes Submerged Lands](#)
- [Part 353: Sand Dune Protection and Management](#)
- [Part 91: Soil Erosion and Sedimentation Control](#)

In general, construction and fill may be permitted in the portions of the floodplain that are not floodway, if local ordinance and building standards are met, and compensating excavation is provided equal to the volume of fill placed in the floodplain. New residential construction is specifically prohibited in the floodway.

The minimum standard for residential construction within the 100-year floodplain requires that the lowest floor of a structure be elevated one-foot above the 100-year flood elevation. Some communities and counties may have a higher standard relating to elevation requirements. A floor of a structure that is below grade on all sides is considered a basement and must be at or above the 100-year flood elevation.

Brookwood Estates and the Surrounding Neighborhoods Opposed to the rezoning of the property specified in the Basilica of St. Mary Petition 2022-12-01-02

Flood Plain and Drainage Issues

The following is from a Livonia Observer article dated 8/31/2021. This article shows that poor planning is causing flooding in our neighborhoods and existing types of remedies does not solve the issue of flooding. We do not want flooding in our neighborhood.

The proposed apartment complex would block the drainage of a watershed / floodplain and should be denied before it creates flooding issues in our neighborhood. We do not need another Willow Woods catastrophe.



During a city council committee of the whole meeting Aug. 25, council members agreed to prepare a resolution for a future council meeting that would direct the city's administration to make a plan to fix the issue. Committee meetings are generally used to discuss a topic at length and are not meetings where final votes are made.

Engineering and public works officials present at the meeting said they suspect the city will need to add a retention pond near the area to catch and hold excess water.

But, they said any fix is probably just a band aid on a bigger problem.

Brookwood Estates and the Surrounding Neighborhoods Opposed to the rezoning of the property specified in the Basilica of St. Mary Petition 2022-12-01-02

Flood Plain and Drainage Issues

"I think there's a different issue that, over time, this is going to happen in other places in the city," Councilman Jim Jolly said. "It would be nice to have some kind of strategic plan on how we're going to address this in the long run. Unfortunately, through no fault of anybody here, the weather is getting worse and water is going to be more of an issue going forward."

Willow Woods' situation, however, is somewhat unique because the land it's situated on used to be a ravine. Officials also said the neighborhood, built in 1988, would likely face different standards if it was developed today.

According to Don Rohraff, the city's director of public works, Livonia's stormwater funds are combined with water and sewer funds. Since water and sewer services are used every day by residents, storm water needs have long gone on the back burner.

The city could seek grant funds or put a tax request before voters dedicated to storm water needs to improvements overall. But, funding is a decision for council to make at a later time. Rohraff said another solution could be better protecting the natural areas that still exist in the city.

"We keep developing and we keep taking away natural areas," he said. "We keep putting pavement down, more curbs, more roads, whatever. Every time we do that, it increases the intensity of the water coming through the storm system."

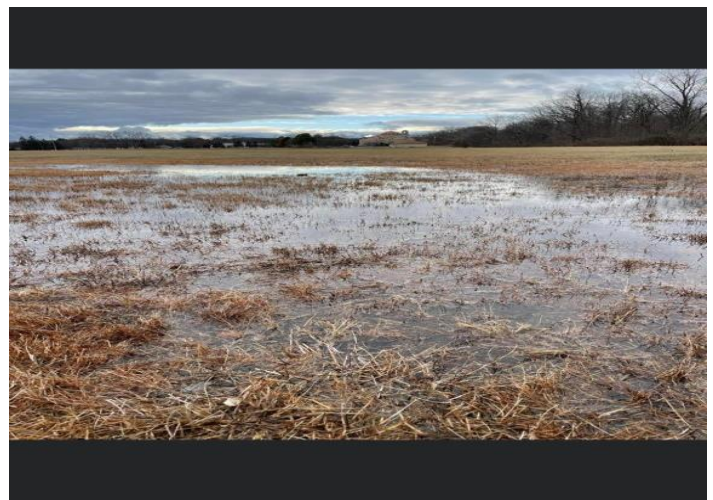
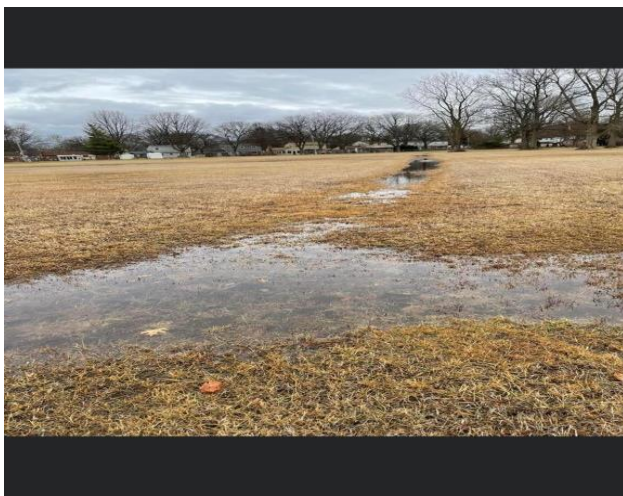
In the meantime, the city's immediate task is to keep Willow Woods residents safe from floods and water damage. Council could vote on the resolution to send the matter to administration for review as early as Sept. 20.

"With some of the floods we've had, there's been at least four feet of water in our whole backyard," resident Cindy Ligé said.

Brookwood Estates and the Surrounding Neighborhoods Opposed to the rezoning of the property specified in the Basilica of St. Mary Petition 2022-12-01-02

Flood Plain and Drainage Issues

The following photos show the flooding in our natural field with the Basilica of St. Mary in the background. Building an apartment complex along with the paved parking areas would block the natural flow of water to the creek and force the water into our neighborhood. Some of the photos show the water build up in the very spot where it would be built.



Brookwood Estates and the Surrounding Neighborhoods Opposed to the rezoning of the property specified in the Basilica of St. Mary Petition 2022-12-01-02

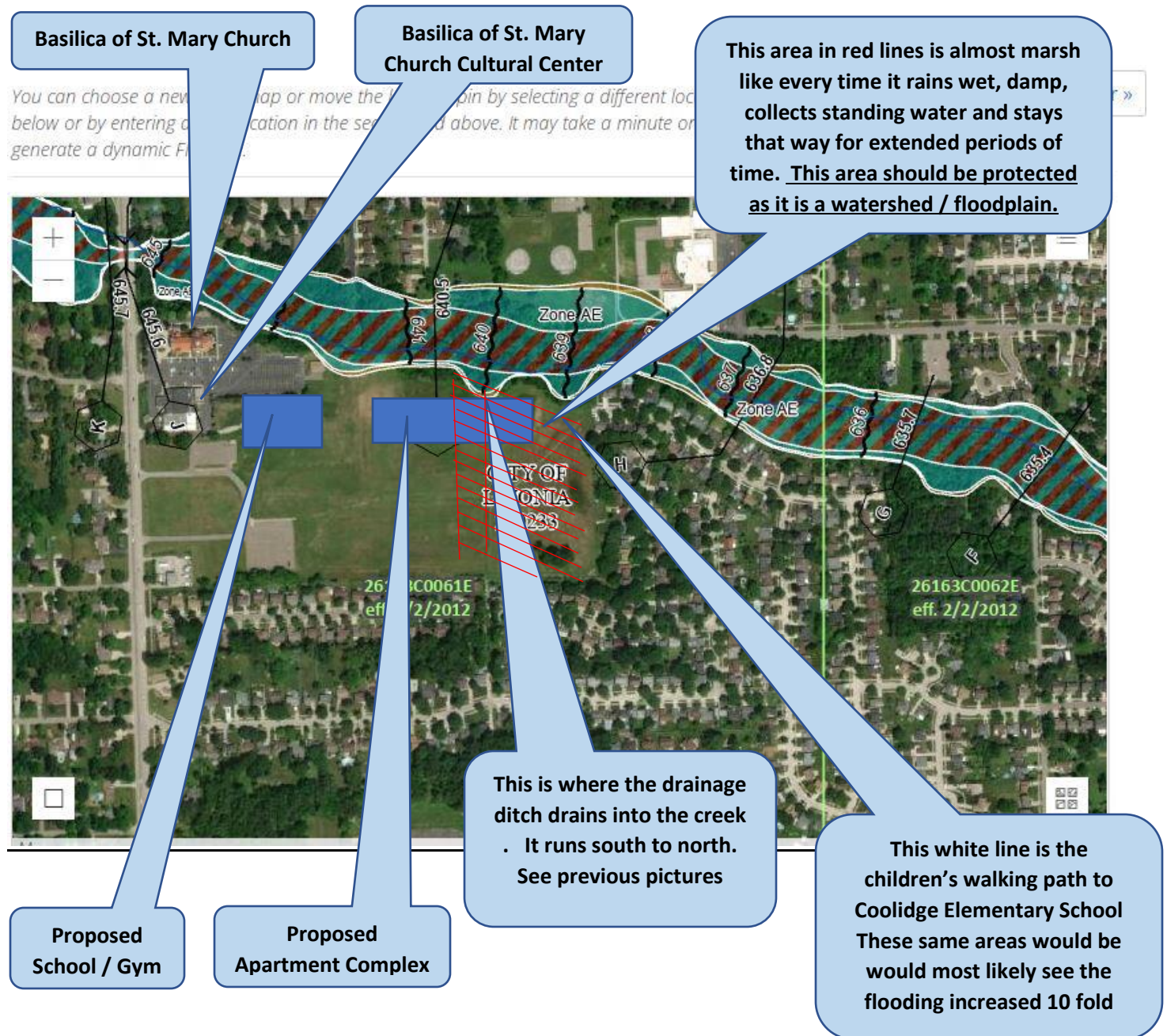
Flood Plain and Drainage Issues



Brookwood Estates and the Surrounding Neighborhoods Opposed to the rezoning of the property specified in the Basilica of St. Mary Petition 2022-12-01-02`

Flood Plain and Drainage Issues

This is a flood map from FEMA 2/2/2012



Petition 2022-12-01-02 Rezoning of 18100 Merriman and 30600 Brookview - VOTE NO

Dear Counsel Members Jolly, Bahr, Toy, Donovic, McCullough, McIntyre, and Morgan;

We are writing to urge you to oppose the Basilica of St. Mary's (Original Petition 2022-12-01-02) to build an enormous 35,000 sq. ft. building at 18100 Merriman that has been approved by the planning committee. Up until six years ago, after being enjoyed by the public for decades, these two heavily forested riverside parcels making up the finest parts of the former Bryant school were unceremoniously sold away by the Livonia Public Schools.

The church is currently operating a commercial banquet business in addition to their school. Having two commercial business operating out of the church certainly raises the question about what new commercial activities will be taking place on property that has been zoned for public use for decades.

In what possible way does this proposal align with Vision 21? Text from the Vision 21 report portrays a city with limited public land that is experiencing an aging population, smaller household sizes, and reduced public school enrollment. There are currently about a dozen Montessori schools within a 5-mile radius of the church, which is currently licensed for 86 students. The church reported that 66 students were enrolled, but only 29 were actually observed attending at last count on October 11, 2022. With data like this why and how does the church intend to expand enrollment, and will there be any benefit at all to the community once the land is fully developed?

The two properties in question hold a substantial amount of water after rainfalls, which helps to prevent flooding of the surrounding yards and basements. We are concerned that a large building combined with a large parking lot will reduce this water management effect, and lead to flooding issues during an emerging era of heavier rainfall induced by climate change.

Also, please consider the unanswered concerns expressed by the local community about the height of proposed building, noise pollution, light pollution at night, increased traffic, and the continuing decline in the availability of public land for the next generation.

Finally, please oppose this request and take this opportunity to send a message that the buying and selling of land zoned for community and public use will not be rezoned for commercial exploitation.

Darlene and Dave Wood
30527 Jeanine Street

Against Rezoning of 18100 Merriman and 30600 Brookview

To: Livonia planning committee

We are against the rezoning of the Basilica of St. Mary on 18100 Merriman Rd and 30600 Brookview due to the following concerns...

Height of proposed building
School and gym - increased traffic
Decrease home values
Noise pollution
Light pollution
Destruction of nature
Environmental impact
Loss of a natural field for animals
Increased traffic
increased emergency vehicles in area
increase waste and odors
loss of open space
Flood Drainage Issues

Why is this important?

We are against the rezoning of the Basilica of St. Mary on 18100 Merriman Rd and 30600 Brookview due to the following concerns...

Height of proposed building
School and gym - increased traffic
Decrease home values
Noise pollution
Light pollution
Destruction of nature
Environmental impact
Loss of a natural field for animals
Increased traffic
increased emergency vehicles in area
increase waste and odors
loss of open space
Flood Drainage Issues

Signed by 869 people:

Name	Postcode
Darlene Wood	48152
Jill Robinson	48152
Jody Kirsch	48152
Constance Sroka	48152
Kelly Belcher	48178
Sandra Davis	48152

Name	Postcode
Frank Cie	48152
Michele McCallion	48152
Toni Burke	48154
Angela Alen	48154
Donna Grabowski	48152
Janie Lane	48154
Cindy Lawler	48152
mike mcgan	48152
Michele Babon	48152
Brett Shiemke	48152
Amy Babon	48152
Ryan Carrow	48152
Samantha Raj	48152
Rosalyn Wilkerson	48152
Nathan Wilkerson	48152
Joshua Raj	48152
Jenny DeOrnellas	48152
Ernie Babon III	48152
Ellen Glynn	48152
Robert Swain	48152
John Patterson	48152
Peggy Besecker	48152-4541
Deb W	48152
Angela Williams	48152
GLENN LENARDON	48154
Amanda Kozlowski	48152
Lynne Sokoloski	48152
Laura Burke	48152
Alex Villarruel	48152
Matthew Vizzaccaro	48154
Haley Trimer	48154

Name	Postcode
Deborah Stanfill	48154
Dan Kozlowski	48155
Dave Gonzalez	48150
Laurie kron	48154
Amy Swain	48152
Patrice Muldowney	48154
Caitlin Bialowicz	48152
Kevin Skylis	48152
Andrea Wilemon	48150
Sheryl Liske	48383
Krystn Hussey	48152
Mary Shepherd	48152
Jane Chora	48152
Sharleen Stjean	48154
Toby DeSimone	48152
Maria Singbiel	48152
Elizabeth Blaesser	48152
Shirley Robertson	48152
Emily Keith	48154
John Blaesser	48152
Dennis Maljak Sr	48152
Monica Suchara	48152
Shelby Oliverio	48843
Ian Stone	48152
Erika Whitmyer	48152
Nicole Oliverio	48843
Heidi Cox	48154
Robin B	48150
Robert O'Keefe	48152
Esther Whittico	48152
Tony Oliverio	48843

Name	Postcode
Mary McKinney	48152
Ernest Babon Jr	48152
Janel Rice	48154
John Berryman	48154
John Krajacic	48152
Kevin Webb	48154
Sara Currie	48152
wayne proctor	48152
Stephanie I	48152
Brian Smith	48152
Julie Pastula	48154
John Cantrell	48219
Mary Baeske	48152
Cheryl Patterson Butkovich	48152
Karen Oliverio	48843
Frank Benavidez	48430
Dave Koss	48152
Christine Koss	48152
Colleen Badgero	48152
Marjorie Marino	48152
Linda Korovesis	48154
Patricia Phillips	48152
Linda G.	48152
Greg Weglarz	48154
Debbie Perrn	48152
Mona Bankey	48174
Ann Szczepaniak	48152
Marie Coletta	48152
Cheyenne Chapman	48154
Joanne Deutsch	48152
Scott Brewer	48152

Name	Postcode
Gail Boettcher	48154
Matejka Patrice	48152
Jon Bialowicz	48150
Stephanie Mehmed- Bialowicz	48150
Beverly Bell	48152
Nicole Lipinski	48154
Steven Johnson	48152
Cheryl Nelson	48152
Carlee Davis	48152
Brianna Cobbs	48152
Morgan Bogacki	48152
Manli Qiu	48152
Robert Hoekstra	48152
Stephanie Strong	48152
Steven Hoekstra	48197
Kathryn Patel	48152
Audrey Yanity	48152
Susan Barill	48152
Tim Barill	48152
Sally Jeffries	48152
Jamie Jeffries	48152
Jeff Pergament	48152
Margaret Hoekstra	48152
Karen Janiga	48152
Edwin Cuschieri	48152
Kiel Vedrode	48152
Lauryn Vedrode	48152
Mary Piontek	48152
Robert Bell	48152
David Piontek	48152
Heather Plinka	48152

Name	Postcode
Heidi Kelly	48152
Heather Helbling	48152
Brenda Lizbinski	48154
Jacob Helbling	48152
Maria Mitter	48150
Joseph Janiga	48152
Faith Piontek	48152
Margaret Yon	48152
Thomas Sweder	48152
KIM PARNIS	48152
Michelle Parnis	48152
William Parnis	48152
Marissa Helbling	48152
Debbie Cler	48152
Megan Coliton	48152
Stacy Maracle	48152
Larissa Barnett	48152
Steve Camarata	77040
Kelley Wooley Lyle	48152
Karen Becker	48154
Margaret Rudis	48152
Smith Smith	48154
Kevin H. Carlisle	48154
Ashley Aiello	48152
Anthony Beauvais	48154
Dale Cronenwett	48185
Shauna Williams	48150
Shawna DeNoyer	48152
Matt DeNoyer	48152
Brandon Makila	48154
Joseph Aiello	48152
Bryan Williams	48152

Name	Postcode
lynda rivera	48152
Amy Frush	48154
Laurie Krivitz	48152
Frances Janis	48152
Nicole Marchelletta	48154
Mary Gosselin	48154
Denise White	48154
Tatanya Lanier	48152
Jack Shepherd	48152
Teri Gribeck	48336
Gary Miller	48152
Leslie Miller	48152
Kimberly Mikonczyk	48152
Alexander Mikonczyk	48128
Laura Lark-Cattaneo	48152
Anthony Marchelletta	48152
Cindy Stapleton	48154
Michael Mikonczyk	48152-3481
Robert Martoia	48152
Henry Gorski	48152
Megan Barill	48154
Aaron Baxter	48154
Sara Healy	48154
Karen Marchelletta	48152
Frank Fenech	48152
Bryan Garchar	48150
Gina Sellinger	48154
Sarah Garchar	48150

Name	Postcode
Sarah Williams	48227
Travis Gosselin	48154
Laura Jannika	48154
Deborah Christiansen	48150
Barb Iovan	48154
Joe Johnston	48152
christine riker	48239
Michael Rudell	48152
Linda EagleTrudell	48150
LINDA BERNHARDT	48154
Carla McWilliams	48152
Carol Bonamici	48154
Brenda Sinclair	48154
Kari Burger	48152
Dave Wood	48152
virginia houston	48152-3425
Laura Green	48154
Amanda King	48186
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Karen Greenwald	48154
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David Cusin	48152
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Judy Weiser	48152
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Amanda Duke	48152
Carrie Lacross	48152
Michael Duke	48152

Name	Postcode
Robert Singbiel	48152-4502
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Caryn Loughlin	48154
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Shirley Gorski	48152
Loretta Rendina	48239
Kathy Reece	48154
Jeff Humitz	48152
Lisa Filipek	48846
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David & Caren Cunningham	48152
Pauline Drabicki	48150
Jill Sak	48150
Mike Reece	48185
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Gale Powell	48152
Brad Garrity	48152
Greg Yon	48152
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Sandra Strubank	48154
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Sue Schmidt	48152
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April McPherson	48152
Stephanie Mazur	48152
Lauren Szypula	48154
Paul Proctor	48152
Amy Bertha	48154
Natalie Andrek	48154
Cathy Gifford	48152
Tom Flanagan	48375-5323
Meaghan Burke	48067
Kevin Gifford	48152
Jessica Gresko	48152
Concetta Flanagan	48152
Angela French	48152-3460

Name	Postcode
Narciso Lemmer	48152
Gail Garrity	48625
Paul Condon	48152
Margaret Adams-Ash	48152
Brett Gierak	48152
Christa Larabell	48150
Amanda Washington	48154
James Ash	48152
Jessica C	48152
Judee Taormina	48152
Thomas Garrity	48625
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Deborah Bush	48152
Kenneth Bush	48152
Jill Cooper	48103
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Jennifer Malinowski	48154
Shahein Rajaee	48154
Sarah Daley	48152
Marilyn Porth	48152
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Casey Welmers	48154
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Kristyn Gierak	48152
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Molly Lesko	48152
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Maggie Lesko	48152
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Becca S	48152
Bert Scap	48152
Milan Sridhar	48152
Dan Ly	48152
Jabiveir Veir	48152
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Jagger Scappaticci	48152
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salem plourde	27712
Alex H	48152
Jack Wagner	48154
Sam Hunt	48152
Brendan Bender	48152
Sayuni D	48154
Brett Vargo	48154
Lily Barber	48154
Ally Sopko	48152
Danielle Lebsack	48154

Name	Postcode
Apryl Kruse	48152
Evelyn Grybas	48154
Daniela Kruse	48152
alex coon	48154
Wendy Scappaticci	48162
David Vinson	48154
Meghan Ingham	48150
Gretchen Weir	48154
lailah acuna	18901
marin k	48152
Lynnae Patrias	48336
Andres Lesko	48152
Marian Nolan- Neville	48150
Jenny Sabbagh	48067
Sarah N	48154
Michael Harris	48085
Violet Floyd	48240
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Emilija Vilkaite	48152
Elaine Gerou	80231
Loretta Darke	48152
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Elizabeth Belanger	48072
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Cindy Fleming	48150
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Kelley Erickson	48152

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Stephen Burke	48154
Cody Strauch	48154
Diane Quist	48154

Name	Postcode
Raminta Vilkiene	48152
Mary Cauzillo	48154
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Paula Divens	48154
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rebecca markonni	48154
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Romeo James	48152
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Cyndi Switala	48152
Stephanie Preston	48152
Phillip DuGray	48152
Rachel Quist Quist	48152
Hayley Quist	48154
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Carol Rakowicz	48154
Kayla Plater	48154
Joseph Krogol	48152
Katie Quinn	48066
Avivah Bowen	48152
Matthew Mosakowski	48185
Jacob Frisco	48152

Name	Postcode
Paige Nagy	48185
Cheryl Greene	48152
Joseph Kozma	48152
Morgan Quist	48154
Emily Courtney	48152
Mary Kovacs	18683
Eryn Struppa	48154
Melissa Barnes	48154
John Strauch	48154
Ashleigh Strauch	48154
Amanda Mosakowski	48185
Manuela Cupler	48154
Julie Ausum	48383
Lindsay Bauer	48152
Strauch, Debra	48154
John Rae	48154
Simeng Xing	48152
Catherine Crawford	48152
Eileen Johnson	48152
Michele Pas	48152
Michelle Lemieux	48152
Patricia Poirier	48154
Louise Mitchell	48152
Ledion Shahu	48154
Richard Flajole	48152-2534
Nicole Cupp	48152
Zachary Cupp	48152
Candice Marra	48336
Patricia Moffitt	48152
Julie Rathgeber	48154
Dawn Rochowiak	48152

Name	Postcode
Sarah Rakowicz	48154
David Mitchell	48152
Jacqueline Mcenhill	48154
Stephanie Estereicher	48152
Steven Lemieux	48152
Kim Dixon	48152
James Dixon	48152
Ravyn Dixon	48152
Shyam Patel	48152
Loretta Francis	48152
Kathryn Plotzke	48152
Terry Tabaczynski	48152
Greg Plotzke	48152
Melissa Boldt	48164
Katie Feher	48154
Denise Moul	48154
Zack Fehet	48154
Haley Feher	48154
Derek Linville	48154
daniel sterling	48152
Elizabeth Pollock	49321
Michelle Maddox	48336
Melissa Caramagno	48154
Barb Schommer	48178
Angela Lyday	48154
Chris Doerr	48154
Irene Coermann	48152
eric ferman	48152
Angelina Glenn	48154
Courtney Skynar	48152
Christine N	92101

Name	Postcode
Tina Bartkowiak	48152
David Bartkowiak	48152
Laraine Larkin	48154
Pat Kropinak	48152
Nancg York	48152
Ronald York	48152
Laura Burke	48152
Gina Wheaton	48150
William Bennett	48154
Kevin Stone	48154
Mary Lynne Roemer	48154
Steven Riemer	48154
Lisa Breitmeyer	48154
Cody Strauch	48154
Kelly Bache	48154
Donna Supplee	48150
Wendy Stone	48154
Elissa Brothers	48152
Judy Tootikian	48150
Janan Kaoud	48152
Kim Messing	48154
Harry Ganas	48152
Stephanie Christie	48152
Melissa Prowse	48152
Jessica Valentino	48154
Rebecca Rehberg	48150
John Rehberg	48154
Terry Fitzgerald	48154
Angela Pierz	48150
Julie Albaugh	48150
Kerry Kirsch	48152

Name	Postcode
Lori Spallone	48150
Misty Nasiatka	48150
Melissa Bobby	48154
Karen Bennett	48150
Hong Phan	48154
Peter Gruenewald	48150
Megan Trevino	48154
Matthew Parison	48150
Tara Smith	48152
Robert Spallone	48150
Breanna Gleason	48152
Kelli O'Halloran	48150
Shannon Pritula	48154
Mary Bousquette-Trotter	48152
Tiffany Strobl	48135
Kelly Michels	48154
Val Globish	48152
Laura Wilson	48150
Mark Michels	48152
Kellie Michels	48152
Nick Michels	48154
Donna M	48154
Deborah Avers	48154
Anthony Marchelletta	48168
Stephanie Grech	48150
Danielle Camardese	48154
Richard Burke	48152
Melvin Pemberton	49017
Kerry F. Kirsch	48152-3371
Gary Globish	48152
Brittany Kennedy	48051

Name	Postcode
Laura Fenech	48152
michael blaesser	48152
Shannon Kelly	48154
Kim Haley	48152
James Keller	48152
Kathleen Procailo	48150
Luiza Riza	48152
Linda Shipley	48150-3026
Joanne Daddow	48152
Arton Riza	48152
Raymond Riza	48152
Kathleen Gromek	48154
Kendra Hall	48152
Alexander Procailo	48150
Linda Davis	48150
Bujar Ramolli	48152
Leo Moilanen	48152
Denise Macmartin	48152
Jenna McWilliams	48152
Kaitlyn Kennedy	48154
Franco Fenech	48152
Nicole Learning	48152
Allison MacMartin	48152
Brad Casey	48180
Mike Johnson	48152
Janelle Adams	48152
Richard Shipley	48150
Thomas Jaster	48150
Debra Wheelock	48152
Jeffrey Prowse	48152
Ashley Stewart	48125
Jean Johnson	48154

Name	Postcode
madison prowse	48152
Kaitlyn T	48383
Rachelle Goldberg	48150
Melanie Tolcher	48154
John Glynn	48152
Kari Ivanics	48150
Holly McDougall	48135
Jamie Merritt	48154
Alan tolcher Tolcher	48154
Lori Nersesian	48154
Valarie Mailloux	48152
Kaylyn Carrigan	48152
Ryan Carrigan	48152
Taylor Small	48152
Kara Mitter	48152
Beth Ann Hall	48154
Shani Wozniak	48154
Margaret Csizmadia	48154
Ralf Caswell	48154
Anthony Calleja	48185
Michael Duke	48152
Linda Caswell	48164
Nancy Mitter	48150
Kelley Phillips	48152
Amy Bonser	48152
Greg Jones	48152
Sheila Menna	48164
Amber McComb	48152
Barb Okeefe	48152
Meena Moossavi	48154
Scott Bankey	48183

Name	Postcode
Glenn Griffith	48152
Julie Lustig	48154
Valerie Petersen	48152
Deeanna Hunt	37311
heather rooker	48152
Marci Merath	48185
Stefanie Ilich	48127
Amy Boroski	48152
Emilio Sanchez	48127
Armazik Avanessian	48152
Amy Dinsmore	48154
Mary Costello	48180
Ann VanAartsen	48152
Kraig Cupler	48154
Lisa Spiker	48152
Linda Feldt	48152
Romas Sonta	48152
Zena Ramolli	48152
Elena Cheraru	48152
Harold Welbes	48154
Karen Bamrick	48150
Anca Todor	48152
KATHY BILPO	48152
Tim Hartom	48150
Diane Junker	48152
Kristen Reault	48152
Lawrence Junker	48152-3390
David Junker	48152
Andrea Kozar	48152
Jennifer Jaster	48150
Michelene Celmer	48152

Name	Postcode
Christina Gschwender	48045
Tracy Fitzgerald Hall	48154
Laura Long	48150
Karen Casagrande-Dave	48154
Kristin Lee	48152
Julie Cicarelli	48154-1116
Kristyn Green	48154
Eileen Johnson	34119
Matthew Bilpo	48152
Evelina Bryant	48152
sara grant	48154
Marie Button	48239
Sally Azzopardi	48150
Heather Young	48152
James Young	48165
Stephanie Lica	48154
Kristie Lica	48154
Blake Battjes	48154
Brent Woodland	48152
Steve Alexander	48150
Michelle Kluft	48152
Diane Nichols	48152
Elizabeth Coller	48150
Anthony Hall	48154-3509
Robert Coller	48150
Jon Nichols	48152
Rachel Muscott	48154
Richard LaBurn	48152
Amy Lazar	48152
Kathi Farrell	48152
Susan Rakay	48154

Name	Postcode
Robert Davis	48240
Beverly Davis	48240
Natalie DeCisntis	48357
Debra Owen	48152
Jessica Nowak	48154
marilyn culloty	48152
Paul Paparelli	48152
Kathleen Paparelli	48152
Andrea Kersten	48186
David Kersten	48186
Cathy Bobowski	48152
Kelsi Johnson	48154
Katherine Johnson	48152
Jennifer Dodds	48152
Katrina Larkins	48152-4607
KENNETH LARKINS	48152
Buff Campbell	48154
Kenneth L.	48152
Lori Martin	48152
Mike Johnson	48152
Lauren Grewe	48154
Stephanie Mojan	48152
Andrew Kubacki	48152
Michael Johnson	48152
Megan GRAY	48240
Robin Stanford	48152
James Boston	48152
JEANETTE ZAWOL	48154
Sean Olsen	48362
Katrina Lewinski	48152
Bethany Garbutt	48152
Laura Sanner	48152

Name	Postcode
Victoria Colombo	48154
Jovica Mladenoski	48152
Toni Mladenoski	48152
Daniela Mladenoski	48152
Brenda Lach	48152
Anna Kennedy	48152
Kelly Grisius	48152
Matthew Bartnick	48152
Alexandria Valdez	48152
Cindee Ahn	48152
James Kennedy	48152
Ward Battjes	48152
Donna Otremba	48152
Christopher Skupny	48154
Shannon Nidiffer	48154
Patricia Harkins	48154
Ted White	48152
Dana Custard	48152
Catherine Custard	48152
Lynn Dubay	48152
Rachel Reohr	48154
Michael Hubbard	48152
Katie Norris	48187
Shellie Anagnostou	48154
Dawn Moore	48154
David Jakubiec	48152
Sheryl St Jean	48154
Kristin Bohler	48152-1558
Michelene Celmer	48152
Matthew Celmer	48152
Janice Clark	48152

Name	Postcode
Beverly Vines	48152
Mark Vines	48152
Barbara Engstrom-McGraw	48152
K Vines	48152
Tyler Vines	48152
Deborah Jakubiec	48152
juan deornellas	48152
Linda McNall	48152
Nicolette Juncaj	48152
Loraine Jones	48154
Carla Navarro	48152
Anthony Juncaj	48152
Leze Djokaj	48152
Lisa Juncaj	48152
Lul Lesi	48154
Raina Dust	48152
Renee Baratono	48152
Kathleen Smythe	48154
Michael Lenardon	48152
Linda Webb	48152
Jenn Layson	48152
Joseph cecchini	48152
Veronica Wilkins	48152
Anna Cipkar	48152
Robert Lleshi	48154
John Hawthorne	48154
Linda Causey	48125
Peter Petroff	48154
Mary Pilon	48152
THOMAS HELINSKI	48152
Sandra Helinski	48152

Name	Postcode
Amani Alhjaji	48152
Mused Alhjaji	48152
Frank Oberc	48152
Chandran Padmanabhan	48152
Hadil Alhjaji	48152
Stefanie Parker	48154
Carolyn Best	48152
Don Best	48152
Jennifer DeOrnellas	48152
Helen Hench	48150
Nancy Suich	48152
Steve Suich	48152
Elizabeth Calhoun	48154
Cindy Lawler	48152
Candy Little	48152
Christopher Cebula	48152
Alaina Davis	48154
Karen Ann Smith	48150
Vida Pekorius	48154
Katrina Lewinski	48152
Evan Jaster	48150
Christina Fabrizio	48152
Diane Kellahan	48154
Denise Wilson	48152
Gordon St John	48152
Ali Ramolli	48152
Lucy Fielhauer	48135
Steven Micallef	48152
Stephen Myers	48150
Laura King	48152
Marian Cook	48154

Name	Postcode
Michael Cook	48154
Toby Cook	48154
Mary Dettloff	48152
Katarzyna Franczyk	48152
Becky Babon-Neuson	49504
Jordan Street	48154
Justin Diegel	48154
Elodie Gierak	48152
DAVID WIDO	48152
Kristin Wido	48152
Kim Goff	48152
Ryan W	48152
Sigrun Lobo	48152
Nicole Bridgeman	48152
Jacqueline Bridgeman	48152
Brian Rakestraw	48152
Samantha Rakestraw	48152
Leslie Wylie	48152
James Elder	48152
Deborah Callicoa	48152
Peggy Elder	48152
Megan Ostrowski	48152
Karen Eck	48152
Ryan Ostrowski	48152
Charles Eck	48152
Philips George	48152
Jill Hickens	48152
Charles Paul	48152
Jeffrey Backus	48152
Janet Vogel	49768

Name	Postcode
Mary Clare Wagner	48375
Janet Vogel	48374
Curt Vogel	49768
Charles Vogel	48297
Patricia Valli	48188
Linda Smith	48152
Gregory Spiewak	48152
Margaret S	48150
Samantha Sentman	48154
Matthew Blaesser	48152-1297
Karen Blaesser	48152
Daniel Glinski	48152
Bethany Garbutt	48152
William Blaesser	48152
Michael Coccia	48154
Christopher Stewart	19460-4082
Jamie Ruczko	48185
Eileen Johnson	48152
Avinash Lal	48152
Michael Spenelli	48150
Kathleen McCarthy	48154
Ellen Dorman	48152
Susan Zurek	48154
Norma Domzalski	48135
Rachel Oetzman	48154
Leah R	48154
Cierra Stainback	48377
Marsha McLean	48152
ROBERT MOORE	48152

From: [Taormina, Mark](#)
To: [Kasprowicz, Sara](#); [Reece, Stephanie](#)
Cc: [Grysko, Brandon](#)
Subject: FW: St. Mary's Petition - Withdrawal of NM3-I Portion
Date: Tuesday, September 5, 2023 11:29:19 AM
Attachments: [9.1.2023 Ltr to M Taormina - Withdrawal of NM3-I Portion.pdf](#)

Sara,

See below and attached as new communication for next Wednesday's public hearing. Please note that it does not affect St. Mary's current request before the City Council, which is the rezoning of the N2 portion of the property.

Stephanie,

We can provide this to the Planning Commission to formally withdraw this portion of the request at their next meeting.

Mark

Mark Taormina

Planning and Economic Development Director
City of Livonia | Planning Department
(734) 466-2292
mtaormina@livonia.gov

From: Grysko, Brandon <BGrysko@fb-firm.com>
Sent: Friday, September 1, 2023 12:35 PM
To: Taormina, Mark <mtaormina@livonia.gov>
Subject: St. Mary's Petition - Withdrawal of NM3-I Portion

Mark, see the attached formal letter withdrawing the NM3-I/elderly housing portion of the petition.

The N2 Montessori should still be moving forward, and that's already scheduled for a couple weeks out. Let me know if you need anything else.

Thanks,

BRANDON M. GRYSKO



41700 Six Mile Road, Suite 101

Northville, Michigan 48168-3460

(248) 912-3219

(248) 380-3434 fax

bgrysko@thefgfirm.law

www.thefgfirm.law

Follow us on Facebook: <https://www.facebook.com/FausoneGryskoPLC/>

Follow us on LinkedIn: <https://www.linkedin./c/fausone-grysko-plc>

PLEASE NOTE: New Firm Name

*Effective September 1, 2023, Fausone Bohn, LLP became **Fausone & Grysko, PLC**. The firm's website address is relaunching as of September 5th and will be www.thefgfirm.law; all firm email addresses reflect the new internet domain name (@thefgfirm.law). Please take a moment to update your records with our new information.*

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and/or exempt from disclosure under applicable laws. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and/or reply to the e-mail message. Thank you.



FAUSONE & GRYSKO, PLC
ATTORNEYS AT LAW

September 1, 2023

VIA EMAIL ONLY

Mark Taormina
Planning Director
City of Livonia
mtaormina@livonia.gov

RE: Basilica of St. Mary, 18100 Merriman and 30600 Brookview Drive
Withdrawal of the NM3-I Portion of Petition 2022-12-01-02

Mr. Taormina:

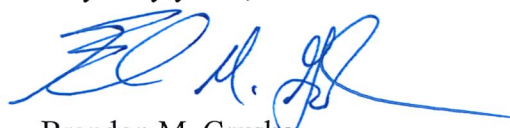
As you know, I represent the Basilica of St. Mary with respect to certain rezoning matters on its property located at 18100 Merriman and 30600 Brookview Drive in Livonia. My client originally submitted Petition 2022-12-01-02 seeking to rezone a portion of the property P-L (Public Lands) to N2 (Neighborhood) and another portion of the property from P-L to NM3-I (Neighborhood Multi-Family). The N2 portion was for a Montessorri School and educational facilities, and the NM3-I was for proposed elderly housing.

On January 31, 2023, the Planning Commission voted to recommend the approval of the N2 portion of the Petition and to table the NM3-I portion of the Petition. At this time, my client is withdrawing the NM3-I/elderly housing portion of the Petition. The N2 portion of the Petition for the development of a Montessori school and educational facilities is going to continue forward.

My client intends to engage its staff and stakeholders, city officials, and the community and revisit a project for housing for the elderly at a future date. If and when that occurs, my client looks forward to working with the City of Livonia towards a mutually beneficial development.

Please feel free to contact me with any questions. Until then, I remain,

Very truly yours,



Brandon M. Grysko



LETTER TO THE LIVONIA CITY COUNCIL

2.

Planning
February 13, 2023

MEETING DATE

PH091323/R091823

PREPARED BY

Stephanie Reece, Program Supervisor

AGENDA ITEM

Petition 2022-12-01-02 submitted by Basilica of St. Mary, requesting to rezone parts of the properties at 18100 Merriman Road and 30600 Brookview Drive, located on the east side of Merriman Road between Mayville Drive and Seven Mile Road in the Northwest ¼ of Section 11, from P-L (Public Lands) to N2 (Neighborhood).

BACKGROUND

February 13, 2023

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2022-12-01-02 - St. Mary Basilica

Dear Council Members:

At the 1,194th Public Hearings and Regular Meeting held by the City Planning Commission on January 31, 2023, the following resolution was adopted:

RECOMMENDATION

#01-04-2023 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on January 31, 2023, on Petition 2022-12-01-02 submitted by Basilica of St. Mary under Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, as amended, requesting to rezone parts of the properties at 18100 Merriman Road and 30600 Brookview Drive, located on the east side of Merriman Road between Mayville Drive and Seven Mile Road in the Northwest ¼ of Section 11, from P-L (Public Lands) to N2 (Neighborhood) and NM3-I (Neighborhood Multifamily – Maximum 4 Stories), the Planning Commission does hereby recommend to the City Council that only the N2 portion of the request be approved at this time, for the following reasons:

1. The proposed N2 District is compatible with the surrounding land uses and zoning districts.
2. The current P-L District is intended for uses or facilities that furnish governmental services to the public.

3. The proposed N2 District will provide for the development of the subject property in a manner that is appropriate for its size and location.
4. The proposed zoning change will allow the development of an educational academy that will provide needed services for the Basilica and the surrounding area, and
5. The proposed zoning change is consistent with the Future Land Use Plan's goals, policies, and objectives.

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

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

AYES: Bongero, Long, Caramagno, Wilshaw

NAYS: Dinaro

ABSENT: Ventura

ABSTAIN: None

FISCAL CONSIDERATION

ATTACHMENTS

1. 2022-12-01-02_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: February 14, 2023



Maureen Miller Brosnan, Mayor

Date: March 09, 2023

From: noreply@civicplus.com
To: [CityCouncil](#)
Subject: Online Form Submittal: City Council Inquiries
Date: Tuesday, April 18, 2023 8:28:12 PM

City Council Inquiries

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

First Name	Marie
Last Name	McCormick
Address	650 Church Street, 209
Email Address	mmccormick@therouge.org
Phone Number	2484440756
Topic	City Council Meetings
Date of Issue	4/18/2023
Attachment (Optional)	St Marys Basilila development_FOTR Statement April 2023.docx.pdf
Comments	Dear Livonia City Council,

Friends of the Rouge (FOTR) has become aware that St. Mary Basilica submitted a proposal to rezone use at St. Mary's Basilica rezoning at 18100 Merriman and 36000 Brookview Drive in Livonia.

FOTR is a nonprofit 501(c)(3) organization founded in 1986 to raise awareness about the need to clean up the Rouge River. In existence for 37 years, we operate under the mission, "To restore, protect, and enhance the Rouge River watershed through stewardship, education, and collaboration." We envision a future where a clean and vibrant Rouge River is the center of our community. Individual and community actions protect and improve the health of the Rouge River, assuring that its natural, economic, and recreational value enhances the quality of life in the Rouge River ecosystem.

It is with our mission in mind that we address you in this letter to express our concern regarding the aforementioned potential development.

ISSUE 1 Development of this parcel will result in vegetation

removal and creation of more impervious surface, which increases stormwater runoff that can lead to increased water temperatures, sedimentation, habitat loss, and be detrimental to the aquatic biota in Tarabusi Creek.

ISSUE 2 Consider proximity of the proposed development to the Tarabusi Creek and ensure that the riparian corridor remains whole.

Friends of the Rouge asks the Livonia City Council to act cautiously when considering this new development. Please consider the consequences of removal of vegetation within the floodplain and replacing it within more impervious surfaces. Due to Tarabusi Creek's unique importance as an ecological resource, FOTR recommends implementing strong green infrastructure practices that can mitigate stormwater impact to adjacent communities and creek.

If you have any further questions, please feel free to contact me directly at mmccormick@therouge.org.
Thank you for taking the time to consider our comments.

Sincerely,

Marie McCormick,
Friends of the Rouge Executive Director

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

Kasprowicz, Sara

From: noreply@civicplus.com
Sent: Monday, March 20, 2023 3:16 PM
To: CityCouncil
Subject: Online Form Submittal: City Council Inquiries

City Council Inquiries

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

First Name	david
Last Name	jakubiec
Address	17448 rexwood st livonia, mi 48152
Email Address	sandpatch1@hotmail.com
Phone Number	734 427 5062
Topic	City Council Meetings
Date of Issue	4/3/2023
Attachment (Optional)	<i>Field not completed.</i>
Comments	I would like to express that I am against the rezoning of the Basilica of St. Mary on Merriman Rd due to the following concerns... Decrease home values due to possible drug rehab facilities on site, Commercial property in a residential area TAX FREE property. So my taxes will increase to cover city expenses, fire police roads. noise pollution light pollution destruction of nature environmental impact loss of a natural field for animals increased traffic increased emergency vehicles in area increase waste and odors loss of open space Please do not allow the rezoning of this property to these

classifications. There are other areas of Livonia that can be developed that are eye sores including the corner of 7 mile and Farmington.

Dave jakubiec
17448 Rexwood

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

From: noreply@civicplus.com
To: [CityCouncil](#)
Subject: Online Form Submittal: City Council Inquiries
Date: Monday, March 20, 2023 10:42:27 AM

City Council Inquiries

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

First Name	Darlene
Last Name	Wood
Address	30527 Jeanine St
Email Address	dwood8689@gmail.com
Phone Number	5178990991
Topic	Other City Council Inquiry
Date of Issue	3/20/2023
Attachment (Optional)	City Counsel Letter Feb2023.docx
Comments	Vote No on Petition 2022-12-01-02 Rezoning of 18100 Merriman and 30600 Brookview Basilica of St. Mary's

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

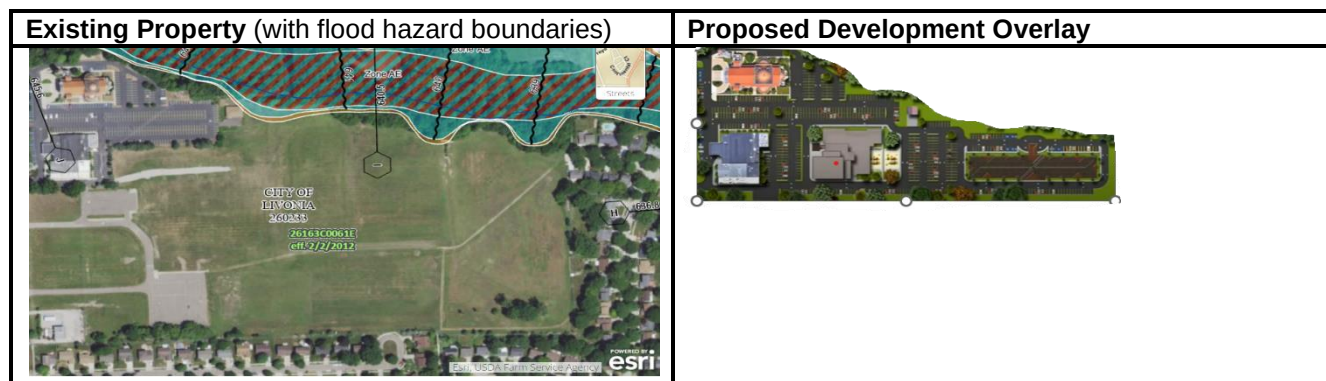
Dear Counsel Member x

We are writing to urge you to oppose the Basilica of St. Mary's (Original Petition 2022-12-01-02) to build an enormous 35,000 sq. ft. Montessori school and gym at 18100 Merriman that has been approved by the planning committee. The church is also petitioning to build a 97,875 sq. ft senior apartment building at 30600 Brookview along with hundreds of parking spaces. The entire development would back up to the end of Brookwood which is deep in our neighborhood. Both properties are currently zoned as Public Land (PL).

Up until six years ago, after being enjoyed by the public for decades, two heavily forested riverside parcels making up the finest parts of the former Bryant school were unceremoniously sold away by the Livonia Public Schools. Over 600 community members have signed a petition opposing these requests. ***These parcels were purchased zoned as Public Land and should remain that way.***

If approval is granted for these requests, we are deeply concerned that a precedent will be set for remaining community properties like the Bryant Field will become even more valuable targets for the development of land once enjoyed by the community. Perhaps even bypassing redevelopment opportunities of vacant commercial properties such as those up and down Seven-mile Road.

Both lots are adjacent to the Tarabusi Creek which is part of the Rouge River tributary. These lots are among only a few ways for the local community to access the foot trails to a wonderful urban forest that connects to a number of nearby parks. Chloride levels are also an issue in this creek. The proposed parking lot drainage and structures will do no favors to the creek's health or the basements of nearby residents backing up to these marshy properties. The parking lot will increase traffic, noise, and light pollution along with structures that do not conform with the surrounding community.



As you likely know the Future Land Use Map in the Livonia Vision 21 plan is intended to form the basis for future zoning ordinance and other legal controls. The current plan finds that only 3,427.81 acres are remaining for Community and Public use. **Importantly, both parcel at issue are recommended to remain zoned as “Parks and Community”** in the plan. Demographically Vision 21 portrays a city that is experiencing an aging declining population, smaller household sizes, and reduced public school enrollment. One would think that only extraordinary circumstances would have to exist in order to commercially developing two non-renewable natural parcels.

Please trust that the residents in our neighborhood strongly oppose this development and many have voiced strong support for the Master Plan's vision to the Planning Commission. ***Please oppose this request and send a message that the buying and selling of land zoned for community and public use will not be rezoned for commercial exploitation without the existence of extraordinary circumstances.*** The circumstances involving this development are not even close to extraordinary, and will only further erode what remains of our public space. Please let us know what your position might be on this proposed development. We look forward to hearing from you.

Darlene and Dave Wood
30527 Jeanine Street
Livonia MI 48152
Ph. 734-xxx-xxxx Email dwood8689@google.com

Petition 2022-12-01-02 submitted by Basilica of St. Mary under Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, as amended, requesting to rezone parts of the properties at 18100 Merriman Road and 30600 Brookview Drive, located on the east side of Merriman Road between Mayville Drive and Seven Mile Road in the Northwest ¼ of Section 11, from P-L (Public Lands) to N2 (Neighborhood) and NM3-I (Neighborhood Multifamily – Maximum 4 Stories).

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: 12-9-22 Petition 2022-12-01-02

Site Address: 18100 MERRIMAN RD Sidwell _____

Requesting To Rezone Property From PL To N2 NM3-1

For the Following Reason (s) PL → N2 CONSTRUCTION OF ACTIVITIES BUILDING
PL → NM3-1 CONSTRUCTION OF APARTMENTS

Applicant: SALEM SAMAN Business/Company: BASILICA OF ST. MARY'S

Applicant's Address: 18100 MERRIMAN RD City: LIVONIA State: MI Zip Code: _____

Applicant's Phone # (734) 459-4040 Applicant's Email _____

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.

Fully Dimensional Map (3 copies) drawn at an appropriate scale, with a north arrow, date & 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: ST. MARY ANTIPOCIAN ORTHODOX CHURCH

Owner's Address: 18100 Merriman Rd City: LIVONIA State: MI Zip Code: 48152

Owner's Phone # (234) 751-6046 Owner's Email ssaman@gmail.com

Signature of Owner: _____ Print Name: Salem F. Saman

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

on this 7th day of December 20 22

Signature of Notary Shereen Hassan Aneel My commission expires 5-10-24

APPROVED AS FORM
Department of Law

By: Shereen Hassan Aneel

Date: 12/14/2022

Shereen Hassan Aneel
NOTARY PUBLIC - STATE OF MICHIGAN
County of Wayne
My Commission Expires 5/10/2024
Acting in the County of Wayne

RECEIVED
DEC 15 2022
CITY OF LIVONIA
PLANNING COMMISSION

RECEIVED
OFFICE OF THE CITY CLERK
2022 DEC -9 AM 11:59

Law Offices
Salem F. Samaan, P.C.
150 North Main Street
Plymouth, MI 48170-1236
(734) 459-4040
facsimile (734) 454-4814

Salem F. Samaan
direct e-mail
sfsamaan@gmail.com

M. Michael Koroï

February 2, 2023

City of Livonia
City Planning Commission

VIA: E-mail – Planning@Livonia.gov

Re: Petition 2022-12-01-12
Basilica of St. Mary
Rezoning from PL to NM3-1 (Neighborhood Multi-family)

Dear Members:

At the Planning Commission Public hearing held on January 31, 2023, the commission approved the rezoning of one section of the property from PL to N2, and tabled St. Mary's request to rezone the adjacent property from PL to NM3-1, which is presently set for February 14, 2023. On behalf of the Basilica of St. Mary, we are respectfully requesting the public hearing set for February 14, 2023, be moved to May 9, 2023, to allow more time for the church to do further studies on the project.

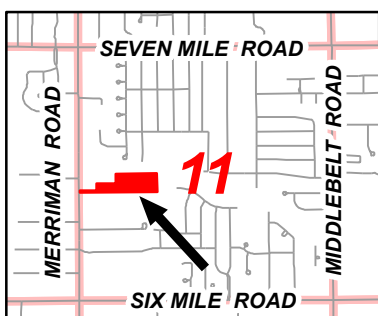
Thank you for your consideration in this matter.

Very truly yours,



Salem F. Samaan

SFS/sha



Aerial Map

Petition 2022-12-01-02
 Basilica of St. Mary
 18100 Merriman & 30600 Brookview
 from P-L to N2 & NM3-I



Not to Scale



City of Livonia
 Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 1

Petition 2022-12-01-02 submitted by Basilica of St. Mary under Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, as amended, requesting to rezone parts of the properties at 18100 Merriman Road and 30600 Brookview Drive, located on the east side of Merriman Road between Mayville Drive and Seven Mile Road in the Northwest $\frac{1}{4}$ of Section 11, from P-L (Public Lands) to N2 (Neighborhood) and NM3-I (Neighborhood Multifamily – Maximum 4 Stories).

January 24, 2023 Study Meeting:

This petition seeks to rezone portions of the Basilica of St. Mary property to construct a one-story educational academy and a three-story senior apartment building.

Basilica of St. Mary's overall property measures 21.48 acres. Presently, the site is divided into three (3) zoning classifications. The front of the property, which includes the Basilica and Cultural Center, is zoned RUF (Rural Urban Farm) and N-2 (Neighborhood). The easterly part of the site, previously owned by Livonia Public Schools as part of the former Bryant Middle School property, is zoned P-L (Public Lands).

North of the site are homes zoned N1 and N2 and City-owned land, including Bainbridge Park and Beverly Park, zoned P-L, portions of which lie within the Tarabusi Creek floodplain. To the east are homes in the Sunset Park Subdivision, zoned N1. Immediately to the south is the remaining portion of the Bryant School property still owned by Livonia Public Schools. And to the west, across Merriman Road, are residential homes that are part of the Marvin's Robin Hood Subdivision, zoned RUF.

The portion of the property that would be rezoned to the N2 classification is L-shaped and tracks along the outer edge of the parking lot for the Basilica and Cultural Center. A narrow strip of land along the site's south property line, adjacent to the Cultural Center, is also included in the rezoning to N2. Altogether, the area to be rezoned to N2 is approximately 2.96 acres.

Section 3.05 of the zoning ordinance specifies that educational uses are permitted in the N2 District. The code defines educational uses as: *"Uses that provide educational services, such as public libraries, public primary and secondary schools, and publicly owned and operated institutions of higher learning."* The preliminary plans for the St. Mary's Academy and Gymnasium show a building of about 35,000 square feet. The building would be located approximately 150 feet east of the existing Cultural Center, mostly on undeveloped land but also occupying property partially used for parking. The floor plan shows multiple classrooms and multi-purpose rooms, a gymnasium with bleachers and a stage, locker rooms, restrooms, storage, mechanical rooms, and several offices. The building would be one level. The maximum height of the building, from grade to the flat roofline of the gymnasium, would be about thirty-six feet (36'). The exterior building materials would combine brick, limestone, and block. Parking for schools is based on one (1) parking space for each employee (including teachers and administrators), plus sufficient off-street space for the safe and convenient

loading and unloading of students. The plans do not show how the required off-street parking for the academy would be met.

The requested NM3-I district is east of the proposed Academy and Gymnasium. It encompasses the entire property width, 376 feet, by a depth of 723 feet, for a total area of approximately 6.24 acres. The zoning change is requisite for developing a three-story senior apartment building. Under Section 6.31 - Housing for the Elderly, the NM3 district permits independent elderly housing, senior assisted living facilities, congregate elderly housing, and nursing homes. The term Elderly Housing refers to a building or a group of buildings that provides housing in which at least eighty percent (80%) of the occupied units are rented to at least one (1) person who is fifty-five (55) years of age or older. The standards of Section 6.31 specifically exclude hospitals, hotels, motels, tourist homes, rooming homes, condominiums, or site condominiums.

The “I” suffix included in the NM3-I zoning classification would allow buildings up to four (4) stories in height. Without it, building height under NM3 zoning is restricted to two (2) levels. The proposed rezoning would only affect part of the property—the easterly 7.07 acres identified on the plans as Parcel 2 would remain zoned P-L.

The proposed three-story senior apartment building is positioned in the south-central portion of the land requested to be rezoned from P-L to NM3-I. Its maximum height would be about forty-eight feet (48’). The building’s overall dimensions are 75’ x 435’, with each floor containing roughly 32,625 square feet of gross floor area (GFA). Counting all three (3) levels, the apartment building would total approximately 97,875 square feet. The first and second floors would each have twenty-eight (28) apartments, including sixteen (16) one-bedroom units and twelve (12) two-bedroom units. The third floor would have the same number of one- and two-bedroom units, with two (2) additional one-bedroom flex units. In total, the building would contain eight-six (86) apartments. Each unit would have a bedroom, kitchen area, living room, bathroom, and closets. The exterior building materials would combine brick, block, and Hardie panels. There would be a porta-cochere over both the south and north main entrances. Parking for apartments is based on two (2) parking spaces for each unit with one (1) and two (2) bedrooms and two and one-half (2½) spaces for each unit with three (3) or more bedrooms. The plans do not show how the off-street parking for the proposed apartment building would be laid out.

The Livonia Vision 21 Master Plan designates the portions of the property that would be rezoned as ‘Floodplain Area’ and ‘Parks and Community.’ The 100-year flood hazard area extends across the northern edge of the site, and the Parks and Community classification reflects LPSs previous use and ownership of the property.

PUBLIC HEARING

ITEM 1 Petition 2022-12-01-02 – Basilica of St. Mary

Page 3

January 31, 2023: Public Hearing:

Approving Resolution: The request to rezone the properties at 18100 Merriman Road and 30600 Brookview Drive per the legal descriptions submitted with the application, from P-L, Public Lands, to N2, Neighborhood, and NM3-I, Neighborhood Multifamily, is approved, subject to City Council approval, for the following reasons:

1. The proposed N2 and NM3-I Districts are compatible with the surrounding land uses and zoning districts.
2. The current P-L District is intended for uses or facilities that furnish governmental services to the public.
3. The proposed N2 and NM3-I Districts will provide for the development of the subject properties in a manner that is appropriate for their sizes and locations.
4. The proposed N2 and NM3-I Districts will allow for the development of an educational academy and three-story senior apartment building in a manner that will not be detrimental to the surrounding area, and
5. The proposed zoning changes are consistent with the Future Land Use Plan's goals, policies, and objectives.

Alternate Approving Resolution for N2 Only: The request to rezone the property at 18100 Merriman Road per the legal description submitted with the application from P-L, Public Lands, to N2, Neighborhood, is approved, subject to City Council approval, for the following reasons:

1. The proposed N2 District is compatible with the surrounding land uses and zoning districts.
2. The current P-L District is intended for uses or facilities that furnish governmental services to the public.
3. The proposed N2 District will provide for the development of the subject property in a manner that is appropriate for its size and location.
4. The proposed zoning change will allow the development of an educational academy that will provide needed services for the Basilica and the surrounding area, and
5. The proposed zoning change is consistent with the Future Land Use Plan's goals, policies, and objectives.

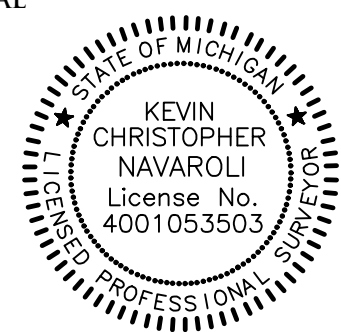
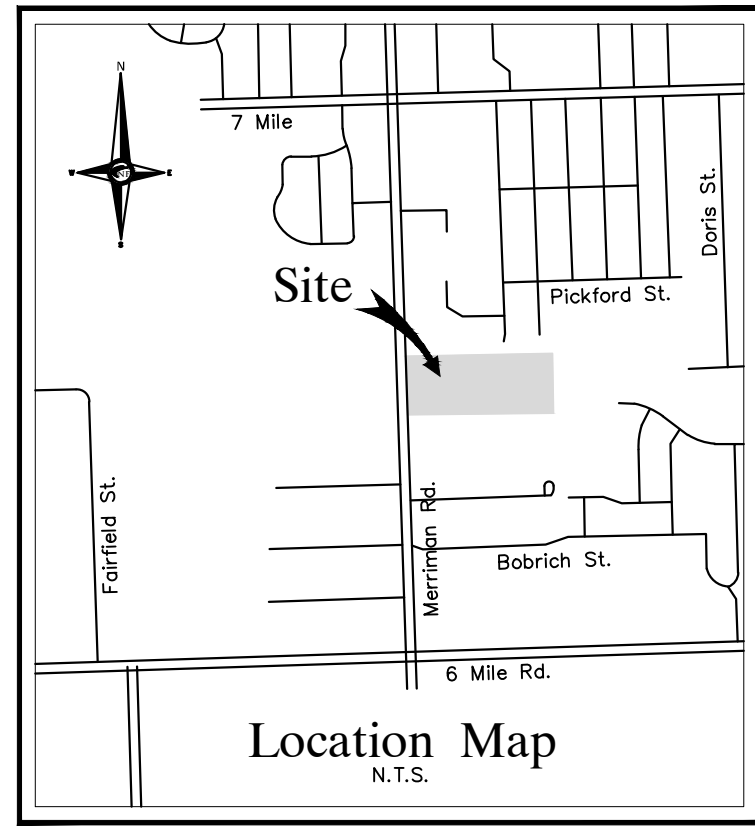
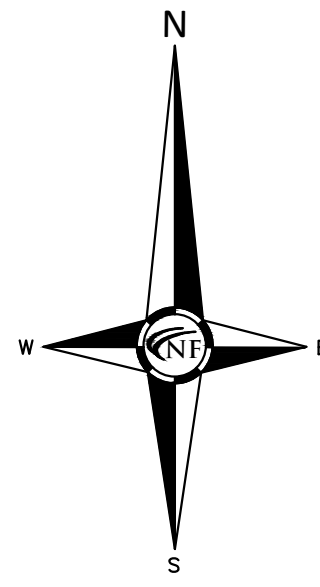
PUBLIC HEARING

ITEM 1 Petition 2022-12-01-02 – Basilica of St. Mary

Page 4

Denying Reasons: The request to rezone parts of the properties at 18100 Merriman Road and 30600 Brookview Drive from P-L, Public Lands, to N2, Neighborhood, and NM3-I, Neighborhood Multifamily, is hereby denied for the following reasons:

1. The petitioner has failed to show that the proposed zoning changes and the intended uses would be compatible with and in harmony with the surrounding residential neighborhoods.
2. The proposed zoning changes are inconsistent with the surrounding residential uses and would adversely alter the neighborhood's character.
3. The proposed zoning changes are contrary to the purposes, goals, and objectives of the Zoning Ordinance, which seek to ensure compatibility and appropriateness of uses to enhance property values and create and promote a more favorable environment for neighborhood use and enjoyment, and
4. That the proposed zoning changes are not supported by Livonia Vision 21 and the Future Land Use Plan, which shows the subject land area as a 'Floodplain Area' and 'Parks and Community.'



PROJECT
Basilica of St. Mary's
18100 Merriman Rd.
Livonia, MI

CLIENT
Basilica of St. Mary's

Contact: Salem Samaan
Ph: (734) 459-4040

PROJECT LOCATION
Part of the Southwest 1/4
of Section 11
T. 1 South, R. 9 East
City of Livonia,
Wayne County, Michigan

SHEET
Re-Zoning Sketch



DATE ISSUED/REVISED
11-16-22 REVISED PER CITY

DRAWN BY:
A. Eizember

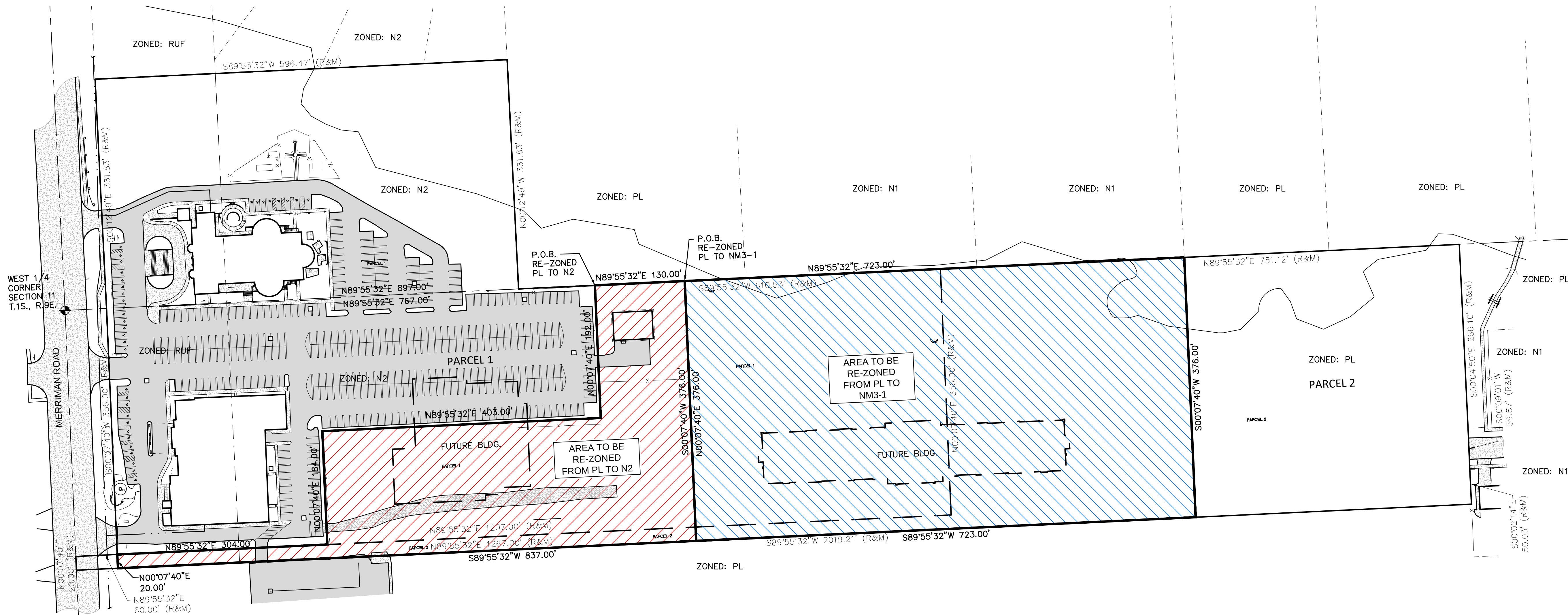
DESIGNED BY:

APPROVED BY:
P. Williams

DATE:
November 4, 2022

SCALE: 1" = 80'
80 40 0 40 80 120

NFE JOB NO. SHEET NO.
N210 1 of 1



**LEGAL DESCRIPTION - PARCEL 1
(PER TAX RECORDS)**

LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN BEING PART OF THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 9 EAST, DESCRIBED AS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 11; THENCE SOUTH 00 DEGREES 07 MINUTES 40 SECONDS WEST, 356.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 32 SECONDS EAST, 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 55 MINUTES 32 SECONDS EAST, 1207.00 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 40 SECONDS EAST, 356.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 32 SECONDS WEST, 610.53 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 49 SECONDS WEST, 331.83 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 32 SECONDS WEST, 596.47 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 49 SECONDS EAST, 331.83 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 40 SECONDS WEST, 356.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 627,615 S.F. OR 14.41 ACRES.

**LEGAL DESCRIPTION - PARCEL 2
(PER WARRANTY DEED)**

LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN BEING PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 9 EAST, DESCRIBED AS:
COMMENCING AT THE WEST 1/4 CORNER OF SECTION 11; THENCE SOUTH 00 DEGREES 07 MINUTES 40 SECONDS WEST AND MEASURED ALONG THE WEST LINE OF SAID SECTION 11, 356.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 55 MINUTES 32 SECONDS EAST, 1267.00 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 40 SECONDS EAST, 356.00 FEET TO THE EAST-WEST 1/4 LINE OF SAID SECTION 11; THENCE NORTH 89 DEGREES 55 MINUTES 32 SECONDS EAST ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 11, 751.12 FEET TO THE NORTHWEST CORNER OF "SUNSET PARK SUBN" AS RECORDED IN LIBER 83 OF PLATS, PAGES 68 AND 69, WAYNE COUNTY RECORDS; THENCE SOUTH 00 DEGREES 04 MINUTES 50 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID "SUNSET PARK SUBN", 266.10 FEET TO THE NORTHERLY RIGHT-OF-WAY OF BROOKVIEW DRIVE (60' WIDE); THENCE SOUTH 00 DEGREES 02 MINUTES 14 SECONDS EAST ALONG THE WESTERLY LINE OF SAID "SUNSET PARK SUBN", 50.03 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 32 SECONDS WEST, 2019.21 FEET TO THE WEST LINE OF SAID SECTION 11; THENCE NORTH 00 DEGREES 07 MINUTES 40 SECONDS EAST AND MEASURED ALONG THE WEST LINE OF SAID SECTION 11, 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 308,000 S.F. OR 7.07 ACRES.

**LEGAL DESCRIPTION -
AREA TO BE RE-ZONED FROM PL TO N2**

LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN BEING PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 9 EAST, DESCRIBED AS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 11; THENCE NORTH 89 DEGREES 55 MINUTES 32 SECONDS EAST ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 11, 767.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE NORTH 89 DEGREES 55 MINUTES 32 SECONDS EAST, 130.00 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 40 SECONDS WEST, 376.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 32 SECONDS WEST, 837.00 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 40 SECONDS EAST, 20.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 32 SECONDS EAST, 304.00 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 40 SECONDS EAST, 184.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 32 SECONDS EAST, 403.00 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 40 SECONDS EAST, 192.00 FEET TO THE POINT OF BEGINNING.

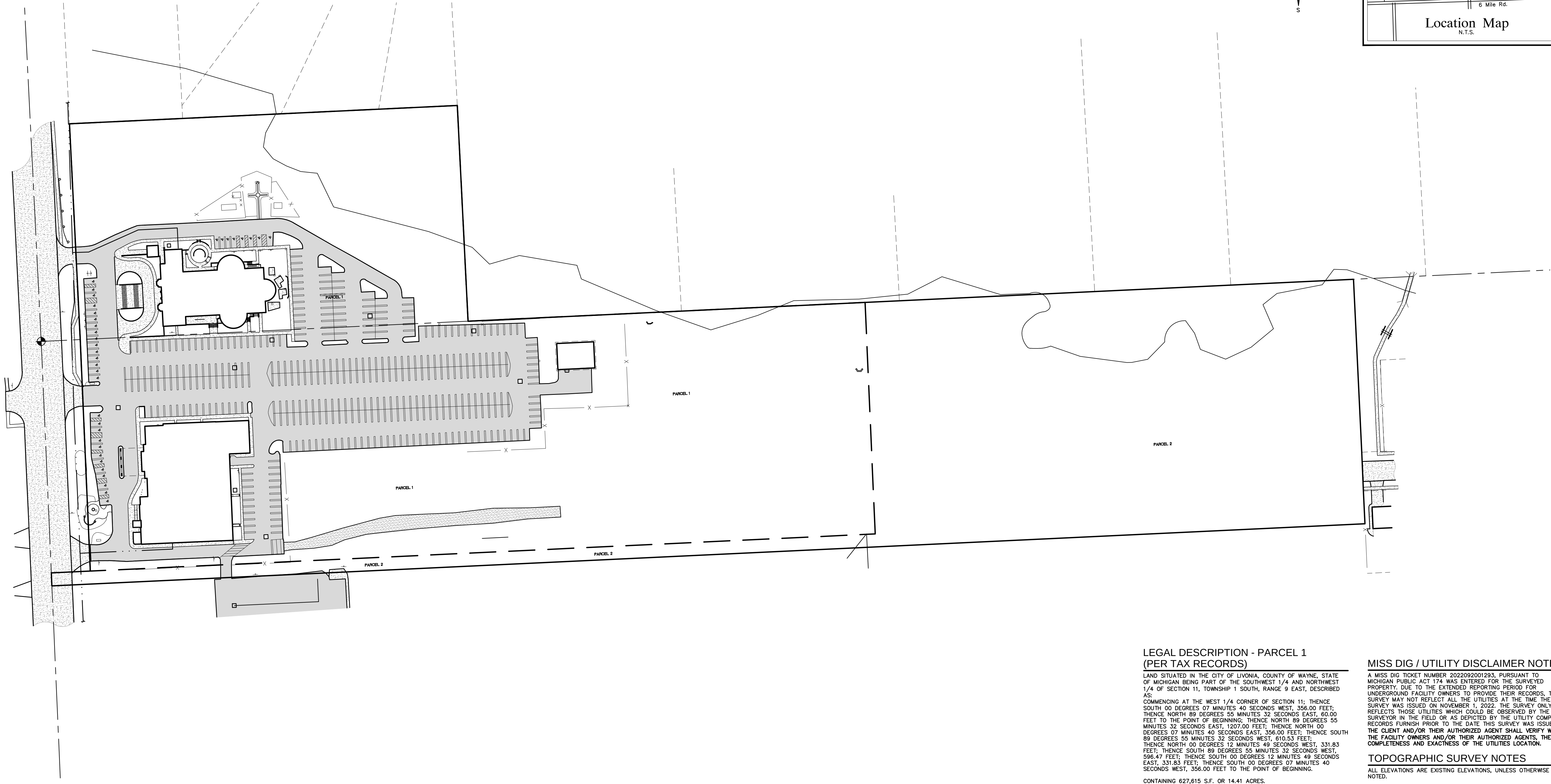
CONTAINING 129,110 SQUARE FEET OR 2.96 ACRES.

**LEGAL DESCRIPTION -
AREA TO BE RE-ZONED FROM PL TO NM3-1**

LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN BEING PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 9 EAST, DESCRIBED AS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 11; THENCE NORTH 89 DEGREES 55 MINUTES 32 SECONDS EAST ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 11, 897.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE NORTH 89 DEGREES 55 MINUTES 32 SECONDS EAST, 723.00 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 40 SECONDS WEST, 376.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 32 SECONDS WEST, 723.00 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 40 SECONDS EAST, 376.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 271,848 SQUARE FEET OR 6.24 ACRES.



LEGAL DESCRIPTION - PARCEL 1
(PER TAX RECORDS)

LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN BEING PART OF THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 9 EAST, DESCRIBED AS:
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CONTAINING 627,615 S.F. OR 14.41 ACRES.

LEGAL DESCRIPTION - PARCEL 2
(PER WARRANTY DEED)

LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN BEING PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 9 EAST, DESCRIBED AS:
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CONTAINING 308,000 S.F. OR 7.07 ACRES.

MISS DIG / UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER 2022092001293, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY, DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON NOVEMBER 1, 2022. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

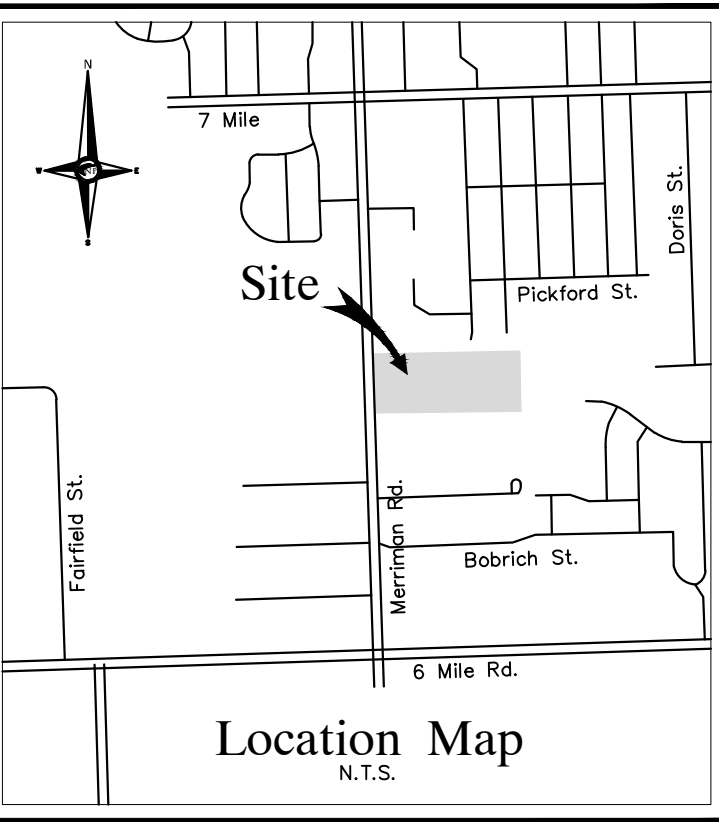
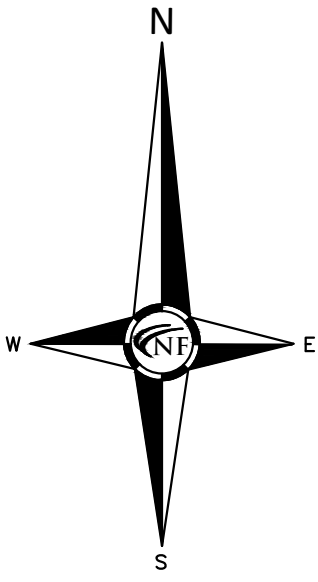
TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

LEGEND	
	MANHOLE
	HYDRANT
	MANHOLE
	UTILITY POLE
	GUY POLE
	GUY WIRE
	EXISTING SANITARY SEWER
	EXISTING SAN. CLEAN OUT
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EX. R.Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN



NF
ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM

SEAL



PROJECT

Basilica of St. Mary's
18100 Merriman Rd.
Livonia, MI

CLIENT

Basilica of St. Mary's

Contact: Salem Samaan
Ph: (734) 459-4040

PROJECT LOCATION

Part of the Southwest 1/4
of Section 11
T. 1 South, R. 9 East
City of Livonia,
Wayne County, Michigan

SHEET

Overall Survey



Know what's below
Call before you dig.

DATE ISSUED/REVISED
00-00-00 REVISED PER

DRAWN BY:

A. Eizember

DESIGNED BY:

APPROVED BY:

P. Williams

DATE:

November 1, 2022

SCALE: 1" = 80'

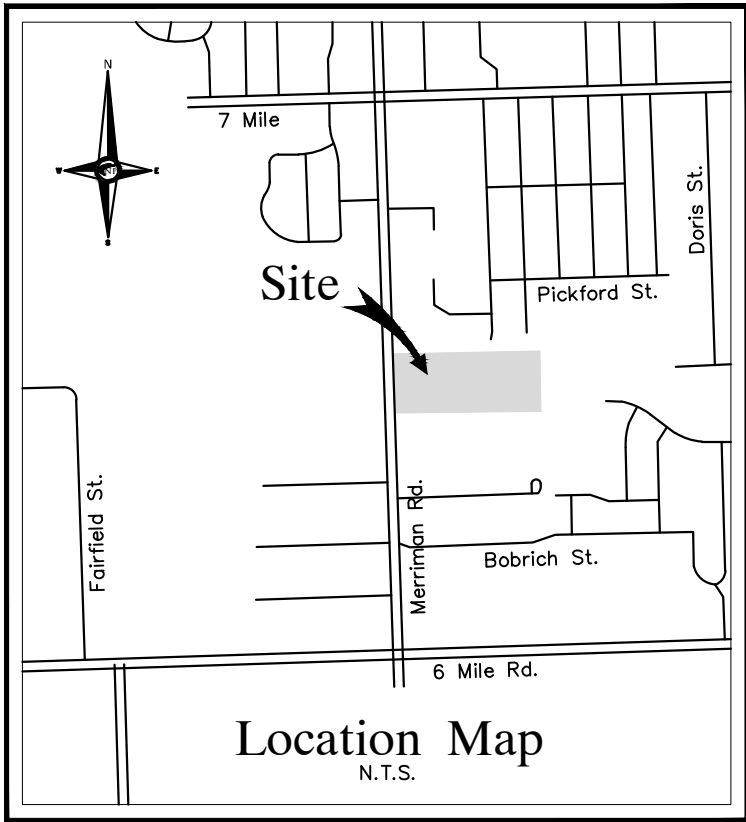
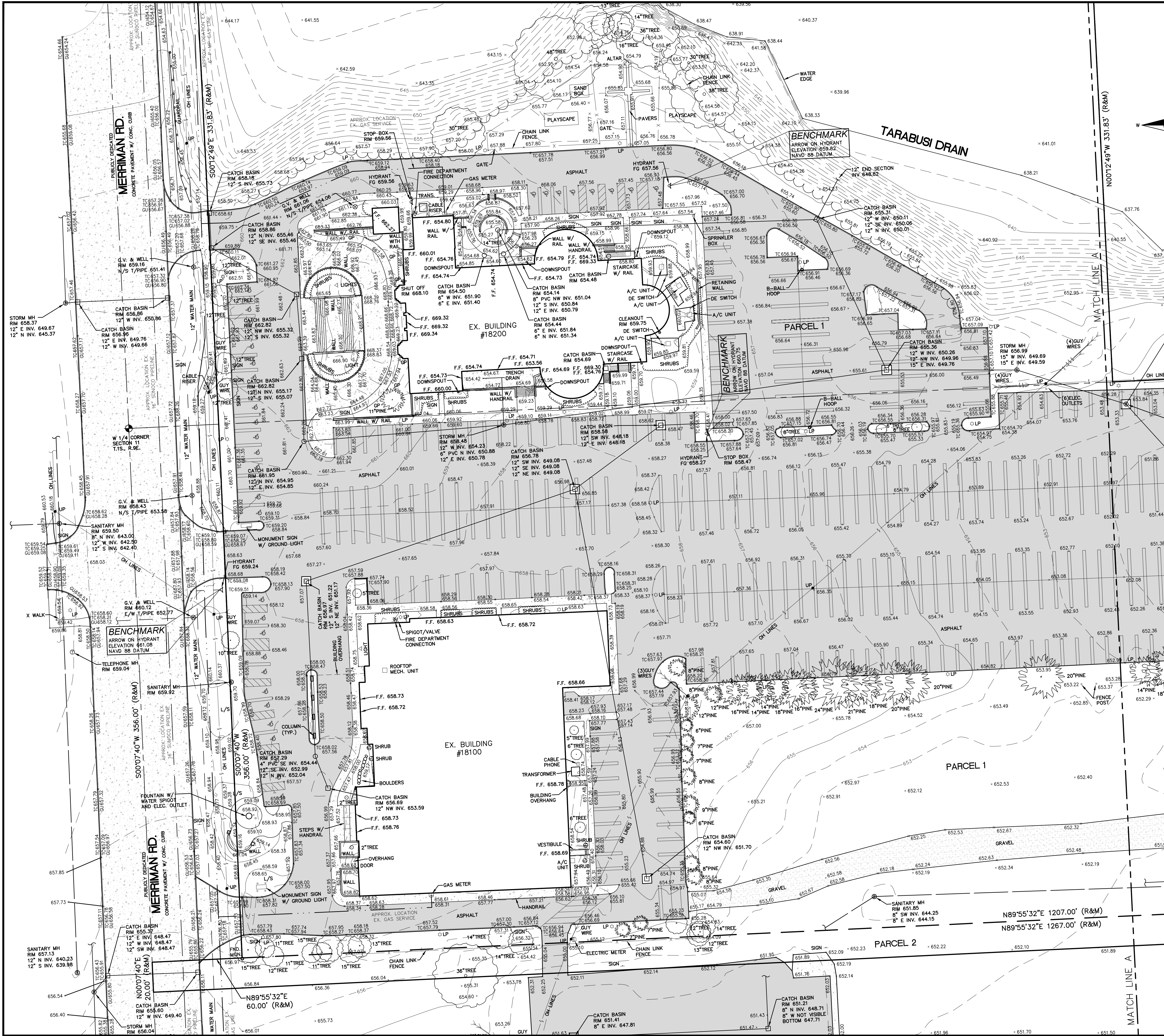
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NFE JOB NO.

N210

SHEET NO.

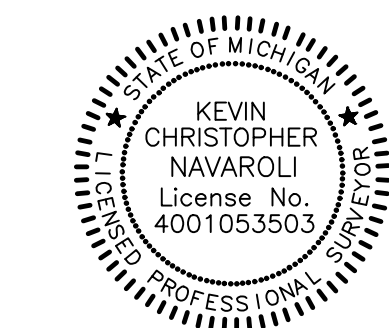
1 of 4



NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL (248) 332-7931
FAX (248) 332-8257
WWW.NFE-ENGR.COM

SEAL



PROJECT
Basilica of St. Mary's
18100 Merriman Rd.
Livonia, MI

CLIENT
Basilica of St. Mary's

Contact: Salem Samaan
Ph: (734) 459-4040

PROJECT LOCATION
Part of the Southwest 1/4
of Section 11
T. 1 South, R. 9 East
City of Livonia,
Wayne County, Michigan

SHEET
Boundary / Topographic
Survey



Know what's Below
Call before you dig.

DATE ISSUED/REVISED
00-00-00 REVISED PER

DRAWN BY:
A. Eizember

DESIGNED BY:

APPROVED BY:
P. Williams

DATE:
November 1, 2022

SCALE: 1" = 30'

30 15 0 15 30 45

NFE JOB NO.
N210

SHEET NO.
2 of 4

LEGAL DESCRIPTION - PARCEL 1 (PER TAX RECORDS)

LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN BEING PART OF THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 9 EAST, DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 11; THENCE SOUTH 00 DEGREES 07 MINUTES 40 SECONDS WEST, 356.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 32 SECONDS EAST, 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 55 MINUTES 32 SECONDS EAST, 1207.00 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 40 SECONDS EAST, 356.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 32 SECONDS WEST, 610.53 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 49 SECONDS WEST, 331.83 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 32 SECONDS WEST, 508.47 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 49 SECONDS EAST, 331.83 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 40 SECONDS WEST, 356.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 627,615 S.F. OR 14.41 ACRES.

LEGAL DESCRIPTION - PARCEL 2 (PER WARRANTY DEED)

LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN BEING PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 9 EAST, DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 11; THENCE SOUTH 00 DEGREES 07 MINUTES 40 SECONDS WEST, 356.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 55 MINUTES 32 SECONDS EAST, 1207.00 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 40 SECONDS EAST, 356.00 FEET TO THE EAST-WEST 1/4 LINE OF SAID SECTION 11; THENCE NORTH 89 DEGREES 55 MINUTES 32 SECONDS EAST ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 11, 751.12 FEET TO THE NORTHWEST CORNER OF "SUNSET PARK SUBN" AS RECORDED IN LIBER 83 OF PLATS, PAGES 88 AND 89, WAYNE COUNTY RECORDS; THENCE SOUTH 00 DEGREES 04 MINUTES 50 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID "SUNSET PARK SUBN", 266.10 FEET TO THE NORTHERLY RIGHT-OF-WAY OF BROOKVIEW DRIVE (60' WIDE); THENCE SOUTH 00 DEGREES 02 MINUTES 14 SECONDS EAST ALONG THE WESTERLY LINE OF SAID "SUNSET PARK SUBN", 50.03 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 32 SECONDS WEST, 2019.21 FEET TO THE WEST LINE OF SAID SECTION 11; THENCE NORTH 00 DEGREES 07 MINUTES 40 SECONDS EAST AND MEASURED ALONG THE WEST LINE OF SAID SECTION 11, 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 308,000 S.F. OR 7.07 ACRES.

MISS DIG / UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER 202202001293, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY, DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON NOVEMBER 1, 2022. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

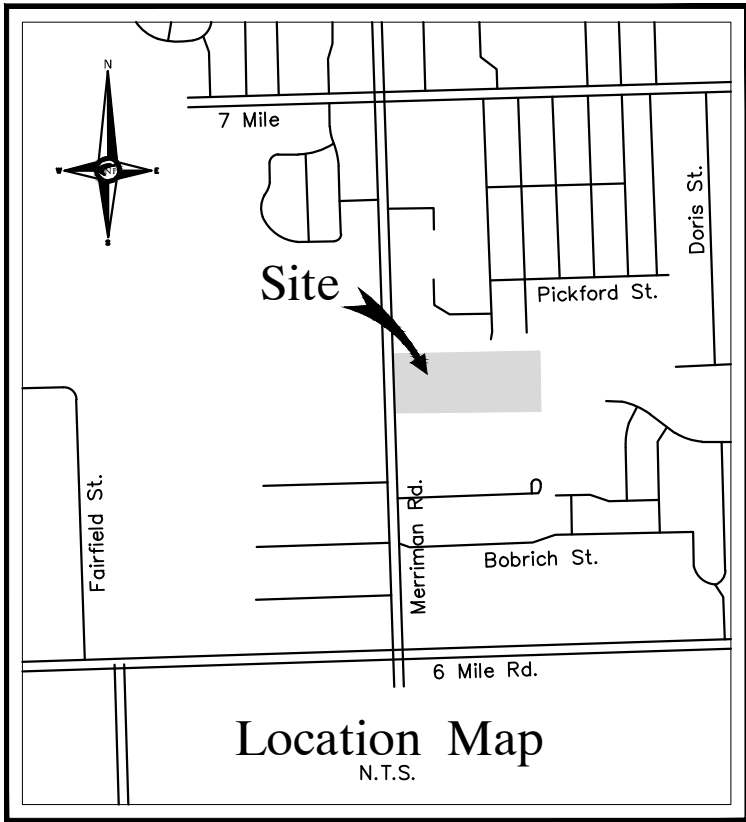
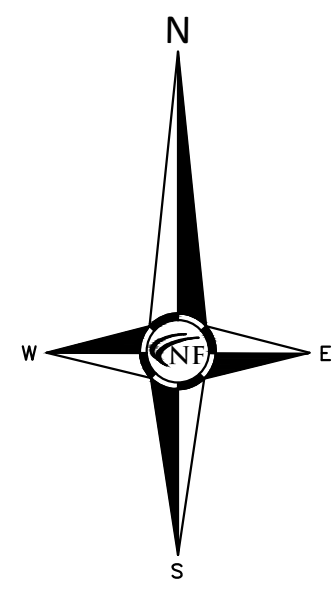
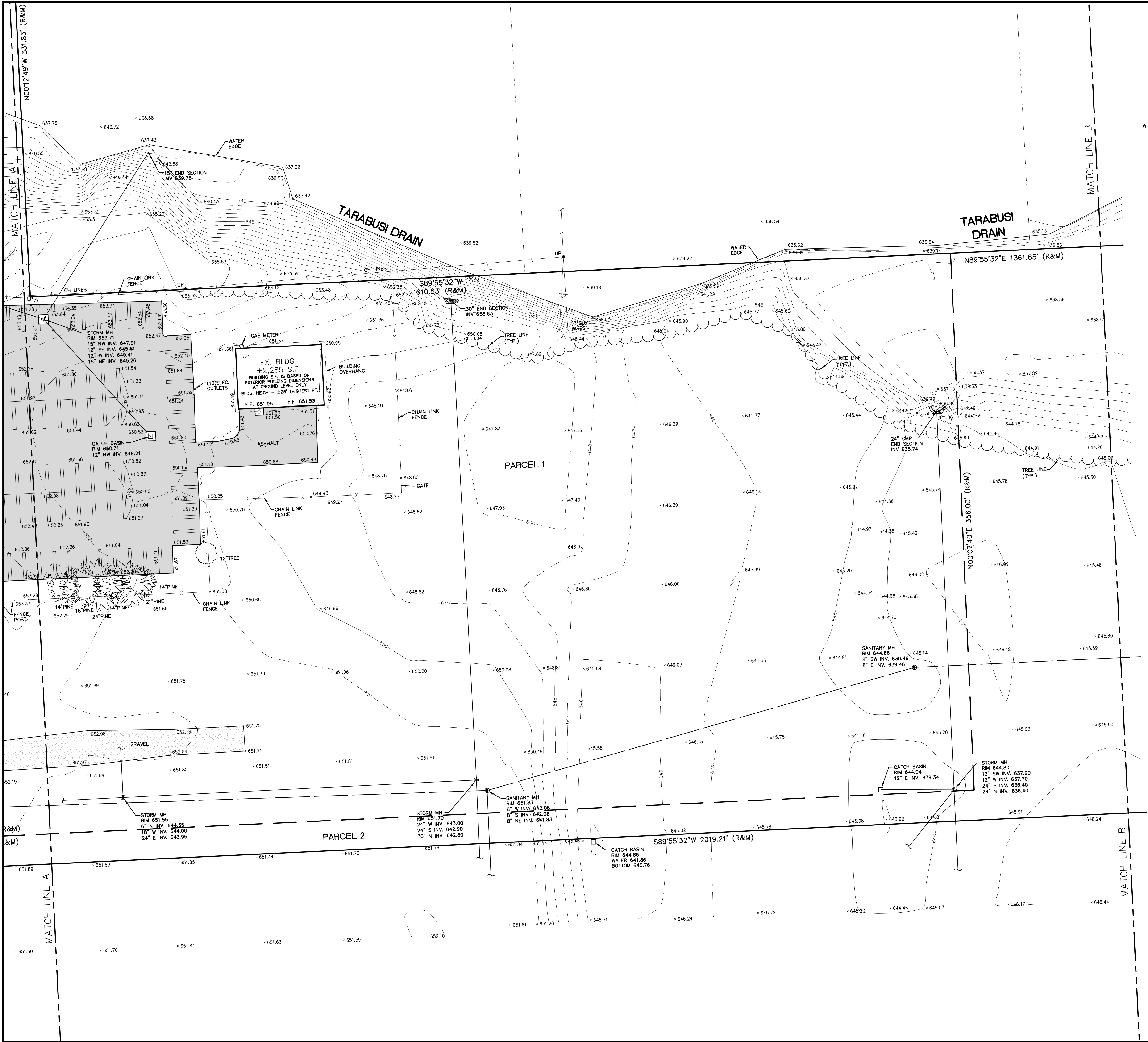
TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.
UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

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LEGEND

MANHOLE	EXISTING SANITARY SEWER
HYDRANT	EXISTING SAN. CLEAN OUT
MANHOLE	EXISTING WATER MAIN
CATCH BASIN	EXISTING STORM SEWER
EX. R.Y. CATCH BASIN	
EXISTING BURIED CABLES	
OVERHEAD LINES	
LIGHT POLE	
SIGN	
EXISTING GAS MAIN	



NF
ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL (248) 332-7931
FAX (248) 332-8257
WWW.NFE-ENGR.COM

SEAL



PROJECT
Basilica of St. Mary's
18100 Merriman Rd.
Livonia, MI

CLIENT
Basilica of St. Mary's

Contact: Salem Samaan
Ph: (734) 459-4040

PROJECT LOCATION
Part of the Southwest 1/4
of Section 11
T. 1 South, R. 9 East
City of Livonia,
Wayne County, Michigan

SHEET
Boundary / Topographic
Survey



Know what's below
Call before you dig.

DATE ISSUED/REVISED
00-00-00 REVISED PER

DRAWN BY:
A. Eizember

DESIGNED BY:

APPROVED BY:
P. Williams

DATE:
November 1, 2022

SCALE: 1" = 80'
80 40 0 40 80 120

NFE JOB NO. SHEET NO.
N210 3 of 4

LEGAL DESCRIPTION - PARCEL 1 (PER TAX RECORDS)

LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN BEING PART OF THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 9 EAST, DESCRIBED AS:
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CONTAINING 627,615 S.F. OR 14.41 ACRES.

LEGAL DESCRIPTION - PARCEL 2 (PER WARRANTY DEED)

LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN BEING PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 9 EAST, DESCRIBED AS:
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TOPOGRAPHIC SURVEY NOTES

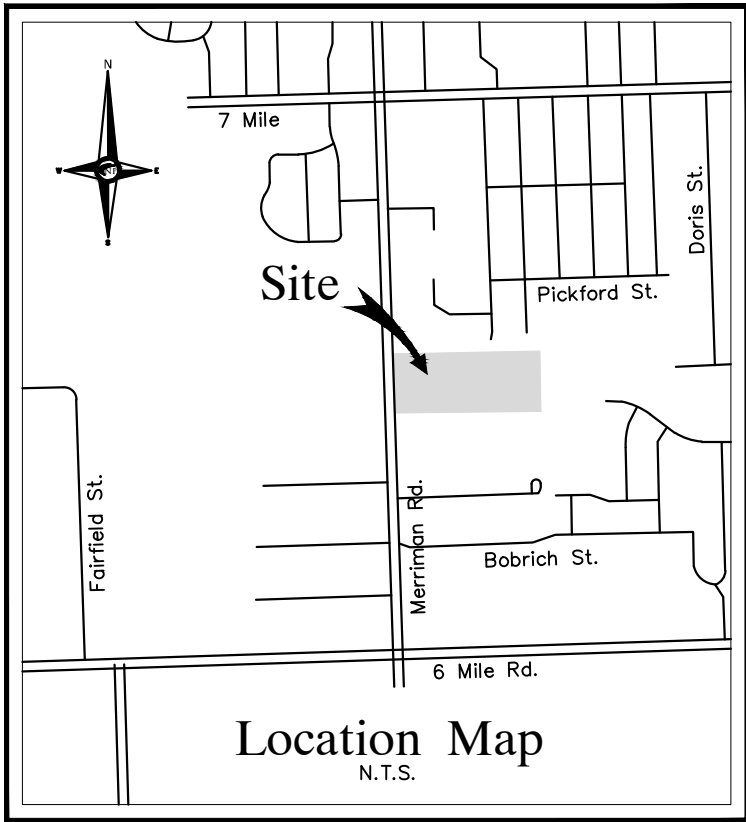
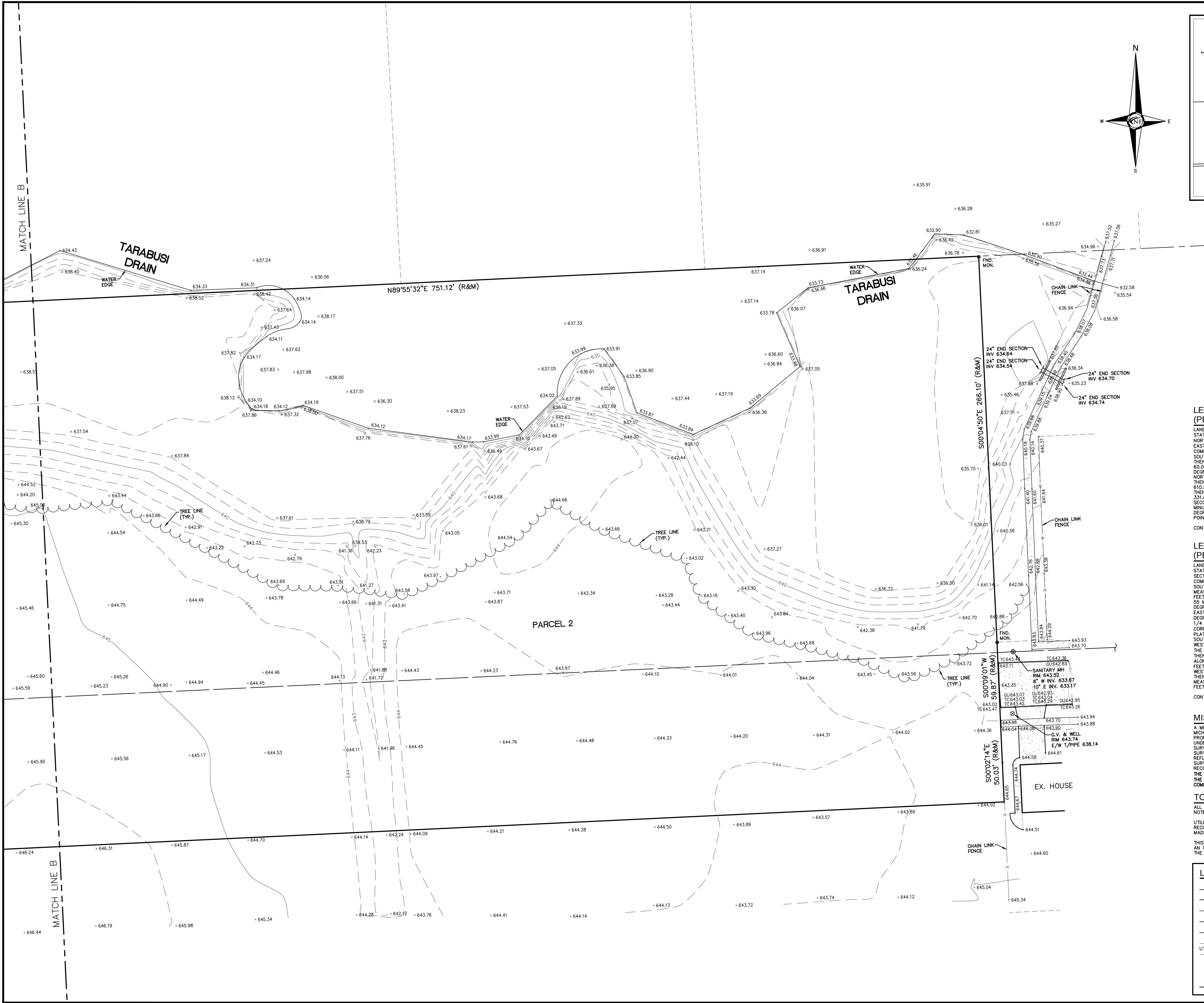
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LEGEND

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HYDRANT	EXISTING SAN. CLEAN OUT
GATE VALVE	EXISTING WATER MAIN
MANHOLE	EXISTING STORM SEWER
CATCH BASIN	EX. R.Y. CATCH BASIN
UTILITY POLE	EXISTING BURIED CABLES
GUY POLE	OVERHEAD LINES
GUY WIRE	LIGHT POLE
SIGN	EXISTING GAS MAIN



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Basilica of St. Mary's
18100 Merrimon Rd.
Livonia, MI

CLIENT
Basilica of St. Mary's

Contact: Salem Samaan
Ph: (734) 459-4040

PROJECT LOCATION
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T. 1 South, R. 9 East
City of Livonia,
Wayne County, Michigan

SHEET
Boundary / Topographic
Survey



DATE ISSUED/REVISED
00-00-00 REVISED PER

DRAWN BY:
A. Eizember

DESIGNED BY:

APPROVED BY:
P. Williams

DATE:
November 1, 2022

SCALE: 1" = 80'
80 40 0 40 80 120

NFE JOB NO. SHEET NO.
N210 4 of 4

LEGAL DESCRIPTION - PARCEL 1 (PER TAX RECORDS)

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TOPOGRAPHIC SURVEY NOTES

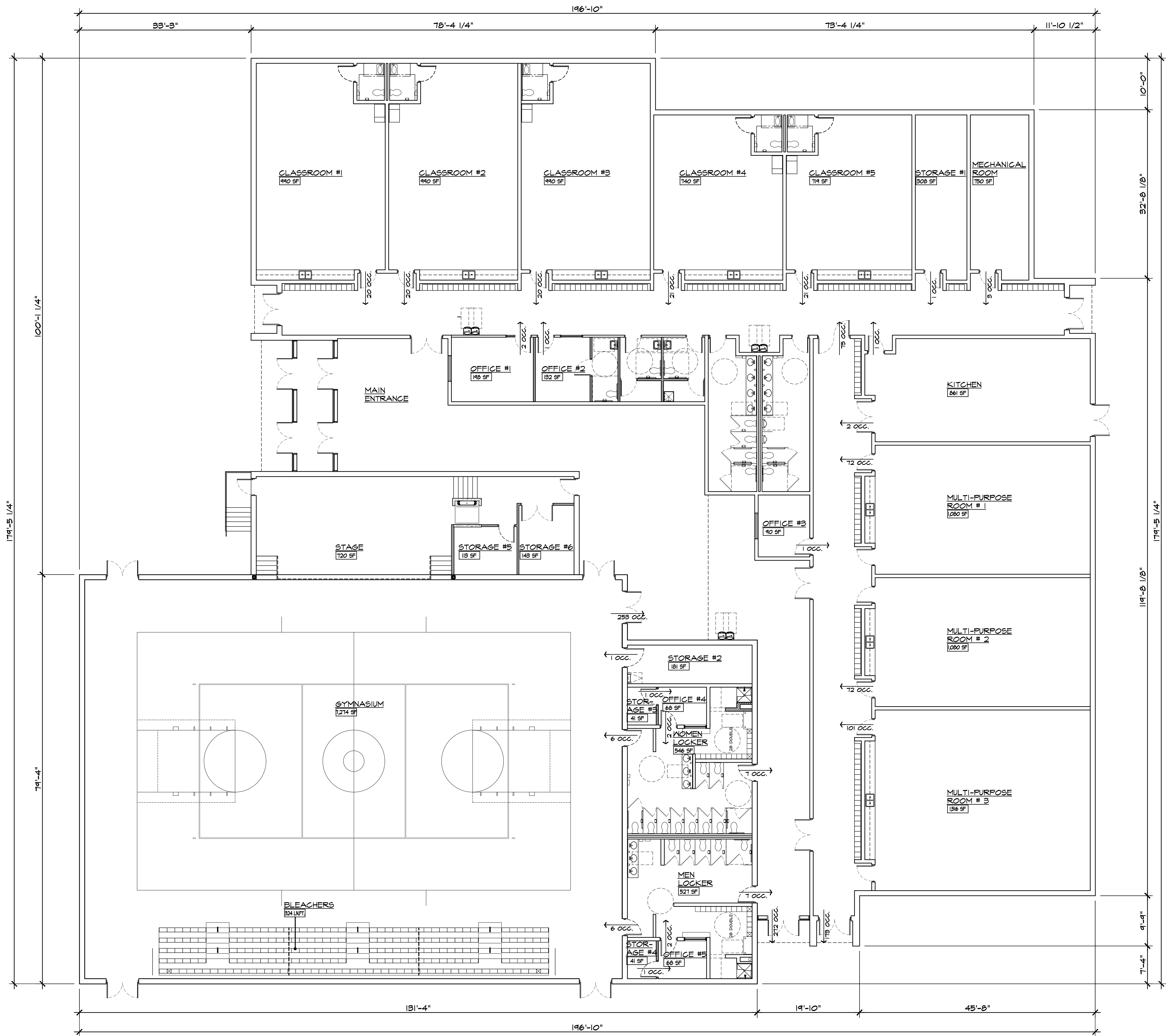
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HYDRANT	EXISTING SAN. CLEAN OUT
GATE VALVE	EXISTING WATER MAIN
CATCH BASIN	EXISTING STORM SEWER
EX. R.Y. CATCH BASIN	
EXISTING BURIED CABLES	
OVERHEAD LINES	
LIGHT POLE	
SIGN	
EXISTING GAS MAIN	



PROPOSED SCHOOL FLOOR PLAN
SCALE: 3/32" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUED FOR	DATE
REVIEW	4-2-18
REZONING	11-18-2022

ARCHITECTURAL
DESIGN

RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC.
24001 ORCHARD LAKE RD., STE. 180A
FARMINGTON, MICHIGAN 48336
PH: (248) 985-9101
WEB: WWW.GAVASSOCIATES.COM



BASILICA OF ST. MARY'S
1800 MERRIMAN ROAD
LIVONIA, MICHIGAN
SALEM SAMAAN 734-459-4040

PROPOSED BUILDING FOR:
ST. MARY'S ACADEMY & GYMNASIUM
18200 MERRIMAN RD
LIVONIA, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
GA	GA	GA

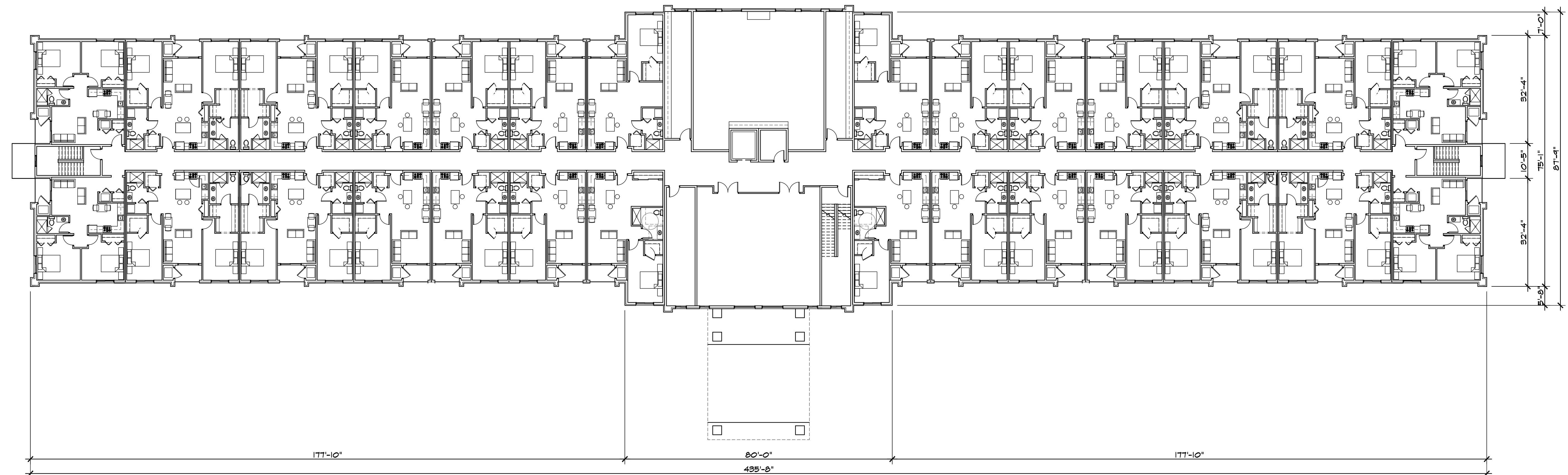
SCALE : 3/32" = 1'-0"

FILE NAME : 20035_A101

JOB # : 20035

SHEET TITLE
PROPOSED
SCHOOL
FLOOR PLAN
SHEET #

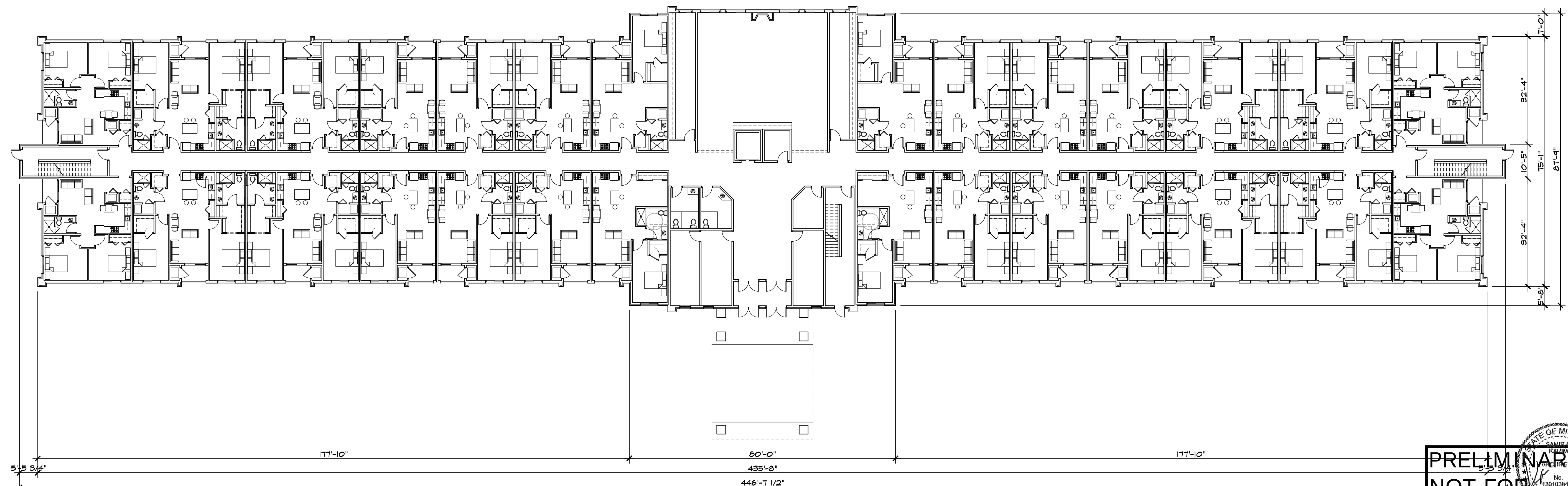
A. | O. |



PROPOSED APARTMENTS SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

APARTMENT TYPES

	ONE BEDROOM	ONE BEDROOMW/ FLEX ROOM	TWO BEDROOM
FIRST FLOOR:	16	0	12
SECOND FLOOR:	16	0	12
THIRD FLOOR:	16	2	12



PROPOSED APARTMENTS FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

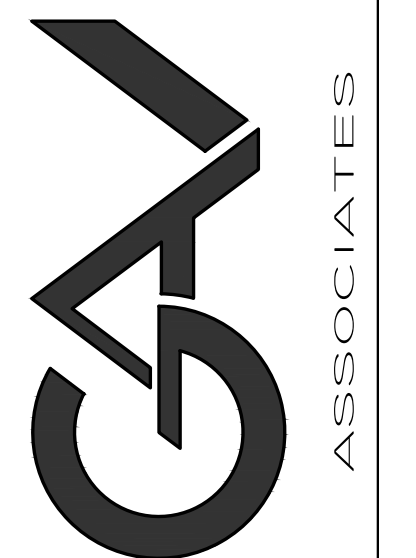
PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUED FOR	DATE
REVIEW	4-2-18
REZONING	11-18-2022

ARCHITECTURAL DESIGN

RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC.
24001 ORCHARD LAKE RD. STE. 100
FARMINGTON, MICHIGAN 48336
PH: (248) 985-9101
WEB: WWW.GAVASSOCIATES.COM



BASILICA OF ST. MARY'S
1800 MERRIMAN ROAD
LIVONIA, MICHIGAN
SALEM SAMAAN 734-459-4040

PROPOSED BUILDING FOR:
ST. MARY'S ACADEMY & GYMNASIUM
18200 MERRIMAN RD
LIVONIA, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
GA	GA	GA

SCALE : 1/16" = 1'-0"

FILE NAME : 20035_A102

JOB # : 20035

SHEET TITLE
PROPOSED
APARTMENTS
1ST & 2ND FLOOR PLANS
SHEET #

A.102

ISSUED FOR	DATE
REVIEW	4-2-18
REZONING	11-18-2022

**ARCHITECTURAL
DESIGN**

RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
24001 ORCHARD LAKE RD. STE. 180A
FARMINGTON, MICHIGAN 48336
PH: (248) 985-9191
WEB: WWW.GAVASSOCIATES.COM



BASILICA OF ST. MARY'S
1800 MERRIMAN ROAD
LIVONIA, MICHIGAN
SALEM SAMAA 734-459-4040

PROPOSED BUILDING FOR:
ST. MARY'S ACADEMY & GYMNASIUM
18200 MERRIMAN RD
LIVONIA, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
GA	GA	GA

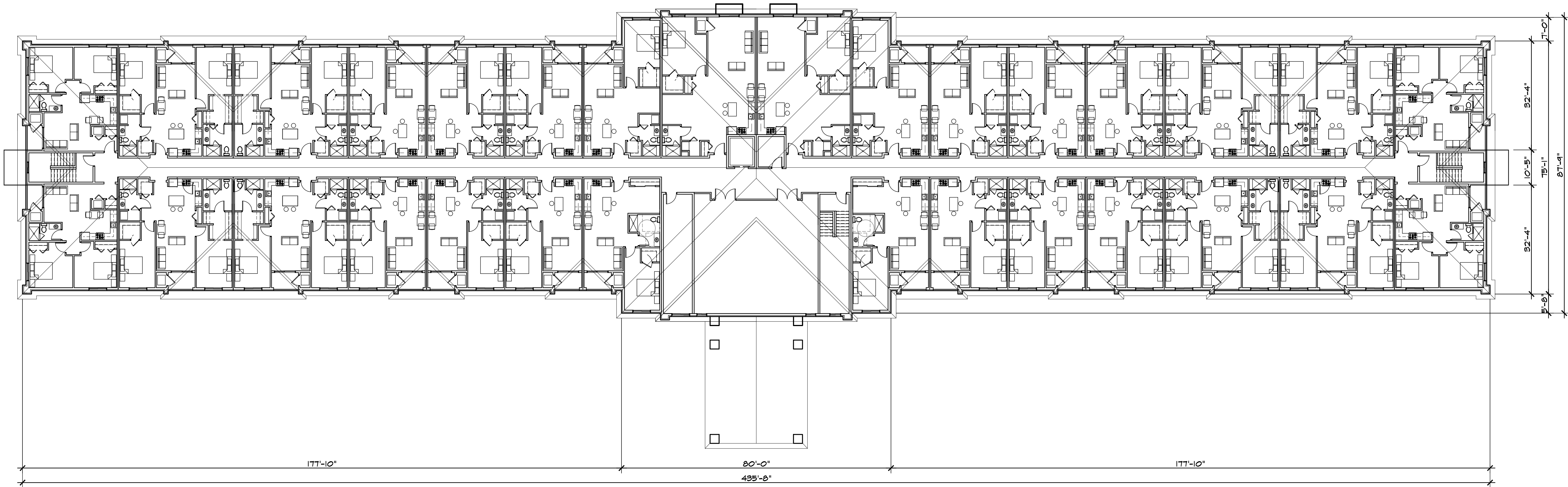
SCALE : 1/16" = 1'-0"

FILE NAME : 20035_A103

JOB # : 20035

SHEET TITLE
PROPOSED
APARTMENTS
3RD FLOOR PLAN
SHEET #

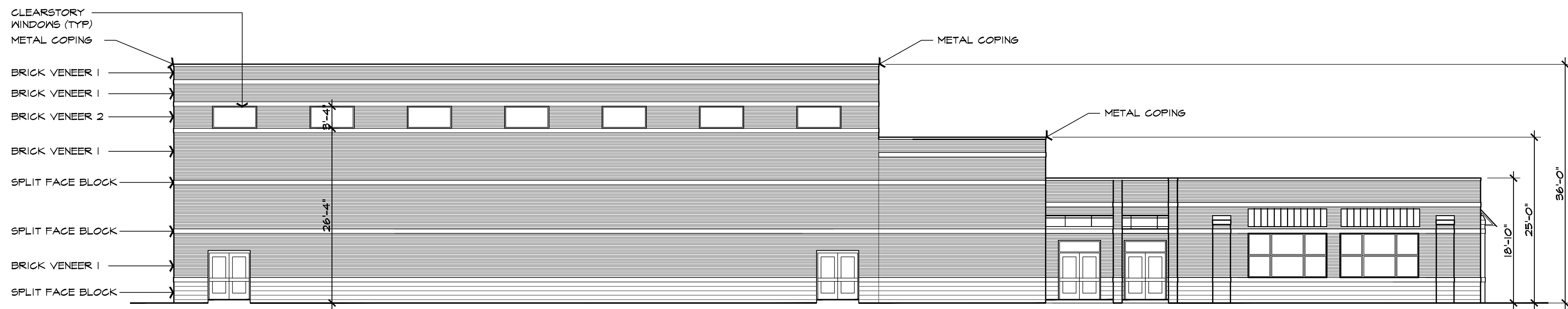
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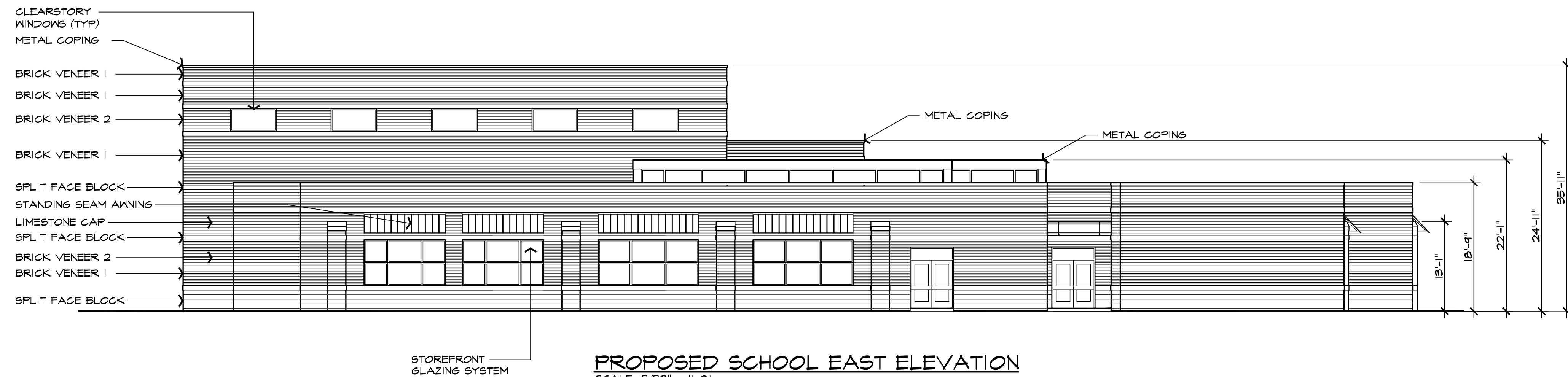
PROPOSED APARTMENTS THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"

	APARTMENT TYPES		
	ONE BEDROOM	ONE BEDROOM/ FLEX ROOM	TWO BEDROOM
FIRST FLOOR:	16	0	12
SECOND FLOOR:	16	0	12
THIRD FLOOR:	16	2	12





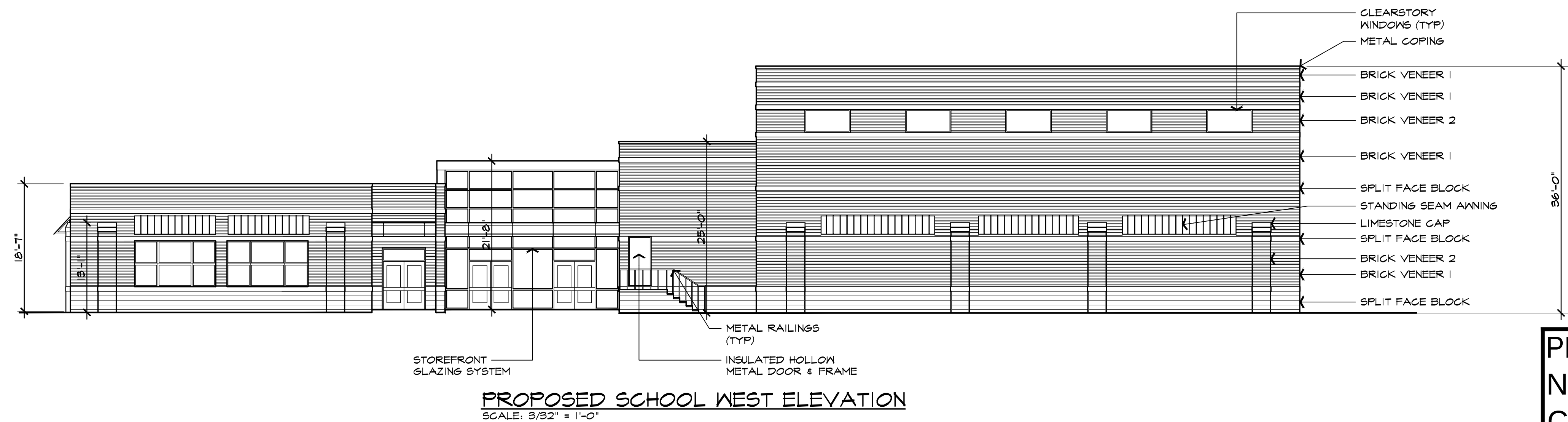
PROPOSED SCHOOL SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



PROPOSED SCHOOL EAST ELEVATION
SCALE: 3/32" = 1'-0"



PROPOSED SCHOOL NORTH ELEVATION
SCALE: 3/32" = 1'-0"



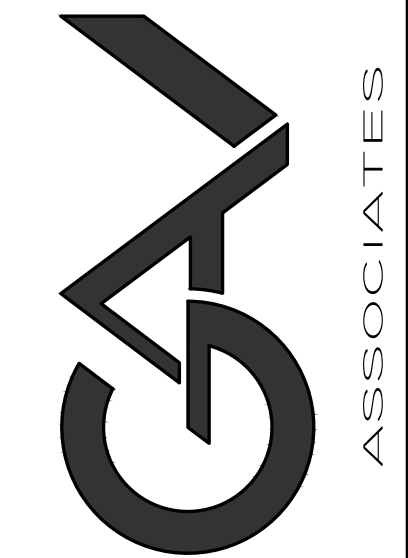
PROPOSED SCHOOL WEST ELEVATION
SCALE: 3/32" = 1'-0"

ISSUED FOR	DATE
REVIEW	4-2-18
REZONING	11-18-2022

ARCHITECTURAL
DESIGN

RESIDENTIAL
COMMERCIAL
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BASILICA OF ST. MARY'S
1800 MERRIMAN ROAD
LIVONIA, MICHIGAN
SALEM SAMAAN 734-459-4040

PROPOSED BUILDING FOR:
ST. MARY'S ACADEMY & GYMNASIUM
18200 MERRIMAN RD
LIVONIA, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
GA	GA	GA

SCALE : 3/32" = 1'-0"

FILE NAME : 20035_A201

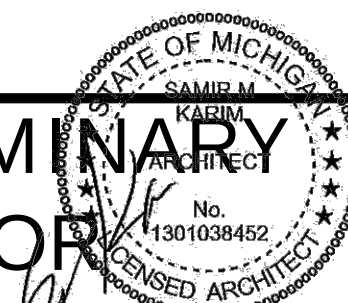
JOB # : 20035

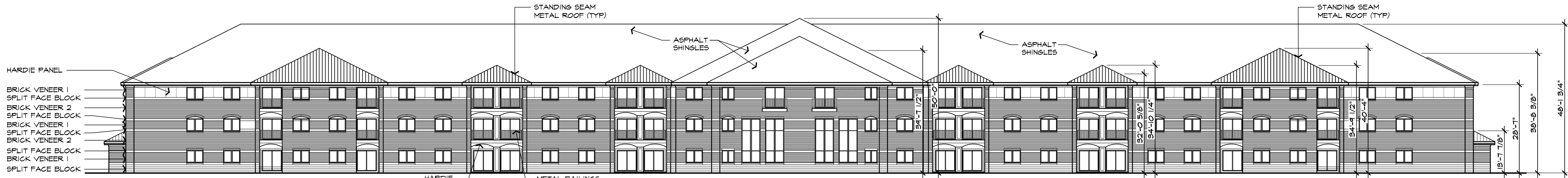
SHEET TITLE

PROPOSED
SCHOOL
ELEVATIONS
SHEET #

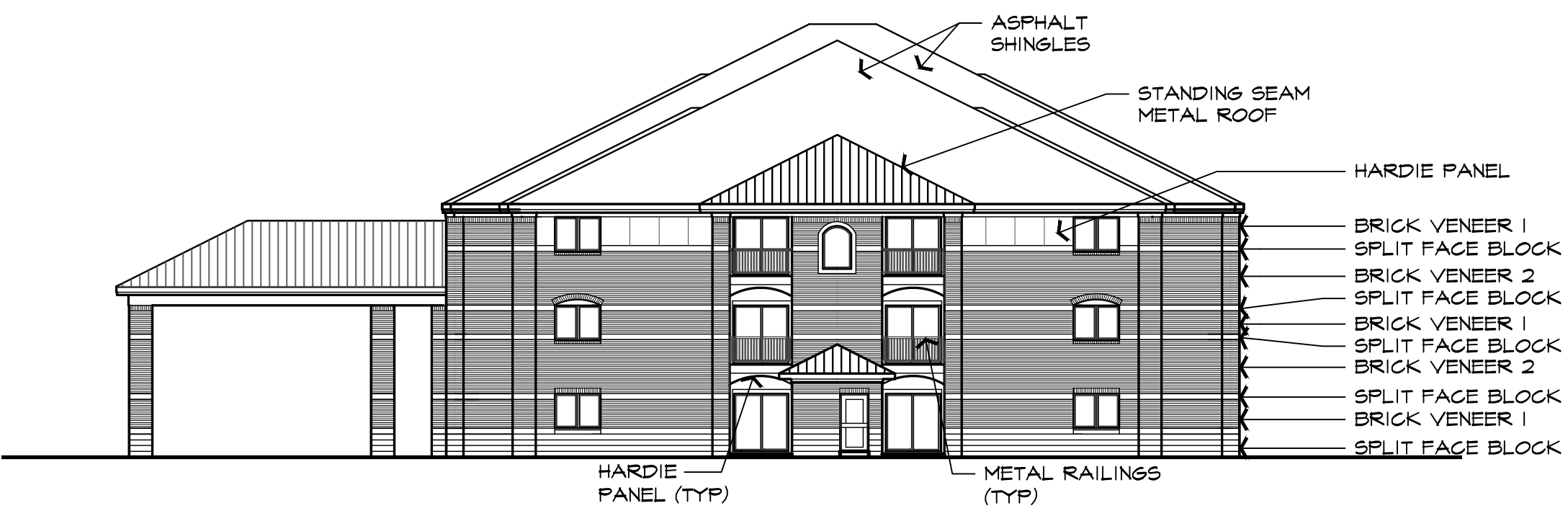
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PRELIMINARY
NOT FOR
CONSTRUCTION

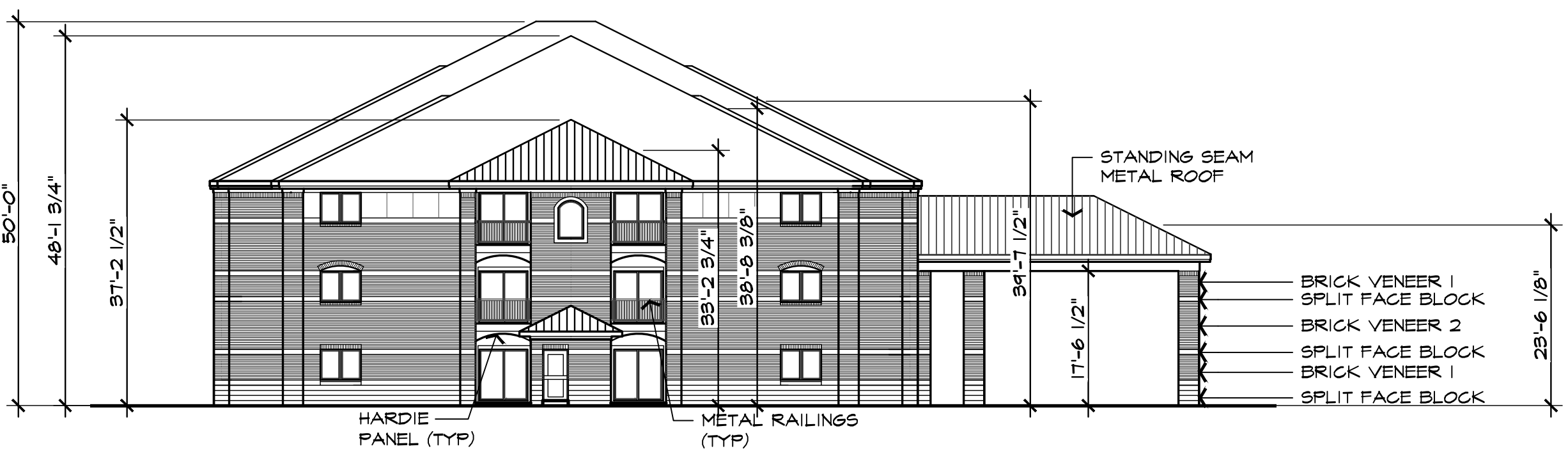




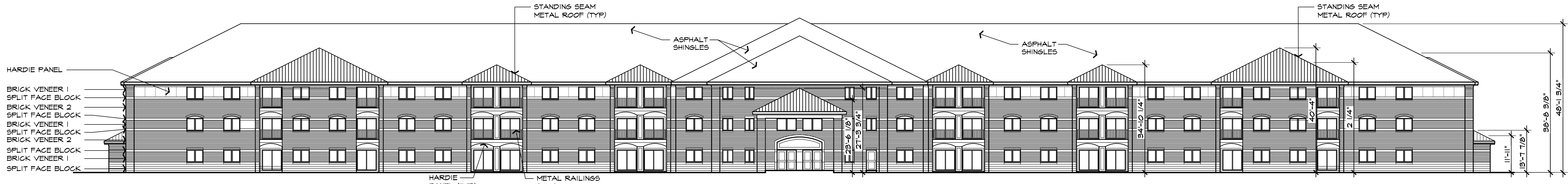
PROPOSED APARTMENT HOUSE SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



PROPOSED APARTMENT HOUSE WEST ELEVATION
SCALE: 1/16" = 1'-0"



PROPOSED APARTMENT HOUSE EAST ELEVATION
SCALE: 1/16" = 1'-0"



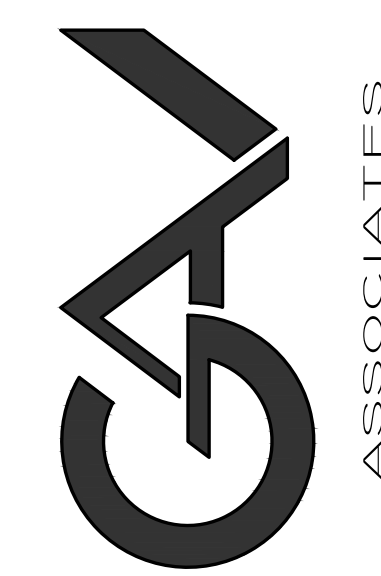
PROPOSED APARTMENT HOUSE NORTH ELEVATION
SCALE: 1/16" = 1'-0"

ISSUED FOR	DATE
REVIEW	4-2-18
REZONING	11-18-2022

ARCHITECTURAL
DESIGN

RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC.
24001 ORCHARD LAKE RD. STE. 100A
FARMINGTON, MICHIGAN 48336
PH: (248) 985-9191
WEB: WWW.GAVASSOCIATES.COM



BASILICA OF ST. MARY'S
1800 MERRIMAN ROAD
LIVONIA, MICHIGAN
SALEM SAMAA 734-459-4040

PROPOSED BUILDING FOR:
ST. MARY'S ACADEMY & GYMNASIUM
18200 MERRIMAN RD
LIVONIA, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
GA	GA	GA

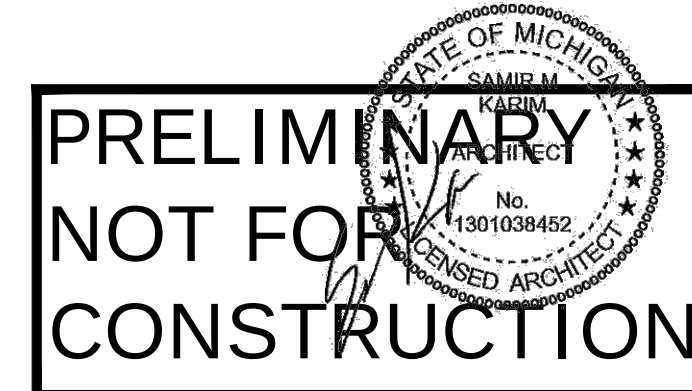
SCALE: 1/16" = 1'-0"

FILE NAME: 20035_A202

JOB #: 20035

SHEET TITLE
PROPOSED
APARTMENT HOUSE
ELEVATIONS
SHEET #

A.202



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

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



MAUREEN MILLER BROSAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

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

December 19, 2022

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2022-12-01-02 – #18100 Merriman Road and #30600 Brookview 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 rezoning at this time. The subject parcels are assigned the addresses of **#18100 Merriman Road and #30600 Brookview Drive**.

The legal descriptions included with the submitted drawings appear to have a small error on the description of the area to be rezoned from PL to N2. On the Re-Zoning Sketch drawing, the last dimension of the description should be 172.00 feet, not 192.00 feet. Also, the description for the original Parcel 2 is missing a bearing and distance for the easterly leg of the parcel (where the parcel abuts Brookview Drive) on all the sheets.

The existing parcel is currently served by public water main, sanitary sewer and storm sewer. The submitted drawing do not indicate any of the proposed utility connections or calculations, so we are unable to comment on impacts to the existing systems until design calculations are provided during the design and permitting submittals.

The proposed drawings do not indicate any storm water detention which will be required in order to meet the Wayne County Stormwater Ordinance. Also the drawings do not indicate the limits of the existing floodplain and wetlands, which will need to be located prior to any Engineering approvals.

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

To: Mr. Scott Miller
Re: Petition 2022-12-01-02 – 18100 Merriman Road and 30600 Brookview Drive

December 19, 2022
Page 2

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

Sincerely,

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

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

cc: 2022 Petition File

DEPARTMENT OF FINANCE

Michael T. Slater
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSNAN
MAYOR

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

December 19, 2022

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

Petition 2022-12-01-02 - 18100 Merriman Road & 30600 Brookview 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.

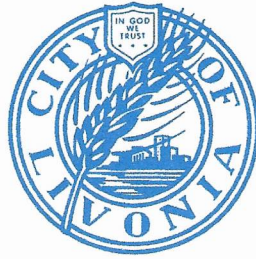
Very truly yours,


Connie Kumpula
Chief Accountant

CK: jw

OFFICE OF THE TREASURER

LYNDA L. SCHEEL
CITY TREASURER



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

January 5, 2023

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

Re: Petition 2022-12-01-02

18100 Merriman Road and
30600 Brookview Drive
St. Mary's Basilica

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 as they are tax exempt, 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

**OTHER ITEMS
RELATED TO THE
PETITION**

From: [Darlene Wood](#)
To: [Planning](#)
Subject: Petition 2022-12-01-02
Date: Friday, January 20, 2023 12:36:08 PM

Hi,

I would like to express that I am against the rezoning of the Basilica of St. Mary on Merriman Rd due to the following concerns...

- Decrease home values
- noise pollution
- light pollution
- destruction of nature
- environmental impact
- loss of a natural field for animals
- increased traffic
- increased emergency vehicles in area
- increase waste and odors
- loss of open space

Please do not allow the rezoning of this property to these classifications. There are other areas of Livonia that can be developed that are eye sores including the corner of 7 mile and Farmington.

If you have any questions, please feel free to contact me at dwood8689@gmail.com

Thank you,
Darlene & Dave Wood
30527Jeanine
Livonia, MI

From: [Linda Korovesis](#)
To: [Planning](#)
Subject: St. Mary's development
Date: Friday, January 20, 2023 2:37:41 PM

Please carefully look at what St. Mary's agreed to when they took over the property from Livonia Public Schools. I clearly remember LPS employees were told by the former superintendent that they agreed not to open a school (they have) and not to develop the land. I hope that this was actually in writing. I would prefer single family homes if that area is to be developed. That would be consistent with the surrounding area.
Thank you for considering the wishes of those living nearby.

Linda Korovesis

From: sandpatch1@yahoo.com
To: [Planning](#)
Subject: Rezoning objections to property 18200 Merriman
Date: Friday, January 20, 2023 5:18:01 PM

I would like to express that I am against the rezoning of the Basilica of St. Mary on Merriman Rd due to the following concerns...

Decrease home values due to possible drug rehab facilities on site,

Commercial property in a residential area

TAX FREE property. So my taxes will increase to cover city expenses, fire police roads.

noise pollution

light pollution

destruction of nature

environmental impact

loss of a natural field for animals

increased traffic

increased emergency vehicles in area

increase waste and odors

loss of open space

Please do not allow the rezoning of this property to these classifications. There are other areas of Livonia that can be developed that are eye sores including the corner of 7 mile and Farmington.

Dave jakubiec

17448 Rexwood,

CC: mayor

City council,

From: [RACHEL LUCARELLI](#)
To: [Planning](#)
Subject: Proposed Rezoning of land behind St. Mary's 6 mile & Merriman
Date: Monday, January 23, 2023 8:45:25 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good morning,

I am writing this e-mail in regard to the proposed rezoning of land at 6 mile and Merriman for St Mary's.

As a resident of Brookwood Estates (on Bobrich), I am deeply disturbed with the plans submitted. This is a well-established neighborhood, and the church would like to develop a monstrosity, creating light and noise pollution. I am very concerned with my property value if this plan moves forward. Why would anyone want to live next door to something like this? A 3-story building with HVAC units running all the time, not to mention a huge parking lot with LED lights on at all hours. It will be like living next to a Walmart.

Livonia has always strived to put families first and be a great place to raise your kids. Allowing this project to move forward would be disastrous for young families, like mine, who moved to this area to escape living next to developments like this.

Thank you for your time.

Sincerely,
Rachel Lucarelli



**POWERED BY OUR DIVERSITY,
WE LEAD THE WAY THE WORLD MOVES**

Rachel Lucarelli
Quality Engineering Center
EH&S and Building Facilities

2021 Executive Hills Blvd
Auburn Hills, MI 48326
Mobile: 248-893-9375
Rachel.Lucarelli@stellantis.com

From: [Joseph Kozma](#)
To: [Planning](#)
Cc: [Ellen Glynn](#); cherylgreene54@gmail.com
Subject: Petition 2022 12-01-02 Re zoning of Public land
Date: Tuesday, January 24, 2023 8:51:53 AM

Dear Planning Commission,

I reside at 17605 Hillcrest adjacent to the subject zoning request. I have a few concerns about what is being proposed "a 84-unit apartment facility."

I would like to express my disappointment in the church's proposal to develop this land into a profiteering venture at the expense of the residents of Brookwood estates and others in the area.

Other concerns are about the noise and construction would be a considerable disruption of daily life, not mention the effect to the environment.

I have concerns with the drawings that have been circulated showing the boundary's, there seem to be some misleading boundaries. As we all know there is a creek and runoff zone directly on top of the area shown in the proposal. I'm assuming that the adjustment further southward would be needed. I have concerns about the pressure this development would have on the sewer system and utilities. I would like the commission to address them to the neighborhood.

I would be a great disappointment to have this proposal happen as it is such a peaceful and lovely area to reside on.

In my opinion there is plenty of property in Livonia that could support such a large development that would not disrupt residential areas.

Please do not rezone this area to anything other than public land.

Thank you for your help in the matter.

Sincerely

Joseph Kozma

17605 Hillcrest

Livonia, MI

48152

joseph.kozma@yahoo.com

Jan. 21, 2023

To Whom It May Concern,



Petition 2022-12-01-02
Basilica of St. Mary

① Why do the plans not show off-street parking for the apartments?

② Will there be EV charging stations & how many?

③ Will the area be well lit?
How many lights in the parking areas?

④ Will vehicles enter & exit at the light at Merrimon Rd. & Curtis?

⑤ Where will the trash containers be located?

⑥ Will the trash containers be enclosed??

⑦ Are there any plans to open up access ~~to~~ Brook View? East of the Smior Apt.

⑧ Will there be a fence - FENCE East & West - Across the South property line? or perme?

⑨ Will the plans on Basilica of St. Mary be required to have storm drains for water run-off - in the added parking areas??

10. Elderly Housing in a 100 year flood hazard area? Not a good idea.

Sincerely,
People of "Brook View
Estate"

From: [steve johnson](#)
To: [Planning](#)
Subject: Fwd: Flood plain (Petition 2022-12-01-02)
Date: Wednesday, January 25, 2023 10:04:23 AM

----- Forwarded message -----

From: Occhipinti, Matthew (EGLE) <OCCHIPINTIM@michigan.gov>
Date: Wed, Jan 25, 2023, 8:18 AM
Subject: RE: Flood plain
To: steve johnson <sunset4tree@gmail.com>

There are no setback requirements. They would need an EGLE floodplain permit for any filling, grading or construction within the 100-year floodplain. They would also need a building permit for any filling or grading within the floodplain.

Matthew Occhipinti, PE, CFM | NFIP Coordinator/ Floodplain Engineer | Water Resources Division

350 Ottawa Ave, NW, Grand Rapids, MI 49503 | ☎ 616-204-1708 | Fax: 616-356-0202

www.michigan.gov/floodplainmanagement



From: steve johnson <sunset4tree@gmail.com>
Sent: Wednesday, January 25, 2023 7:19 AM
To: Occhipinti, Matthew (EGLE) <OCCHIPINTIM@michigan.gov>
Subject: Re: Flood plain

CAUTION: This is an External email. Please send suspicious emails to
abuse@michigan.gov

We got a rough idea of the proposed apartment building, and although the building itself may not be in the flood zone, it appears the parking lot would be.

Is there any flood plain permit they would need for the parking lot?

And, is there a set back distance from the flood plain for the building itself?

Thanks for your help

Steven Johnso

On Mon, Jan 23, 2023, 9:43 AM Occhipinti, Matthew (EGLE)
<OCCHIPINTIM@michigan.gov> wrote:

They would need a state floodplain permit from EGLE if they are working below the 100-year floodplain elevation. The state floodplain law is going to require they elevate their building above the floodplain elevation and limit their floodplain fill to 300 cubic yards. If they need more fill than that, they will need to provide compensating cut to offset the loss of floodplain storage. If they are in the floodway portion of the 100-year floodplain, they will need to provide an engineering model showing the proposed fill and building will not cause increased floodstages on upstream properties.

Matthew Occhipinti, PE, CFM | NFIP Coordinator/ Floodplain Engineer | Water Resources Division

350 Ottawa Ave, NW, Grand Rapids, MI 49503 | ☎ 616-204-1708 | Fax: 616-356-0202

www.michigan.gov/floodplainmanagement



From: steve johnson <sunset4tree@gmail.com>

Sent: Sunday, January 22, 2023 11:26 PM

To: Occhipinti, Matthew (EGLE) <OCCHIPINTIM@michigan.gov>

Subject: Flood plain

CAUTION: This is an External email. Please send suspicious emails to
abuse@michigan.gov

Hello,

We live next to tributary of the Rouge River in Livonia. There is a proposed project that would include a 86 unit 435 foot long apartment building that appears to be close to the river and in the flood plain.

We are very concerned about the adverse effects such a development will have on the environment around the river. Part of our property is in the flood plain and floods easily in the spring. With a large building near We can imagine the increased flooding that will occur, as well as the soil erosion and disruption to the wildlife.

Is there regulations that can offer protections to this fragile environment? Would a building this size be required to be built so far away from the tributary or the flood plain?

Any guidance you can provide is greatly appreciated.

Thank You,

Steven Johnson

From: [Gary Miller](#)
To: [Planning](#)
Cc: [Gary Miller](#); [Leslie Miller](#)
Subject: Petition 2022-12-01-02
Date: Wednesday, January 25, 2023 12:47:02 PM

Hello,

I'm a resident of the sub directly to the east of the vacant field.

We are strongly opposed to any further development of the property by anyone. The proposed structures just do not fit with the harmony of the neighborhood.

Can't we have at least one place that isn't over built?

In addition to more traffic, more light pollution and more strain on existing services, why is it necessary to further corrupt a pristine piece of vacant land? The church is enough of an eyesore! Too close to the road and too large for the location. Permission never should have been granted for that structure either! IMO, the service garage built was an encroachment into the field.

Some further comments:

We have so many senior citizen locations here in Livonia not including the group homes, do we really need another? (We also have a lot of under utilized buildings/land in the city.....the old Sears building, the old K-Mart Complex at 7 and Farmington and several parcels on Plymouth Road that have been vacant for years.....but that's another story)

Where do the animals go? I thought that the entire field was a "wetland" or at the very least a drain field to feed the creek. New construction and subsequent runoff will further pollute the creek!

If built, would the apartments and school be open to anyone or just members of the church? IMO, it would seem to be restricted based on who would be building it.

Access? Would the next proposal be to lengthen Brookview through the field for further access to the complex? That would mean even more traffic through our neighborhood.

Tax exempt???? Just because it's a church doesn't mean that it gets a free ride!

I'm sure that none of this will be recognized or even considered since the

decision, most likely, has already been made. People don't matter, money and businesses matter!

Thanks for listening

Gary Miller

From: [Conrad Schwartz](#)
To: [Planning](#)
Subject: Development near or abutting the St. Mary's Complex.
Date: Wednesday, January 25, 2023 2:32:24 PM

I am not in support of this development, no matter what is being proposed. I moved to Livonia approximately 40 years ago and about 25% was undeveloped. That land has been used up and now we are looking for these nooks and crannies where Mother Nature is still in charge. Leave her alone.
Conrad Schwartz

Sent from [Mail](#) for Windows

From: [Dan Churan](#)
To: [Planning](#)
Subject: I support St. Mary Basilica
Date: Wednesday, January 25, 2023 2:42:25 PM

I urge the City Planning Commission to rezone the property adjacent to St. Mary. The church is trying to do a good thing for their seniors. More organization should be so sensitive.

The animals will survive and even thrive after the construction is completed. I think people should come before squires, ducks, and deer.

I support St. Mary Basilica and I urge you to support them also. Vote yes on this issue .

Dan Churan
16303 Riverside
Livonia

From: [Megan Coliton](#)
To: [Planning](#)
Cc: [Michael Coliton](#)
Subject: Rezone proposal 2022-12-01-02
Date: Thursday, January 26, 2023 2:24:31 AM

Good Evening,

My name is Megan Coliton. I have been a Livonia resident for 27 years, 20 of them spent living in the Brookwood Estates. The field formerly known as Bryant Park or Bryant School, is where I grew up learning to ice skate, learning to play sports, which helped me go on to play collegiate sports and on a National level. This park is where I take my dogs to play, where I hit golf balls, where I take the next generation of family member kids to play and enjoy.

If a multiple story building gets built in Bryant Park I promise you, that Livonia will see a mass exodus of Brookwood Estates residents leaving Livonia; taking tax dollars and students away from the school district causing the drop in LPS school ratings.

Please don't take the few little patches of greenery away from the next generation of Livonia's youth or anyone who enjoys the use of that space. Please consider the multiple other spaces along 7 mile road between Farmington and Middlebelt that already lay vacant which no push back from residents would happen.

Looking forward to voice my opinion in person and show my support for my community.
Thank you for your time.

Respectfully,

Megan Ann Coliton
(734)578-5028

From: [Dave Russell](#)
To: [Planning](#)
Subject: Conserving Nature
Date: Thursday, January 26, 2023 2:02:40 PM

Don't destroy the land next to St. Mary's Basilica. We don't need more apartments in Livonia. We do need the woodland. Vote no on the rezoning. From Coventry.

From: [Conni Sroka](#)
To: [Planning](#)
Subject: St Mary church
Date: Friday, January 27, 2023 8:47:13 AM

I am against rezoning & building a senior center & school at St Mary Church (2022 12-01-02). There are so few green spaces left in Livonia & Brookwood Estates is lucky enough to back up to one. Please leave it alone for wildlife to thrive, flying kites & playing catch with dogs. It doesn't make sense for our neighborhood to have a 3 or 4 story building with carports & would be an eyesore. Home values would decrease, traffic would increase, & no taxes would be paid by the church. There are facilities like Sears & Kmart with large parking lots sitting empty that should be repurposed. Please vote no on the rezoning. From Conni Sroka 17499 Doris St, Livonia, MI 48152

From: [steve.johnson](#)
To: [Planning](#)
Subject: Petition 2022-12-01-02
Date: Friday, January 27, 2023 10:06:31 AM

Hello,

I want to voice my concerns for the proposed rezoning P-L (Public Lands) to N2(neighborhood) and P-L (Public Lands) to NM3-1(Multifamily - Maximum 4 stories) at 18100 Merriman Road and 30600 Brookview Dr..

The idea of a one story combination school and gymnasium may fit into the area proposed, near the banquet hall. Further information about the proposed building would need to be revealed before a final decision of whether such a building would be acceptable.

However, as this part of the rezoning may be acceptable, erecting a three or four story, at least 86 unit apartment building, essentially surrounded by residential single family homes is a very bad location for a project such as this, and won't fit in with the surrounding area. This could very well be considered a case of spot zoning, which is and has always been disfavored within the city of Livonia. Indeed, during the January 24th, 2023 Planning Commission meeting, when asked by a planning commissioner if he ever recalled rezoning from Public Lands to Multifamily Maximum 4 stories, Planning and Economic Development Director Mark Taormina indicated he could not remember a single case where such a rezoning had occurred. I ask that the planning commissioners reflect on the reason why there doesn't seem to be precedent set in a proposed rezoning such as this.

A function of the zoning process is to assure land uses are in harmony as much as possible. This is a classic example of disharmony for a number of reasons. For example, our property is at a lower elevation than the ground with which the proposed apartment building appears as if it will be situated. Where we once had a somewhat sense of privacy, will now be a structure which will seem much higher than an already 50 foot high building as proposed, with multiple windows and possibly balconies towering over our property and home, as well as our neighbor's homes, it will obliterate any type of privacy we have enjoyed. As well, the noise associated with such a large scale apartment building will be a source of a nearly constant nuisance. Add to that the light pollution and foul smell coming from dumpsters on the property, and it is not hard to envision a real negative effect on our right to enjoyment of our properties, as well as a diminishing monetary value of our homes.

Also, there is the issue of stormwater into the floodplain that is situated in this area. Since the early 90's ours, as well as other properties along this tributary

of the Rouge river have had their properties face regular flooding, where before it was a much more rare occurrence. A source of the excess stormwater may well be the large Basilica of St. Mary's church, the banquet hall there, as well as the large parking lot that sits close to the tributary, upstream from our properties, and downslopes to the east, towards our direction. There does not seem to be a retention pond of any sort, and it is assumed that the rain water, running off the buildings and impervious parking lot makes its way into the tributary very close by. I can not express how sensitive this area is to flooding. It is difficult to imagine that a project such as the one proposed, even with a retention pond, will not further compound the flooding issues we have dealt with for a number of years, and negatively impact the properties nearby for many years to come.

For the reasons listed above, as well as others, such as the negative impact on the environment and wildlife living near and in the woods and tributary there, and future unforeseen consequences from a proposed project such as this, I respectfully request you vote to deny the rezoning request from P-L (Public Lands) to NM3-1 (Multifamily-Maximum 4 stories) Again, the rezoning from P-L (Public Lands) to N2 (Neighborhood) may be acceptable, but further study would be needed.

Your attention to this matter is greatly appreciated.

Regards,

Steven Johnson
18240 Sunset St.
Livonia, Mi. 48152

From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Friday, January 27, 2023 12:22 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	Robert
Last Name	Hoekstra
Address	30564 Jeanine
Email Address	hoekstrabp@yahoo.com
Phone Number	734 634-4742
Describe your issue, concern, or question.	Concern is regarding proposal from St Mary's Basilica to rezone public land to allow mixed use development including a high rise senior center. Unprecedented to reduce public land and a lose-lose for adjacent homeowners without providing any benefit to tax base. There are a number of blighted areas within a reasonable distance that should be considered far more favorably than to limit highly used public. open space in a neighborhood setting, This will create a negative environmental impact to the Tarabusi Creek and Rouge watershed, migrating waterfowl, and numerous other remaining wildlife. Impact will also affect sewer and septic infrastructure and overall quality of life to the neighborhood, already limited in safe walkpath routes. Please join numerous local residents, like me in rejecting this proposal! Thank You, Bob & Peggy Hoekstra
Date of Concern	1/27/2023
Attachment (Optional)	<i>Field not completed.</i>

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

From: [Mark Martin](#)
To: [Planning](#)
Subject: St. Marys Church rezone
Date: Friday, January 27, 2023 2:35:11 PM

We are neighbors to St. Mary's Church and are aware they want to build a school and 3-4 story senior housing building. This will not allow us the beautiful tree lined view we enjoy and also the green space we have enjoyed walking for years. We bought our home because of the fields, trees and river that surround us. We don't want the vacant land rezoned. We have been life long residents of Livonia and green space is being gobbled up. There is the Kmart property that St Mary's can consider. Thank you, Mark and Kim Martin

PETITION-2022-12-01-02

LIVONIA PLANNING COMMISSION

JAN. 27 2023
RECEIVED
JAN 27 2023

CITY OF LIVONIA
PLANNING COMMISSION

I WANT TO TELL YOU NOT TO REZONE

THE PROPERTY BEHIND THE CHURCH AT
18100 MERRIMAN. WE HAVE BEEN
BOTHERED FOR YEARS BY THE NOISE
FROM THEIR BANQUET HALL ALMOST EVERY
WEEK, LATE AT NIGHT. THIS IS A
RESIDENTIAL AREA. I DO NOT UNDERSTAND
HOW THE CITY ALLOW THEM TO RUN A
BUSINESS LIKE THAT SO CLOSE TO OUR
HOMES. AND NOW THEY WANT MAKE
THEIR BUSINESS LARGER BY BUILDING
AN APARTMENT BUILDING AND
SCHOOL EVEN CLOSER TO OUR HOMES.

THIS IS NOT FAIR TO THE HOMEOWNERS
THAT LIVE HERE. WE COUNT ON YOU TO
NOT LET THESE TYPES OF BUILDINGS NEAR
OUR HOMES, WHERE WE WILL BE BOTHERED
EVEN MORE BY THEIR NOISE AND OTHER
THINGS. THANK YOU.

FELICIDAD LEMMER
18241 SUNSET ST.
LIVONIA, MI

From: [Allison Gardella](#)
To: [Planning](#)
Subject: Nature conservation
Date: Sunday, January 29, 2023 3:57:53 PM

Hello and good evening!

I am a Livonia resident and my kids attend Coolidge Elementary. I am emailing to oppose the proposal to rezone the land on the other side of the creek that runs behind Coolidge Elementary at 18100 Merriman and 30600 Brookview Dr. (including much of the creek and walking trail) from 'public land' to 'neighborhood multifamily' so that a 3-story senior apartment complex and school/community center, along with adequate parking for both businesses, can be built. It is important for our environment that the wooded trail and the creek be protected from road salt and other pollution. Thank you!

Sincerely
Allison Gardella

From: [Caitlin Bialowicz](#)
To: [Planning](#)
Subject: Attention: City of Livonia Planning Commission - Please see attachments.
Date: Sunday, January 29, 2023 1:12:00 PM
Attachments: [How to spot a spot zoning - Planning.pdf](#)
[Removing Spot Zoning From the Fabric of Zoning Practice.pdf](#)
[Attention-City of Livonia Planning Commission.docx](#)

Attention: City of Livonia Planning Commission

I am writing this email to express my concern and opposition to the proposed rezoning of the vacant land owned by the Basilica of St. Mary, Petition 2022-12-01-02.

My husband and I are residents of Livonia. We moved to Livonia in April 2021. Our home is adjacent to the land where the proposed rezoning and development would potentially occur. While our home does not directly back the land, both of our neighbors' homes do. We have a direct view of the vacant land from our back yard and rear windows of our home.

I've listed the reasons why we oppose the proposed rezoning, and the subsequent construction that would take place as a result of the rezoning:

- Negative impact on the marketability and property value of our home.
- Flooding issues due to the impact construction will have on the floodplain.
- Our neighborhood's decreased quality of life due to having additional structures that are not single-family homes built so close to our backyards, increased traffic, noise, bright light, and having an apartment building overlook our neighborhood and not conforming to our surrounding community.
- Any negative impact resulting from the construction of the buildings, such as dust and debris potentially entering the surrounding communities, loud noise, as well as the length of time the construction would take place.
- Detrimental environmental impact to nearby trees, wildlife, and the Rouge River tributary.

Please note that we are not the only residents with these concerns, as a petition was started in response to the proposed rezoning and has now accumulated over 300 signatures from concerned residents.

Unfortunately, the Basilica of St. Mary doesn't seem to have taken these concerns into consideration. The church's inconsideration of the surrounding neighborhoods has been an issue in the past. In addition, if they did have a broader sense of community, they would have given us advanced notice, which unfortunately they did not.

Due to the impact this rezoning would have on our homes and lives, we are being forced to consider moving if the rezoning is approved and the Basilica of St. Mary chooses to start construction.

Please review the following requests:

- Does the proposed rezoning have any recent precedent?
- Would the proposed rezoning fall into the category of spot zoning? If so, does the planning commission consider spot zoning to be acceptable in the City of Livonia? See link below and email attachments.
- https://www.canr.msu.edu/news/how_to_spot_a_spot_zoning

- How does this proposed rezoning align with Livonia's Vision 21 master plan?
- <https://www.livoniavision21.com/>

Please review these requests and provide responses during our upcoming meeting Tuesday January 31st, 2023.

Thank you,

Caitlin Bialowicz

From: [Colleen Badgero](#)
To: [Planning](#)
Subject: Request to DENY rezoning petition 2022-12-01-02
Date: Sunday, January 29, 2023 9:18:42 PM

To the Livonia Planning Department and Commissioners,

My name is Colleen Badgero and I'm a resident at 17415 Sunset St., Livonia, MI 48152. I'm writing to ask that you DENY the request for rezoning the land at 18100 Merriman Rd. & 30600 Brookview Dr. (behind St. Mary's Basilica) from public land (P-L) to neighborhood (N2) and neighborhood multifamily (NM3-1). I come to you as a resident who utilizes this land on a daily basis as a path to walk my daughter to and from school, to hike and often pick up litter along the wooded trail, and to enjoy the open space and sunset views it provides, serving as a space of solace and connection to nature in these complex, post-pandemic times. My primary concerns about this proposed zoning change and the subsequent development it would allow are related to the negative environmental impacts, effects on the surrounding community who have come to cherish this public natural space, and the lack of alignment with the Livonia Vision 21 Master Plan.

Flooding

First, this land currently serves as a flood meadow, an area of land with lower elevation than the surrounding neighborhood that functions to store and drain water from precipitation events. There is a FEMA designated floodplain running through the land that's proposed for rezoning. The last FEMA survey outlining the parameters of the floodplain is almost 11 years old. Opening this land up for building is a poor plan that will very likely lead to flooding of the land surrounding the proposed development, including the yards and basements of the houses of neighbors on the perimeter the land. Even just building on a section of the land, especially with the size and surface area of impermeable pavement required for the scope of this development of a senior apartment complex and school/community center, will offset the natural storm water drainage, creating increased risks of flooding and degradation of the surrounding environment. Unfortunately, environmental impact studies, especially based on out-of-date surveys, cannot reliably predict the effects of building in areas like this, given the number of testimonies that have been shared by people who've experienced flooding issues following new development of land near their homes. Also considering the unprecedented weather patterns we've experienced in recent years with record rainfalls, this is not a risk worth taking. Minimally, an up-to-date floodplain survey from FEMA and wetland survey from EGLE should be required to understand the extent and boundaries of the stormwater management functions that this land currently serves, before any consideration of rezoning for development occurs. Wetland Identification Program site analysis from (EGLE) and FEMA floodplain information can be found here:

<https://www.michigan.gov/egle/about/organization/water-resources/wetlands/wetland->

[identification-program](#)

<https://www.fema.gov/floodplain-management/wildlife-conservation/consider-develop>

Water Pollution

Secondly, as you know, the Tarabusi creek, a tributary to the Rouge River, runs through the proposed rezoning area. Recently collected data show that the water has levels of chloride that are considered toxic to aquatic life (readings of 358ppm in the fall and 440ppm on 1/9/23, anything 320ppm and above is toxic) and a Total Stream Quality Rating of “Very Poor” based on the minimal amount of bugs/macrobenthos that could be found there. If you’d like to reference this data provided by Friends of the Rouge, it can be found here: <https://www.iwla.org/water/stream-monitoring/salt-watch/results>

[REP OFFICIAL Monitoring Data Archive](#)

The condition of this creek is a symptom of a larger problem of pollution to our vital waterways. Rezoning to allow buildings and parking lots to be erected in such close proximity to the creek will guarantee a rise in chloride (aka salt) levels and other chemicals that are washed into the water system via runoff. That will further erode the vitality of the ecosystem making the water more harmful to wildlife. As relatively close neighbors to Flint, Michigan, we’ve seen the devastating effects of water pollution to a community. We need to collectively protect our waterways and be working toward restoration and conservation efforts rather than contributing to the further degradation of water quality by ignoring the effects of overdevelopment and pollution in our suburban landscape.

Misalignment with Livonia Vision 21 Master Plan

As city planners, you are tasked with determining the larger direction of the city and designing the current and future landscape to meet the needs of the community. With the Livonia Vision 21 Plan outlining the priorities of the community and clearly reflecting them on the Future Land Use Map, it is obvious that the proposed change in zoning and the proposed development in this location is not in alignment with the well-defined vision for Livonia. Currently designated as ‘Parks and Community’ space and ‘Floodplain Area’ surrounded by ‘Low Density Residential’ neighborhood, changing the zoning to allow multifamily housing would go against multiple goals and objectives of the plan. These conflicts are outlined below (goals are underlined, objectives are numbered for citation with language quoted directly from the plan, followed by my bulleted comments):

Housing and Neighborhoods

Objective 1.1- Support a system of organized land use to provide greater housing choices, where new and redevelopment areas respect existing Neighborhoods

- A 3-story building and multifamily units with large parking areas would not respect the

existing neighborhood of single family homes and community green space.

1.3- Seamlessly incorporate multiple family housing within established neighborhoods through infill development and strong urban design

- This would not be seamless within this neighborhood who utilizes the land and natural space for recreation, pathway to walk to school, health and well-being. The influx of traffic and people this proposal to rezone would bring will disrupt the habitat, hinder the enjoyment and use of this public natural space, and present risks to the safety of our kids as they travel to and from school.

1.6- Establish individual neighborhood planning frameworks to assist in neighborhood placemaking, revitalization, and/or transitions

- The neighborhood has not been consulted based on our individual needs and goals for the land.

Sustainability and Resiliency

3.2- Support land use planning efforts that encourage environmentally-friendly development. Facilitate efforts that promote air quality, greenhouse gas reduction, and energy and water conservation.

- Water conservation is a huge issue here, as outlined above. Air quality and increased traffic in the area is also out of alignment with this objective.

3.3- Commit to mitigating the City's climate impacts, including reducing energy, land, and water consumption and improving outdoor and indoor air quality

- The impact to the climate will be felt with the loss of land/habitat for wildlife, pollution to waterways, proximity to floodplain, and increased energy demands.

3.4- Think beyond first costs and consider long-term, cumulative impacts when making infrastructure and policy decisions

- With the loss of this community-loved, public green space, what will be left for our kids and future generations to experience and enjoy? With at least 7 sites of better-suited, developed, vacant land within a 2 mile radius, when will we draw the line to conserve the natural spaces we have left and shift focus to redevelopment, even if first costs create short-term challenges to overcome?

Healthy Communities

4.1- Continue to prioritize good governance and leadership by operating in an open and financially stable manner, focusing on maintaining high levels of citizen involvement and achieving measurable results.

- The citizens in the surrounding neighborhoods were not consulted or adequately notified of this proposal for rezoning or building plan. With minimal notice given in the middle of winter, it has not felt like an open, citizen-centered process.

Economic Development

5.4- Establish a framework to incentivize creative redevelopment of unoccupied “big-box retail ”

- Redevelopment over new development, especially since the proposed change to multifamily housing fits better in the high density residential, mixed development centers, and corridor commercial areas outlined on the Future Land Use Map, several of which are located in close proximity to the church.

Parks Trails and Open Space

6.1- Develop and maintain comprehensive park, trail, recreational, fitness, and sports facilities and programs

- This rezoning would limit public access to frequently used trails and open space for recreation and fitness.

6.2- Preserve and/or incorporate natural drainage and flood plains wherever possible into park and recreation sites

- Allowing for building here would not preserve this natural drainage and floodplain land and would prevent public use and enjoyment.

6.4- Develop, maintain, and preserve sufficient open space and recreation facilities to fully satisfy the wide variety of recreation needs of residents

- This is one of the few public open spaces that is conducive to recreation like kite and remote control airplane flying, dog walking, trail hiking, bird and wildlife watching, frolicking, etc.

Infrastructure

7.1- Invest in and implement comprehensive and innovative urban water management, green infrastructure practices, and renewable energy systems

- Again, water management is a major concern in this location.

Urban Design

8.3- Enhance landscaping and site design through redevelopment to enhance the sense of place along major strip corridors

- Given the multiple vacant buildings in the surrounding area, REDEVELOPMENT of vacancies to create space for the type of proposed buildings in this plan would enhance the sense of place and serve as more appropriate locations for these businesses/residences. I can provide photographs and addresses of 7 such spaces within a 2 mile radius of the proposed rezoning site.

8.4- Reserve underdeveloped land for high quality development emphasizing the use of high quality materials and the establishment of a sense of place

- While some may see this as “underdeveloped land” it is in fact a natural space that's

serving a functional purpose within the ecosystem and community. The proposed rezoning and building plan do not fit the specifications of this objective.

Future Land Use

Here is a statement directly from Livonia Vision-21 Plan as it applies to the current designation of this land on the future land use map:

Parks and Community- The parks and community areas encourage preservation of open spaces, public park facilities, civic institutions, and the programming that brings them to life. Intended for active and passive recreation, outdoor spaces and the connections between them continue to be a priority for the City. The designation includes both publicly or privately-owned facilities providing recreational, educational, governmental, and other services to the community.

Again, it is clear that the proposed rezoning does not align with this vision for this area.

Missing Middle Housing- recognizing the need for this type of middle housing, opportunities for families of the future and downsizing residents of today, the development of multifamily housing as offered by this rezoning proposal is suggested in the following areas:

- Medium Density Residential
- High Density Residential
- Corridor Commercial
- Mixed Development Centers
- City Center

As you can see, the land up for rezoning does not fit any of the above designations (currently it is designated as parks/community surrounded by low density residential and floodplain area) and thus is not the ideal space to fulfill this middle housing need.

Summary

I hope that you are able to look objectively at this proposal for rezoning and see the plethora of reasons why it's not a wise or supportive choice for the surrounding community or the city as a whole. It would set a new and problematic precedent that works against many of the goals and objectives of the Livonia Vision 21 Master Plan, which is supposed to serve as your north star as a city planning department. I suspect that the multiple land sales over the years to St. Mary's Basilica, the role of the public school district as owners of the surrounding land and previous owners of the land in question, and the outward displays of support for this development project from the mayor and other city leaders, all add up to put you as city planners in a tough position. You're likely feeling pressure from multiple angles and you're being asked to make a major decision that will have a ripple effect; either creating waves of environmental conservation and community well-being, or further eroding our natural resources leaving future generations with a concrete jungle and polluted waterways.

If you continue to approve new development of natural space like this, it eliminates the incentive for potential builders and city leaders to get innovative and find ways to prioritize redevelopment of vacant buildings/sites. The shift toward redevelopment is something we desperately need in this age of transition to a more digital economy, with no likely future use for the number of large commercial buildings that are now taking up space that could serve as housing and community spaces like the vision for St. Mary's development plans.

It is my hope that you're able to step back, take the big picture view for the city into account, and make the choice that upholds the health of the environment, your integrity, and the needs of our kids and grandkids, by DENYING the proposal to rezone this land and thus restricting the overdevelopment problem from proliferating beyond the point of no return.

Thank you for your time and consideration, please contact me with any questions or for further discussion.

Colleen Badgero

734-673-5432

colleenbadgero@gmail.com

P.S.- for easier reading, you can find this letter in google doc format [linked here.](#)

From: [Dom R](#)
To: [Planning](#)
Subject: Please Protect the Field! Petition 2022-12-01-02.
Date: Sunday, January 29, 2023 1:29:25 PM

Hello,

My name is Dom Retli, and I'm a proud resident of Brookwood Estates.
This email is in regards to Petition 2022-12-01-02

Spending time in that beautiful green field has been my family's favorite part of living in our neighborhood. It's what drew us to the neighborhood in the first place!
This field has been a great area for us to connect with neighbors as well.

Being able to escape into nature and feel separated from urban life is such a rarity in our city.
The field is really special, and building a 3-4 story building on it would be terribly disappointing.

The dynamic of the field would completely change: disrupting the beautiful tree line, and conflicting with access to the trails! There is also concern amongst our neighbors that the remaining areas of the field will flood often after the new builds are built up.

We really hope that the city of Livonia would protect this land for all of the families who love it dearly.

Thank you for your time and consideration,
Dom

From: [Elizabeth Blaesser](#)
To: [Planning](#)
Subject: Re: Petition 2022-12-01-02
Date: Sunday, January 29, 2023 9:57:35 AM

Re: Petition 2022-12-01-02,

Hello,

My name is Elizabeth Blaesser. I currently live at 17624 Hillcrest Street, in Brookwood Estates. I moved to Livonia in 2008. This is the second house I have lived in the Brookwood Estates subdivision.

I grew up in the City of Detroit. I have already lived through my share of loud neighborhoods, violence, & gun fire.

I am living the dream here in Livonia. I have a wonderful home, friendly neighbors, and a quiet neighborhood. There is a unique charm in our subdivision and a feel very safe here.

I work very hard. I pay my taxes. I believe my property value will decrease if this zoning change passes. While I feel it is unfortunate that the church did not do their homework about the zoning before they purchased the property, I do not think I should lose money so they can make it. Is the City of Livonia or the Church going to pay me the decrease in the value of my property?

My ask is that you vote no to rezone this property. Appreciate your time in considering my point of view.

Kind Regards

Elizabeth Blaesser

Petition 2022-12-01-02 submitted by Basilica of St. Mary under Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, as amended, requesting to rezone parts of the properties at 18100 Merriman Road and 30600 Brookview Drive, located on the east side of Merriman Road between Mayville Drive and Seven Mile Road in the Northwest ¼ of Section 11, from P-L (Public Lands) to N2 (Neighborhood) and NM3-I (Neighborhood Multifamily – Maximum 4 Stories).

From: [Jeff M](#)
To: [Planning](#)
Subject: Petition 2022-12-01-02
Date: Sunday, January 29, 2023 3:02:18 PM
Importance: High

Dear City Planning Commission,

I am writing to express my opposition to the plans submitted by Basilica of St. Mary to rezone property for up to a four-story apartment building in our residential neighborhood. I strongly believe that such a large and out-of-place structure would have a negative impact on the character and beauty of our community.

Our neighborhood is known for its single-family homes, tree-lined streets, and friendly neighbors. The proposed apartment building would completely change the aesthetic and feel of the area, and would detract from the unique qualities that make our neighborhood such a desirable place to live.

Additionally, the increased traffic and potential for noise pollution that would come with a large apartment building would have a significant impact on the quality of life for residents and would significantly lower property values.

I strongly urge the City Planning Commission to consider the impacts that this proposed development would have on the residential neighborhood and to reject the plans to rezone the property for a four-story multifamily apartment building. I fervently believe that preserving the character and beauty of our residential neighborhood should be a top priority.

Thank you for considering my opposition to this proposal.

Sincerely,
Jeffrey Miller
31217 Mayville St.
Livonia, MI 48152

From: [JOSEPH LICKORAI JR.](#)
To: [Planning](#)
Subject: Regarding petition 2022-12-01-02 rezoning submitted by St. Mary's DENIAL
Date: Sunday, January 29, 2023 5:09:16 PM

We have lived at 17514 Rexwood street in the Brookwood Estates sub for 40 years. We feel that the proposed project would negatively impact home value and harmony of the neighborhood. We therefore recommend denial of the request.

Joseph and Ann Lickorai

Sent from my iPad

From: [Julie Backus](#)
To: [Planning](#)
Subject: Rezoning
Date: Friday, January 27, 2023 7:51:02 PM

To whom it may concern,

I am a homeowner of a property that backs up to the field off Merriman road between 6 and 7 mile roads. I am writing in response to the proposed rezoning of the area of the field owned by St. Mary's church. I know many of my neighbors are against this. I wanted to express that I am not against the proposition of buildings put on that land, but I am concerned for the woods at the north end of the area. It would be a shame to see more trees taken down and wildlife affected. Livonia is afterall known for our trees. I also have a concern for proper drainage of water if buildings are erected so close to the creek. Please take these concerns into consideration when making your decision about this project. Thank you in advance for your time.

Sincerely,
Julie Backus

In reference to petition 2022-12-01-02

Sent from my iPhone

January 29, 2023

City of Livonia Planning commission,

Regarding Petition 2022-12-01-02, the proposed rezoning of Bryant Field requested by St. Mary's Church. We oppose the rezoning request on multiple levels.

We moved to Brookwood Estates Subdivision 33 years ago to raise our young family after much research. We decided on Livonia as our destination because of the school system, libraries, it's safety record, thoughtful layout of the city, and, our added bonus, the open space provided by Bryant Field. When we looked at our current home, we knew, instantly, that this house was what we had been hoping to find.

Little did we know how important the open space provided to our subdivision would become to us. The field has provided so much to our family and all the other families in our sub and beyond. Our children still speak fondly of all the special times spent walking, playing soccer, baseball, flying kites, skating on the frozen ponds, sledding, adventuring in the woods along the river, and so much more. The field serves as a refuge of peacefulness after a stressful day, a sort of meeting place for neighbors as they walk or exercise. The residents in our area use the space for a myriad of recreational activities, such as, cross country skiing, walking, jogging, exercising pets, family activities, picnics, and so much more. It has been an essential part of many Livonia residents lives and it would, truly, be a shame to lose such a large portion of our refuge, our open space, to construction that does not blend into the neighborhood, that, in fact, would overwhelm it.

While doing some research regarding the issue of the rezoning, I found and read the publication, Livonia Vision 21. I discovered that throughout the plan there are multiple sub-categories addressing the preservation of open space, protection of open spaces, and, in fact, developing more open space. The sub-category, Sustainability and Resiliency, states the goal of conserving and restoring open spaces, waterways, trees, and other natural resources. Sub-category, Parks, Trails, and Open Space, states the goal of developing, maintaining, and preserving, sufficient open space and recreational facilities to satisfy the wide variety of recreational needs of residents. Sub-category, Parks and Community, encourages the preservation of open spaces. In addition, the public surveys conducted, related to the future planning of Livonia, indicate the residents want to keep parks, greenspaces, trees, and single-family neighborhoods, and desire preservation of natural spaces for parks and community open space areas.

The master plan also discusses building recommendations for housing and neighborhoods. It encourages development to, "Seamlessly incorporate multifamily units into neighborhoods" and "New development should respect existing neighborhoods." There are recommendations for high density housing that encourage development of apartments, townhouses, condominiums, be located close to the street, with the prominent entrance facing the street, residential in scale, with on street parking provided in multifamily areas.

So, not only have the residents of Livonia given their opinion regarding maintaining open, green spaces, but from the very pages of Livonia's own vision for the future, there are multiple reasons to deny the rezoning of one of the larger open spaces available in our community. The proposed multifamily senior

housing development is not close to the street, nor does the main entrance face the street. There is no street parking available and the plan would hardly, seamlessly blend in with the existing neighborhood with a three story housing development. By allowing St. Mary's, a tax-exempt entity, to consume an enormous amount of our precious open space, to build a housing development, a school, and gymnasium, the city would not be conserving open space, but would be, in fact, giving away the space, as well as most of the greenbelt, that, by the way, would be blocked from view because of the expanse and height of the building. This rezoning of public land takes access away from ALL tax paying Livonia residents for the benefit of a few. This flies in the face of the Livonia Vision 21 plan that strives to provide area and services for ALL residents of our city.

I hope the commission will seriously consider the wishes of the tax paying residents of our city and heed its own recommendations for open spaces and neighborhoods and disallow the rezoning of our beloved field and greenspace. To use the lyrics from Joni Mitchel's, Big Yellow Taxi, "Don't it always seem to go, that you don't know what you got 'til it's gone? They paved paradise and put up a parking lot." Please do not allow our little bit of paradise to turn into a parking lot!

Sincerely,

Greg and Kathy Plotzke

From: [Kevin Skyllis](#)
To: [Planning](#)
Subject: Petition 2022-12-01-02
Date: Sunday, January 29, 2023 10:24:52 AM

City of Livonia Planning Commission,

I am writing to you to express my opposition to the proposed rezoning of the vacant land owned by the Basilica of St. Mary (Petition 2022-12-01-02). I am a Livonia resident, voter and taxpayer, and my home is adjacent to the field where the proposed rezoning and development would occur. I believe that this is the wrong choice for the city of Livonia, and more specifically for my neighborhood. I am concerned about the impact that the proposed rezoning and development would have on the property values and quality of life of my neighborhood.

My wife and I are first time homeowners, and we chose Livonia because the quality of its neighborhoods are unmatched by any of the surrounding cities. If approved, the proposed rezoning and resulting development would have a detrimental impact on my home and neighborhood, and would result in us moving out of Livonia. Additionally, it does not align with the goals laid out for the city in the Livonia Vision 21 Master Plan, and does not have any recent precedent. Finally, I am concerned about the impact of the development on the flood plain, and what effect it would have on the surrounding wetlands.

I hope that the planning commission will take my concerns, as well as the concerns of many other Livonia residents that I have spoken to recently, into consideration and recommend denial of the proposed rezoning.

Kevin Skyllis

From: [Margaret Yon](#)
To: [Planning](#)
Subject: Basilica of St Mary petition 2022-12-01-02
Date: Sunday, January 29, 2023 10:17:23 PM

To Whom It May Concern

I am writing to voice concerns regarding the rezoning request from St Mary's Basilica for the properties at 18100 Merriman Road and 30600 Brookview Drive. As the homeowners of the residence at 30562 Brookview Drive, we are abutted directly to the rezoning area and have multiple concerns with the impact this will have on our home and neighborhood. According to Livonia Vision 21 Section 13.15-5: Standards of Review for Amendments to the zoning ordinance there are multiple criteria to be considered by the planning commission and the city council. Below are listed a few of the criteria that we are concerned about:

Land suitability- Part of the rezoning request is located in a flood plain of the Taribusi Creek. Has it been researched if the area proposed to be developed can sustain such development?

Impacts on the environment- Increased chemical use from school and apartment complex creating run off into Taribusi Creek and ultimately entering the Rouge waterway system.

Density- 86 one/two bedroom apartments, a school, and community center is creating a highly populated area. While the proposed development is stated to be for senior/elderly housing the reality is only one person in the apartment has to be over age 55 and that only applies to 80% of the complex. Increasing population will require increased use of our city services such as police, fire, and utilities.

Nature of use- A school and community center to compete with Livonia Public School enrollment and Livonia Community Center use. Does the city really need more basketball courts as Father George stated?

Traffic impacts- The high density use of the proposed rezoning will increase vehicle traffic in the area. Has there been a traffic study done to assess what the impact may be? The traffic flow of the proposed use has not been provided to show the impact to the neighborhood.

Aesthetics- The construction of a 97,000 sq ft apartment complex that is 3 or 4 stories and the parking lots associated with it are not consistent with the aesthetics of the surrounding neighborhood of single family homes. Are there any plans to show the landscape buffer between the single family homes and the development?

Infrastructure- Has a storm water management study been done to determine the impact the development will have on the existing infrastructure. The last documented stormwater management study was done in 2002 according to the published data in Livonia Vision 21. There is a definite concern of changing the current drainage the green space provides and forcing it into the already overtaxed system of Livonia has a potential for flooding problems in the future for the residents in the surrounding neighborhoods. While there are not currently any issues regarding flooding reported by the residents there is a concern of who will be responsible if issues arise after development on the proposed area.

Potential impact on property values- The possibility of the proposed development decreasing home values in the neighborhood due to aesthetics and potential problems that may occur.

Another major concern we have regarding this development is the **lack of communication** with the surrounding residents. The original public meeting for this issue was slated for Jan 17 but the proper notification was not followed and the meeting was rescheduled. The only notice of the original hearing was in the Detroit Free Press. As the property directly adjacent to the proposed rezoning request, we did not receive notification in the mail until calling to inquire what the proposed rezoning was about. The planning commission had "inadvertently forgotten" to mail out notices to the residents and the church had not placed a sign within the proper timing as required. A rezoning sign was not placed by the church until after this inquiry as well. There also has been a lack of communication from the church to their "neighbors" regarding the plans. Inviting the neighborhood to share their vision one day before the public meeting appears to just be an attempt to patch the non-communication. We as the surrounding neighborhood that will be affected by this development have not had more than 2 weeks to research what the church has obviously been planning for months, if not years. As it was stated at the study meeting on Jan 24, the planning commission was also just informed of this request for rezoning and the plans of the Basilica of St Mary and we are encouraging the board to take additional time to review the issues prior to making a decision regarding rezoning the proposed area.

Thank you for taking the time to read our concerns and please do not hesitate to contact us if needed.

Greg and Margaret Yon
30562 Brookview Drive
734-634-3194

From: [Nicole Marchelletta](#)
To: [Planning](#)
Subject: Rezoning Request - 18100 Merriman Road and 30600 Brookview Drive
Date: Saturday, January 28, 2023 8:15:11 PM

To whom it may concern,

My name is Nicole Marchelletta. I am a lifetime resident of the City of Livonia, with 17 years being spent in the Brookwood Estates subdivision. I am writing today to encourage you all to decline the rezoning request from St. Mary's Basilica for the property located at 18100 Merriman Road and 30600 Brookview Drive.

There are many concerns regarding the potential rezoning of the area of land located off Merriman Road between 6 and 7 Mile. First and foremost, a large construction on this land could present potential environmental issues including but not limited to water pollution, flooding of nearby land and homes, as well as increased vehicle traffic. Second, the building of a multi-story apartment complex on this public land goes against many points addressed in the Livonia Vision 21. Finally, the proposed plans for this area of land and communication with surrounding neighborhoods, as well as other community members, has been extremely subpar.

The Taribusi Creek running through and adjacent to the proposed building property serves as part of the Rouge River Watershed. The Rouge River Watershed is already over 50% urbanized with less than 25% being undeveloped. The urbanization of watershed areas includes placement of nonabsorbent surfaces that do not allow water to be resorbed through soil. These types of surfaces include areas of concrete, parking lots, and driveways that cause increased volumes of runoff leading to flooding and higher velocity flow of the associated waterways. Other than a negative effect on the Rouge River Watershed as a whole, Livonia citizens may be negatively impacted directly. The citizens with houses located on the Taribusi Creek could potentially face flooding problems of their yards and basements. Another concern is the bridge used to cross Taribusi Creek. This bridge serves as a pathway to Coolidge Elementary School and Beverly Park and borders the area of land that St. Mary's Church wishes to develop. In recent years, the creek underneath the bridge has reached depths of greater than 4 feet with fast-flowing waters. When large amounts of precipitation occur, the bridge has been submerged in the fast-flowing water. If this Livonia flood plain is affected, it could present potential safety concerns for children who utilize this public walkway to attend school and/or Beverly Park, one of Livonia's last remaining green spaces.

Moving forward, Livonia Vision 21 published in 2018 highlights many of the reasons the City of Livonia and its' citizens would oppose the rezoning of this property. Page 29 highlights Objective 3.2 "conserve and restore open spaces, waterways, tree canopies, and other natural resources to increase resiliency, adaptability, and biological integrity". Page 35 summarizes the responses to Survey #3 "Future Development Projects and Policies". Within the survey response it is noted that citizens of Livonia favor to "keep - single-family neighborhoods". The rezoning of this

property would result in the destruction of the single-family household neighborhood of the Brookwood Estates subdivision. Other votes collected from surveys highlight that Livonia citizens feel that "traditional townhomes set back from the street is most appropriate for flexible living areas in Livonia". This is clearly not in line with the plans for a 3-story living building. In addition to this plan not being in line with the vision of Livonia citizens, there is concern regarding the proposed building being described as "senior living", when in fact, it is not. "Independent senior living" is generally defined as "any housing arrangement designed exclusively for older adults". It is essential that prior to rezoning this property the Planning Commission and City Council understand what type of facility the church plans to open. It is inappropriate and misleading to designate an apartment complex in which only one member of the household needs to be 55 years or older as "senior living".

Lastly, the communication surrounding these plans has been lacking in all forms. The church has failed the citizens of Livonia by excluding them from proposed plans that may be taking place right in their own backyards. The protocols required for this type of planning and ground-breaking have not been followed.

Before voting on this matter, I encourage you to consider the following -

Have we done our part to research the potential environmental impact a structure of this nature could have on our Livonia natural areas, neighboring homes, as well as other portions of the Rouge River?

Is this plan in line with what the City of Livonia wishes for its neighborhoods and greenspace?

What benefit would this structure have for the City of Livonia? Will the city benefit monetarily based on tax collection?

Has the City of Livonia ever rezoned private land for the development of several structures located in single-family neighborhoods?

Again, I encourage you all to consider these statements when voting on the rezoning request from St. Mary's Basilica for the property located at 18100 Merriman Road and 30600 Brookview Drive.

If you have any questions, please do not hesitate to reach me by phone or email.

Warm regards,

Nikki Marchelletta
Livonia, MI
734-536-2666

From: [stephen myers](#)
To: [Planning](#)
Subject: St. Mary's Church school and apartments
Date: Sunday, January 29, 2023 1:11:21 PM

This is in regards to the possible construction of a school and apartments in the field off Merriman. We are strongly against any structures going up in the field. We moved into this neighborhood 7 months ago, the reason we chose it, wasn't because it was the perfect house, it was because it was the perfect neighborhood. We are the 4th house from the field. An apartment building would totally change the area, and lower property values. One of the many highlights of our area, is every night, we have deer in our yard, some days we have rabbits, owls, even flying squirrels. That would be lost with the addition of these buildings and all the additional vehicles that would now be here. In addition, just because it's listed as senior housing, over 55, doesn't mean whole families wouldn't be moving in.

Has anyone done a study of how many open apartments or existing closed schools are in the area? Or if additional apartments are even needed? Livonia has recently sold off two empty schools, why is another needed? I would submit that the proper location for such a endeavor, would be the K-Mart and plaza at 7 Mile and Farmington, that have been closed and empty since 2017, or even the Sears building at the old Livonia Mall site. Both of which have better traffic access, and wouldn't effect any residential neighborhood. Rezoning the land would have a negative impact on all who live in and enjoy the area.

Sincerely,
Stephen and Penny Myers
30514 Brookview

From: [Glenn Griffith](#)
To: [Planning](#)
Subject: Rezoning behind St.Mary's on Merriman
Date: Monday, January 30, 2023 9:16:31 AM

Hello,

I live in Brookwood Estates and I cannot attend tomorrow's meeting but I wanted to communicate my concerns.

This rezoning would be detrimental to property value for homeowners and be disruptive to wildlife. It would create significant noise and also traffic that homeowners in the neighborhood don't need. Please don't allow this.

There are vacant buildings all over Livonia that can be used. They may not be able to yeild as big a profit but it would be the right thing for our community.
Thank you for considering!!

Paula Griffith
30761 Bobrich

[Sent from AT&T Yahoo Mail on Android](#)

From: [Kim P](#)
To: [Planning](#)
Subject: DENY REZONING PETITION 2022-12-01-02 Submitted by St. Mary's Basilica
Date: Monday, January 30, 2023 10:09:10 AM

To the Livonia Planning Department and Commissioners,

My name is Kim Parnis and I'm a resident of Livonia at 31005 Mayville Street. Mayville is located just south of the property in question. I'm writing to request that you DENY the petition to rezone the land behind St. Mary's Basilica.

Changing the zoning from public land to neighborhood (N2) and neighborhood multifamily- maximum 4 stories (NM3-1) would go against the city's master plan for this area, according to the Livonia Vision 21 plan.

Our city already has an abundance of vacant buildings and properties available for redevelopment.

I also have concerns about the wildlife that currently uses this area as its habitat. Having lived in our home for 24 years, we've seen a great deal of wildlife in the area. Denying the wildlife the home it has had for all these years should be everyone's concern.

An additional concern is the negative effect on our property values, as well as noise and light pollution, and water pollution to the creek.

Increased traffic is one more concern. At certain times of day it is already very difficult to make a left turn from Mayville Street on to Merriman Road. Adding the extra traffic that would be created by this development would only make that harder.

The excessive size and height of the proposed buildings are another concern. There is a reason that this area is zoned the way it is.

In a communication that was recently sent by the basilica to its members, it was stated that they are building "with" us (the neighbors) to promote, and I quote, "good neighborliness". Is it "good neighborliness" when they have their annual festival, and for 3 to 4 nights they play music so loud that I can hear it with all my doors and windows shut? My windows and floors vibrate from the high volume, for hours each night. And if that isn't enough, they ask the city, every year, for special dispensation to allow music to be played ridiculously loud until midnight! If this is part of what they consider "good neighborliness", then it's just one more reason to not allow this property to be rezoned.

As I mentioned, we have lived in this home for 24 years. We raised a family in a nice, quiet, residential neighborhood; Brookwood Estates. My hope is that future

generations will get the same opportunity.

The City of Livonia has a motto. That motto is "Families First". Please vote to keep it that way by denying this petition.

Respectfully,
Kim Parnis

Petition 2022-12-01-02

Ann & Gerard Szczepaniak
17627 Hillcrest
Livonia, MI 48152

Dear Planning Board Members,

Our property backs directly into the open field that the petitioner is seeking to have rezoned from public land (P-L) to neighborhood (N2) and neighborhood multi-family (NM3-1). My family purchased our property in Livonia because we loved that the property backed into an open area of public land that had unobstructed views of the natural surroundings.

The proposal to construct a three-story, (86) unit apartment building and a private school on the property will **negatively** impact our quality of life, as well as our homes' property value.

We will no longer be able to enjoy the evening sunsets from our backyard deck—instead we will be facing a tall brick structure, whose residents will be looking down into our backyard and deny us the privacy our home has provided for many years.

In the evening, the lighting for the apartments and parking lot will constantly shine into our yard and home, and noise from the cars that will be coming and going from the apartments, will shatter the peaceful evenings that my family cherishes.

This development needs to be constructed on property that is **NOT** surrounded by existing residential homes. If the petitioner truly has the best interests of our community in mind, then they would seek to develop one of the many abandoned commercial parcels in our city.

The very last thing the City of Livonia needs is another senior living facility. Currently, our city has an abundance of such options for our senior citizens. Sacrificing the limited Public Land within our city, to fulfill the dreams of the petitioner, would be a great injustice to all the citizens of our community.

Our decision to make Livonia our home was strongly influenced by Livonia's pledge to its citizens to put **"families first"**. In fact, the City of Livonia's motto is **"Families First"** and it is displayed on many signs within our city.

I am asking the members of the planning board to continue to honor and support the City of Livonia's promise to its residents to put "families first".

Please do not let the "dreams" of the petitioner, override the "dreams" of the hundreds of Livonia residents that surround this proposed development---and whose lives will be negatively impacted for years to come. Please vote to **DENY** petitioner's request to rezone this property.

Sincerely yours,

Ann & Gerard Szczepaniak

From: [Stefanie Kovaleski](#)
To: [Planning](#)
Subject: DENY rezoning petition 2022-12-01-02 submitted by St. Mary's Basilica
Date: Monday, January 30, 2023 11:56:25 AM

To the Livonia Planning Department and Commissioners,

My name is Stefanie Kovaleski and I am a resident of Livonia. I live in Brookwood Estates and am located at 30503 Jeanine. My home falls just to the south of St. Mary's Basilica.

I'm writing to request that you deny the petition to rezone the land behind St. Mary's Basilica.

When I purchased my home in 2008, a huge selling point was the natural meadow, abridging woods and foot path to the local school. This land is an important part of our community. It serves the children of Brookwood a safe path to school, encouraging independence. The abridging woods is home to a pack of coyotes (10+), turkeys, birds of prey and even a pair of documented American Eagles that nest there each spring. Most importantly, it serves as a flood plain.

This meadow holds a significant amount of water after rainfalls and snowmelts, which keeps the neighboring community from flooding. Many residents in Brookwood have standing water issues from our already high water-table. This water has made it's way into many of our basements. During torrential rainfall, many of us not only have seepage through our foundations, but issues with sewage back-up flooding our basements. Our current system simply cannot withstand the extra water—an issue that we will all have to face if the meadow is paved .

I left the City of Dearborn for this very reason. The city allowed buildings/homes to expand and green areas to be built-up without questioning whether or not the local sewer systems were capable of handling the excess run-off. It wasn't—and many of us took a loss selling our homes.

I am greatly concerned that the addition of large buildings and a parking lot will reduce water management leading to flooding issues.

Changing the zoning from public land to neighborhood (N2) and neighborhood multifamily-maximum 4 stories (NM3-1) would go against the city's master plan for this area, according to the Livonia Vision 21 plan. With so many vacant buildings in the vicinity of this site, a development like this would be better placed an area that can be redeveloped, giving it new life and meeting the variety of housing needs in Livonia with less environmental impact. Other points of concern about rezoning this land include:

- negative effects on property values
- noise and light pollution
- water pollution to the creek
- increased traffic
- reduced safety of kids walking to and from school
- excessive height of buildings

- loss of open space for recreation
- loss of habitat for wildlife
- additional strain on local utilities.

For the above reasons, please choose to deny the petition. By doing so, you will encourage redevelopment of vacant property rather than allowing new development of the minimal amount of natural land we have left in Livonia. Current and future generations will thank you!

Respectfully,
Stefanie Kovaleski

From: [Christine Milligan](#)
To: [Planning](#)
Subject: PETITION 2022-12-01-02 AGAINST REZONING
Date: Monday, January 30, 2023 2:39:47 PM

City of Livonia Planning commission
PETITION: 2022-12-01-02

Dear Planning Board Members,

My name is Christine and I live on Hillcrest street. I am in strong opposition of the petitioners request to rezone from P-L to NM3-1 as this would directly impact my property value and quality of life in a negative way. My property is 300 feet from the proposed MN3 request to construct a 3-4 story multi-family apartment building. I chose to move to Livonia and invest in my home because of its quiet neighborhoods. I enjoy the openness of the field and wildlife it supports. If a multi-family 3-4 story apartment building is constructed, the value of my home would plummet dramatically and I will never get to see the sunset in my backyard again. My sense of privacy and security will be obstructed by the sound of cars coming and going from the apartment building's parking lot at all hours of the day and night. This structure does not belong adjacent to a neighborhood area where families take their children to walk. This development will also have a negative impact on our environment as it borders a floodplain. The massive structure the petitioner is seeking approval will greatly impact the quality of life for myself and residents in the community. I am hopeful that when it's time for The Livonia City Council to vote on this matter, they have the residents best interest at heart and put "Families First"

Sincerely yours,
Christine Koss.

Coolidge Elementary School

Livonia, MI 48152
734-744-2705
Fax 734-744-2707

Principal
Kristina M. Collyer
kcollyer@livoniaschools.org



Dear. Livonia Planning Commission,

My name is Kellie Stark, I am an elementary art teacher and the Green School coordinator at Coolidge Elementary. I am writing in regards to the proposed planning for development of the open green space to the southwest of Coolidge elementary. As a dedicated teacher, parent and environmental activist in the nearby community and neighborhood, I have questions and concerns about the current development plan. How large will this development be? Will this new development take precious green space away from the community and neighborhood? What are the long and short term environmental impacts of development near Tarabusi Creek and wildlife area?

As a Michigan Green School, Coolidge Elementary has recently partnered with "Friends of the Rouge" to engage our students in biological testing of Tarabusi Creek, which lies 20-40 feet north of the proposed development. During our recent Fall survey, our data showed a very low number of macroinvertebrates and insects in the creek. Through further chemical testing from "Friends of the Rouge", the creek indicates high levels of sodium, which are most likely caused from runoff from roads and parking lots, as well as drainage from nearby storm drains. Tarabusi Creek is an important section of the Rouge River Watershed and provides drinking water, once treated to a good portion of Wayne and Oakland counties. Erosion is another issue the students and I observed to the south of the creek resulting in increased silt in the water. Erosion will only be intensified with further development, creating additional sewage and drainage issues for the nearby neighborhood. A natural buffer of at least 50-100 feet of wilderness to the south of the creek could help prevent costly issues to the adjacent area in the future.

Working with a large population of students from the local neighborhood, we see the benefits and need for more open, green spaces in our community. Green spaces add beauty, encourage wildlife and increase home values in the city. Many students in the nearby neighborhood use the open area to play sports, walk their dogs among other activities. After speaking to my third graders about the proposed development, these were their comments; *"I think the area should not be built on because it is a good area to fly kites, launch rockets and play in the snow."* *"You can do a lot of things there and with a parking lot, it will have salt and salt is bad for the environment."* *"It may affect the plant life and animals in the area."* *"The noise could scare animals and bother people."* *"We want more trees for oxygen."* *"It could affect tree root systems and oil will runoff into the creek."* *"We need more open spaces to play"*

The need for more research into the environmental impact and local opinion of land-use by the neighborhood and community should be considered before going forward with any new development. In the city of Livonia, many areas sit vacant and blighted such as the intersections at Seven Mile and Middlebelt and Seven Mile and Farmington. The city should offer tax incentives to developers to sell or develop these properties first over precious green space. Please consider the words of our city's

Coolidge Elementary School

Livonia, MI 48152

734-744-2705

Fax 734-744-2707

Principal

Kristina M. Collyer

kcollyer@livoniapublicschools.org



children as they are the voices of future Livonia. A green space is a place for nature, a place for community, a place for families and a place for peace. Livonia doesn't need more buildings and parking lots.

Sincerely,

Kellie Stark

Coolidge Elementary

Green Team

Lincoln

Adrian

Maddex

Kayl

Brianna

Yashon

1552

Filio

Scarlett S.

Sean

Melvin M.

Sophia

Chloe W. Mya

George

Brooklyn

Karl S.

Chloe

Abby

Abby

Reddy

From: [Cathy Bobowski](#)
To: [Planning](#)
Subject: DENY rezoning petition 2022-12-01-02 submitted by St. Mary's Basilica
Date: Monday, January 30, 2023 1:30:11 PM

Here's a template that you can use or share with other Livonia residents to communicate your opposition to the rezoning proposal. For those who only have time for copy & paste, it's still important that they hear from as many residents as possible. Feel free to add additional concerns and personal details to customize it. DM me if you need a copy.

Email- Planning@livonia.gov

Subject- DENY rezoning petition 2022-12-01-02 submitted by St. Mary's Basilica

To the Livonia Planning Department and Commissioners,
My name is Cathy Bobowski_ and I'm a resident of Livonia in Brookwood Estates .I'm writing to request that you deny the petition to rezone the land behind St. Mary's Basilica.

This land is an important part of our community and serves many vital functions in it's natural state. It's a place for community recreation and connection to nature where people of all ages and wildlife co-exist.

This area holds a substantial amount of water after rainfalls, which helps to prevent flooding of the surrounding yards and basements. I'm concerned that large buildings and a parking lot will reduce this water management effect, lead to flooding issues, and increased pollution to a vulnerable waterway/floodplain that runs through it.

Changing the zoning from public land to neighborhood (N2) and neighborhood multifamily-maximum 4 stories (NM3-1) would go against the city's master plan for this area, according to the Livonia Vision 21 plan. With so many vacant buildings in the vicinity of this site, a development like this would be better placed an area that can be redeveloped, giving it new life and meeting the variety of housing needs in Livonia with less environmental impact.

Other points of concern about rezoning this land include:

negative effects on property values, noise and light pollution, water pollution to the creek, increased traffic, reduced safety of kids walking to and from school, excessive height of buildings, loss of open space for recreation, loss of habitat for wildlife, and additional strain on local utilities.

For the above reasons, please choose to deny the petition. By doing so, you will encourage redevelopment of vacant property rather than allowing new development of the minimal amount of natural land we have left in Livonia. Current and future generations will thank you!

Respectfully,

__Cathy Bobowski_____

From: [Cathy Kevra](#)
To: [Planning](#)
Subject: DENY rezoning petition 2022-12-01-02 submitted by St. Mary's Basilica
Date: Monday, January 30, 2023 12:55:18 PM

To the Livonia Planning Department and Commissioners,

My name is Cathy Kevra and I'm a resident of Livonia at 30732 Bobrich Street. I'm writing to request that you deny the petition to rezone the land behind St. Mary's Basilica.

This land is an important part of our community and serves many vital functions in its natural state. I have frequently used this land in the past when taking my children to and from school. Presently, my grandchildren and I use this area to walk, play, hike, enjoy the scenery and wildlife. It's a place for community recreation and connection to nature where people of all ages and wildlife co-exist.

This area holds a substantial amount of water after rainfalls, which helps to prevent flooding of the surrounding yards and basements. I'm concerned that large buildings and a parking lot will reduce this water management effect, lead to flooding issues, and increased pollution to a vulnerable waterway/floodplain that runs through it. I have witnessed the amount of water that may be present in the fields and would hate to see that in my basement or my neighbors' basements. Also, the Tarabusi Creek is an important part of the Rouge River. I have read the reports of the chloride levels that are presently in this creek and know that with a proposed building development, the water pollution will increase. We should be working to improve our waterways, environment and community, not destroy them.

Changing the zoning from public land to neighborhood (N2) and neighborhood multifamily-maximum 4 stories (NM3-1) would go against the city's master plan for this area, according to the Livonia Vision 21 plan. Currently designed as 'Parks and Community' space and 'Floodplain Area' surrounded by 'Low Density Residential' neighborhood, changing the zoning to allow multi family housing would go against multiple goals and objectives of the plan. With so many vacant buildings in the vicinity of this site, a development like this would be better placed in an area that can be redeveloped, giving it new life and meeting the variety of housing needs in Livonia with less environmental impact.

As a Parks and Recreation Commissioner, I have many concerns regarding this proposal. This rezoning would limit public access to frequently used trails and open space for recreation and fitness. Many people use this area for recreation like kite flying, dog walking, wildlife watching, hiking, family activities and fun. It would also not preserve this natural drainage and floodplain land. Our Livonia Vision-21 Plan for future land use includes this objective: "The parks and community areas encompass preservation of open spaces, public park facilities, civic institutions, and the programming that brings them to life intended for active and passive recreation, outdoor spaces and the connections between them continue to be a priority for the City. The designation includes both publicly or privately owned facilities providing recreational, educational, governmental, and other services to the community".

Other points of concern about rezoning this land include:

negative effects on property values, noise and light pollution, increased traffic, reduced safety of kids walking to and from school, excessive height of buildings, and additional strain on local utilities.

For the above reasons, please choose to deny the petition. By doing so, you will encourage redevelopment of vacant property rather than allowing new development of the minimal amount of natural land we have left in Livonia. Current and future generations will thank you!

Respectfully,
Cathy Kevra
30732 Bobrich
Resident and
Parks and Recreation Commissioner

Sent from my iPhone

From: mjbrunswick4@aol.com
To: [Planning](#)
Subject: Petition 2022-12-02-02 submitted by Basilica of St. Mary
Date: Monday, January 30, 2023 4:38:03 PM

To whom it may concern,

My name is MJ Brunswick and I reside at 17574 Rexwood Street Livonia, MI 48152-3420.

I am sending this email as I am unable to attend the Tuesday January 31, 2023 meeting.

I am against another school being built or any senior housing or apartments, period, being built on this property.

We have a great school system with Livonia Public Schools as well as LPS being a part of school of choice.

Another school would only compete with the students that we currently have and receive federal money per student each year. There are enough charter and private schools already.

With regards to the building or apartments, I do not think that would mesh with the housing that is around this parcel of land. Again there are senior apartments out there already and enough apartment complexes that are not at 100% capacity. Why do people always want to build new, when there is a current inventory and spaces that are ready and available to accommodate these needs.

PLEASE COUNT ME AS A NO VOTE FOR THIS PETITION.

Sincerely,

MJ Brunswick
Cell 734-740-2061

From: [Darlene Wood](#)
To: [Planning](#)
Subject: Petition 2022-12-01-02 Rezoning of St. Mary's 18100 Merriman and 30600 Brookview
Date: Monday, January 30, 2023 7:51:45 PM
Attachments: [against-rezoning-of-18100-merriman-and-30600-brookview \(2\).pdf](#)

Hello,

Please see the attached petition that was created through Sumofus.org. The petition was created in response to the proposed rezoning for the land owned by Basilica of St. Mary's. At least 400 residents have signed the petition against the rezoning of the vacant land.

If you have any questions please let me know.

Thanks.

Darlene Wood
517-899-0991

Against Rezoning of 18100 Merriman and 30600 Brookview

To: Livonia planning committee

We are against the rezoning of the Basilica of St. Mary on 18100 Merriman Rd and 30600 Brookview due to the following concerns...

Height of proposed building
School and gym - increased traffic
Decrease home values
Noise pollution
Light pollution
Destruction of nature
Environmental impact
Loss of a natural field for animals
Increased traffic
increased emergency vehicles in area
increase waste and odors
loss of open space
Flood Drainage Issues

Why is this important?

We are against the rezoning of the Basilica of St. Mary on 18100 Merriman Rd and 30600 Brookview due to the following concerns...

Height of proposed building
School and gym - increased traffic
Decrease home values
Noise pollution
Light pollution
Destruction of nature
Environmental impact
Loss of a natural field for animals
Increased traffic
increased emergency vehicles in area
increase waste and odors
loss of open space
Flood Drainage Issues

Signed by 400 people:

Name	Postcode
Darlene Wood	48152
Jill Robinson	48152
Jody Kirsch	48152
Constance Sroka	48152
Kelly Belcher	48178
Sandra Davis	48152

Name	Postcode
Frank Cie	48152
Michele McCallion	48152
Toni Burke	48154
Angela Alen	48154
Donna Grabowski	48152
Janie Lane	48154
Cindy Lawler	48152
mike mcgan	48152
Michele Babon	48152
Brett Shiemke	48152
Amy Babon	48152
Ryan Carrow	48152
Samantha Raj	48152
Rosalyn Wilkerson	48152
Nathan Wilkerson	48152
Joshua Raj	48152
Jenny DeOrnellas	48152
Ernie Babon III	48152
Ellen Glynn	48152
Robert Swain	48152
John Patterson	48152
Peggy Besecker	48152-4541
Deb W	48152
Angela Williams	48152
GLENN LENARDON	48154
Amanda Kozlowski	48152
Lynne Sokoloski	48152
Laura Burke	48152
Alex Villarruel	48152
Matthew Vizzaccaro	48154
Haley Trimer	48154

Name	Postcode
Deborah Stanfill	48154
Dan Kozlowski	48155
Dave Gonzalez	48150
Laurie kron	48154
Amy Swain	48152
Patrice Muldowney	48154
Caitlin Bialowicz	48152
Kevin Skylis	48152
Andrea Wilemon	48150
Sheryl Liske	48383
Krystn Hussey	48152
Mary Shepherd	48152
Jane Chora	48152
Sharleen Stjean	48154
Toby DeSimone	48152
Maria Singbiel	48152
Elizabeth Blaesser	48152
Shirley Robertson	48152
Emily Keith	48154
John Blaesser	48152
Dennis Maljak Sr	48152
Monica Suchara	48152
Shelby Oliverio	48843
Ian Stone	48152
Erika Whitmyer	48152
Nicole Oliverio	48843
Heidi Cox	48154
Robin B	48150
Robert O'Keefe	48152
Esther Whittico	48152
Tony Oliverio	48843

Name	Postcode
Mary McKinney	48152
Ernest Babon Jr	48152
Janel Rice	48154
John Berryman	48154
John Krajacic	48152
Kevin Webb	48154
Sara Currie	48152
wayne proctor	48152
Stephanie I	48152
Brian Smith	48152
Julie Pastula	48154
John Cantrell	48219
Mary Baeske	48152
Cheryl Patterson Butkovich	48152
Karen Oliverio	48843
Frank Benavidez	48430
Dave Koss	48152
Christine Koss	48152
Colleen Badgero	48152
Marjorie Marino	48152
Linda Korovesis	48154
Patricia Phillips	48152
Linda G.	48152
Greg Weglarz	48154
Debbie Perrn	48152
Mona Bankey	48174
Ann Szczepaniak	48152
Marie Coletta	48152
Cheyenne Chapman	48154
Joanne Deutsch	48152
Scott Brewer	48152

Name	Postcode
Gail Boettcher	48154
Matejka Patrice	48152
Jon Bialowicz	48150
Stephanie Mehmed- Bialowicz	48150
Beverly Bell	48152
Nicole Lipinski	48154
Steven Johnson	48152
Cheryl Nelson	48152
Carlee Davis	48152
Brianna Cobbs	48152
Morgan Bogacki	48152
Manli Qiu	48152
Robert Hoekstra	48152
Stephanie Strong	48152
Steven Hoekstra	48197
Kathryn Patel	48152
Audrey Yanity	48152
Susan Barill	48152
Tim Barill	48152
Sally Jeffries	48152
Jamie Jeffries	48152
Jeff Pergament	48152
Margaret Hoekstra	48152
Karen Janiga	48152
Edwin Cuschieri	48152
Kiel Vedrode	48152
Lauryn Vedrode	48152
Mary Piontek	48152
Robert Bell	48152
David Piontek	48152
Heather Plinka	48152

Name	Postcode
Heidi Kelly	48152
Heather Helbling	48152
Brenda Lizbinski	48154
Jacob Helbling	48152
Maria Mitter	48150
Joseph Janiga	48152
Faith Piontek	48152
Margaret Yon	48152
Thomas Sweder	48152
KIM PARNIS	48152
Michelle Parnis	48152
William Parnis	48152
Marissa Helbling	48152
Debbie Cler	48152
Megan Coliton	48152
Stacy Maracle	48152
Larissa Barnett	48152
Steve Camarata	77040
Kelley Wooley Lyle	48152
Karen Becker	48154
Margaret Rudis	48152
Smith Smith	48154
Kevin H. Carlisle	48154
Ashley Aiello	48152
Anthony Beauvais	48154
Dale Cronenwett	48185
Shauna Williams	48150
Shawna DeNoyer	48152
Matt DeNoyer	48152
Brandon Makila	48154
Joseph Aiello	48152
Bryan Williams	48152

Name	Postcode
lynda rivera	48152
Amy Frush	48154
Laurie Krivitz	48152
Frances Janis	48152
Nicole Marchelletta	48154
Mary Gosselin	48154
Denise White	48154
Tatanya Lanier	48152
Jack Shepherd	48152
Teri Gribeck	48336
Gary Miller	48152
Leslie Miller	48152
Kimberly Mikonczyk	48152
Alexander Mikonczyk	48128
Laura Lark-Cattaneo	48152
Anthony Marchelletta	48152
Cindy Stapleton	48154
Michael Mikonczyk	48152-3481
Robert Martoia	48152
Henry Gorski	48152
Megan Barill	48154
Aaron Baxter	48154
Sara Healy	48154
Karen Marchelletta	48152
Frank Fenech	48152
Bryan Garchar	48150
Gina Sellinger	48154
Sarah Garchar	48150

Name	Postcode
Sarah Williams	48227
Travis Gosselin	48154
Laura Jannika	48154
Deborah Christiansen	48150
Barb Iovan	48154
Joe Johnston	48152
christine riker	48239
Michael Rudell	48152
Linda EagleTrudell	48150
LINDA BERNHARDT	48154
Carla McWilliams	48152
Carol Bonamici	48154
Brenda Sinclair	48154
Kari Burger	48152
Dave Wood	48152
virginia houston	48152-3425
Laura Green	48154
Amanda King	48186
Donna Kress	48152
Karen Greenwald	48154
Stefanie Kovalski	48152
Ann Moening	48152
Susan Calvin	48154
David Cusin	48152
Irene Grysiewicz	48154
Judy Weiser	48152
Michael Coliton	48152
Amanda Duke	48152
Carrie Lacross	48152
Michael Duke	48152

Name	Postcode
Robert Singbiel	48152-4502
Chris Srock	48154
Caryn Loughlin	48154
Mary Humitz	48152
Shirley Gorski	48152
Loretta Rendina	48239
Kathy Reece	48154
Jeff Humitz	48152
Lisa Filipek	48846
Patricia Brockway	48230
David & Caren Cunningham	48152
Pauline Drabicki	48150
Jill Sak	48150
Mike Reece	48185
Susan Kusnir	48152
Ann Wollenweber	48152
Karen Adkins	48152
Abby Kuczmarski	48152
Ellen Cusin	48152
Michela Cusin	48152
Matthew Cusin	48152
Stephanie Cusin	48152
Cathy Kevra	48152
Joy Hinton	48150
Kristin Coliton	48152
Kelly Brown	48152
Greg Sproull	48152
Andrea Logan	48168
Stacy Hayne	48152
Patricia Gribeck	48152
Daniel Powell	48152
Mary Garrity	48152

Name	Postcode
Gale Powell	48152
Brad Garrity	48152
Greg Yon	48152
Matthew Kwiecien	48152
Debra Wheelock	48152
Linda Gardner	48154
Sandra Strubank	48154
Susan Proctor	48154
Maryna Ammar	48152
robert passmore	48154
Lynne Curnow	48154
Carol Cauchi	48152
Anna DeMarco-Krzeminski	48152
Niccole Kelly	48152
Matthew Kelly	48152
Sue Schmidt	48152
Doreen Bonkowski	48154
Valerie Thimm	48154
April McPherson	48152
Stephanie Mazur	48152
Lauren Szypula	48154
Paul Proctor	48152
Amy Bertha	48154
Natalie Andrek	48154
Cathy Gifford	48152
Tom Flanagan	48375-5323
Meaghan Burke	48067
Kevin Gifford	48152
Jessica Gresko	48152
Concetta Flanagan	48152
Angela French	48152-3460

Name	Postcode
Narciso Lemmer	48152
Gail Garrity	48625
Paul Condon	48152
Margaret Adams-Ash	48152
Brett Gierak	48152
Christa Larabell	48150
Amanda Washington	48154
James Ash	48152
Jessica C	48152
Judee Taormina	48152
Thomas Garrity	48625
Daniel Cooper	48103
Deborah Bush	48152
Kenneth Bush	48152
Jill Cooper	48103
Nathan Garrity	48152
Jennifer Conte	48154
Jennifer Malinowski	48154
Shahein Rajaee	48154
Sarah Daley	48152
Marilyn Porth	48152
Stacey Garrity	48336
Patricia Villarruel	48152
Danielle Lizura	48152
Grant Welmers	48154
Casey Welmers	48154
Charles Millen	48152
Thomas Michalsen	48198
Kristyn Gierak	48152
Patricia O'Connell	48154

Name	Postcode
Robert Maracle	48152
Stephen Adams	48152
Nicole Larabell	48150
Christi Jenkins	48176
Kyle Malkowski	48152
Emily Ouillette	48152
Charles Millen	49155
Enkelejda Shahu	48154
Claudia Rushlow	48152
Shelley Lesko	48152
Molly Lesko	48152
Julia Scappaticci	48152
Maggie Lesko	48152
Audrey Pegouske	48154
Becca S	48152
Bert Scap	48152
Milan Sridhar	48152
Dan Ly	48152
Jabiveir Veir	48152
Aiden Baney	48152
Jagger Scappaticci	48152
elise p	48154
salem plourde	27712
Alex H	48152
Jack Wagner	48154
Sam Hunt	48152
Brendan Bender	48152
Sayuni D	48154
Brett Vargo	48154
Lily Barber	48154
Ally Sopko	48152
Danielle Lebsack	48154

Name	Postcode
Apryl Kruse	48152
Evelyn Grybas	48154
Daniela Kruse	48152
alex coon	48154
Wendy Scappaticci	48162
David Vinson	48154
Meghan Ingham	48150
Gretchen Weir	48154
lailah acuna	18901
marin k	48152
Lynnae Patrias	48336
Andres Lesko	48152
Marian Nolan- Neville	48150
Jenny Sabbagh	48067
Sarah N	48154
Michael Harris	48085
Violet Floyd	48240
Amanda Hureski	48154
Emilija Vilkaite	48152
Elaine Gerou	80231
Loretta Darke	48152
Kiki Gillies	48152
Edward Kruse	48152
John Wick	15864
Elizabeth Belanger	48072
Russell Rathgeber	48154
Cindy Fleming	48150
Lindsay Obenour	48154
Clifton Washington	48154
Kelley Erickson	48152

Name	Postcode
Paula Griffith	48152
Dean Ricci	48154
Isabella Scappaticci	48152
Caitlin Cherry	48150
Andrea Deane	48154
Amy Saurborn	48187
Thomas Erickson	48152
Melissa Passmore	49154
Steven Sovinsky	48152
Elaine Sovinsky	48152
Regimantas Vilkas	48152
Lucia Morrison	48170
Thomas Erickson	48152
Chris Hankerd	48152
Remigijus Vilkas	48152
Amy Finger	48154
Michelle Wood	48154
Kelsy Schneider	48152
Gregory Schneider	48152
Ashley Monette	48154
Nick Riffe	48152
Vincent Stubbs	48152
Jessica Wilhoite	48152
Janet Roznowski	48150
Judith Malick	48152

From: [David Bydlowski](#)
To: [Planning](#); [David Bydlowski](#)
Subject: Planning Meeting Tuesday January 31
Date: Monday, January 30, 2023 5:48:20 PM
Attachments: [stmaryconcern.pdf](#)

Hi,
I have embedded and attached a letter for the Tuesday planning meeting.
Thank you,
David Bydlowski

To members of the Livonia Planning Commission,

My name is David Bydlowski, resident in the Brookwood Estates subdivision. I am writing this letter to voice my concern about possible impacts on the Rouge River due to the construction of buildings behind the Basilica of St. Mary.

The Basilica of St. Mary has been a very good neighbor to the Brookwood Estate subdivision. My next-door neighbors are active members at St. Mary. They have kept our family apprised of the building that will be taking place. We have often talked about our families moving into the proposed senior complex, at some time in the future.

My concern though is the Rouge River. Presently, I am a part-time science consultant at Wayne RESA, Co-Investigator on NASA's AREN Project, and member of the education committee of the Friends of the Rouge's – Rouge Education Project. I am concerned about possible negative effects on the river. I recently did a podcast on "Ecosystem Dynamics":

<http://k12science.net/ecosystem-dynamics/>

The major point of the podcast is: "A healthy ecosystem can be defined as one that "has the ability to maintain its structure and function over time in the face of external stress." Managing ecosystems in a manner that creates resilience and long-term sustainability is more crucial than ever."

I would like to know what the City of Livonia is doing to maintain or improve the quality of the river. Will the building proposal have a negative effect? How will water quality be monitored? Will there be a census of wildlife? Has there been an analysis of the impact of increased runoff? How will habitat be affected? Any work that is done in the area should generate an improvement in our river system, not any degradation. What is the plan for this?

I have done some monitoring of the river. During the fall of 2022, I went with students at Coolidge Elementary. Our results showed a low water quality due to the small number of macroinvertebrates collected. This fall and winter, I have been collecting salt data, on a monthly basis, through the Salt Watch-Izaak Walton League and have discovered that we have above average levels of chloride ions in our river. As a matter of fact, the highest levels of chloride ions in the country are in our area of southeast Michigan (for sites that are monitoring in the project).

In closing, I would like to reemphasize my concern for the Rouge River Ecosystem at the St.

Mary site. How is it being monitored and how will it be monitored? What mitigating measures will St. Mary take to deal with problems that might arise? I hope that our river ecosystem can be improved and not suffer additional stress and reach long-term sustainability.

Thank you,

David Bydlowski

17523 Stamwich

Livonia, MI 48152

734-306-9508

From: [Garritty, Mary](#)
To: [Planning](#)
Subject: Please deny rezoning proposal
Date: Monday, January 30, 2023 6:21:25 PM

To the Livonia Planning Department and Commissioners,

My name is Mary Garritty and I'm a resident at 30810 Bobrich St Livonia, MI 48152. I'm writing to ask that you DENY the request for rezoning the land at [18100 Merriman Rd.](#) & 30600 Brookview Dr. (behind St. Mary's Basilica) from public land (P-L) to neighborhood (N2) and neighborhood multifamily (NM3-1). I come to you as a resident who utilizes this land on a daily basis as a path to walk my son to and from school, to hike and often pick up litter along the wooded trail, and to enjoy the open space and sunset views it provides, serving as a space of solace and connection to nature in these complex, post-pandemic times. My primary concerns about this proposed zoning change and the subsequent development it would allow are related to the negative environmental impacts, effects on the surrounding community who have come to cherish this public natural space, and the lack of alignment with the Livonia Vision 21 Master Plan.

Flooding

First, this land currently serves as a flood plain, an area of land with lower elevation than the surrounding neighborhood that functions to store and drain water from precipitation events. There is a FEMA designated floodplain running through the land that's proposed for rezoning. The last FEMA survey outlining the parameters of the floodplain is almost 11 years old. Opening this land up for building is a poor plan that will very likely lead to flooding of the land surrounding the proposed development, including the yards and basements of the houses of neighbors on the perimeter the land. Even just building on a section of the land, especially with the size and surface area of impermeable pavement required for the scope of this development of a senior apartment complex and school/community center, will offset the natural storm water drainage, creating increased risks of flooding and degradation of the surrounding environment. Unfortunately, environmental impact studies, especially based on out-of-date surveys, cannot reliably predict the effects of building in areas like this, given the number of testimonies that have been shared by people who've experienced flooding issues following new development of land near their homes. Also considering the unprecedented weather patterns we've experienced in recent years with record rainfalls, this is not a risk worth taking. Minimally, an up-to-date floodplain survey from FEMA and wetland survey from EGLE should be required to understand the extent and boundaries of the stormwater management functions that this land currently serves, before any consideration of rezoning for development occurs. Wetland Identification Program site analysis from (EGLE) and FEMA floodplain information can be found here:

<https://www.michigan.gov/egle/about/organization/water-resources/wetlands/wetland-identification-program>

<https://www.fema.gov/floodplain-management/wildlife-conservation/consider-develop>

Water Pollution

Secondly, as you know, the Tarabusi creek, a tributary to the Rouge River, runs through the proposed rezoning area. Recently collected data show that the water has levels of chloride that are considered toxic to aquatic life (readings of 358ppm in the fall and 440ppm on 1/9/23, anything 320ppm and above is toxic) and a Total Stream Quality Rating of “Very Poor” based on the minimal amount of bugs/macrobenthos that could be found there. If you’d like to reference this data provided by Friends of the Rouge, it can be found here: <https://www.iwla.org/water/stream-monitoring/salt-watch/results>

[REP OFFICIAL Monitoring Data Archive](#)

The condition of this creek is a symptom of a larger problem of pollution to our vital waterways. Rezoning to allow buildings and parking lots to be erected in such close proximity to the creek will guarantee a rise in chloride (aka salt) levels and other chemicals that are washed into the water system via runoff. That will further erode the vitality of the ecosystem making the water more harmful to wildlife. As relatively close neighbors to Flint, Michigan, we’ve seen the devastating effects of water pollution to a community. We need to collectively protect our waterways and be working toward restoration and conservation efforts rather than contributing to the further degradation of water quality by ignoring the effects of overdevelopment and pollution in our suburban landscape.

Misalignment with Livonia Vision 21 Master Plan

As city planners, you are tasked with determining the larger direction of the city and designing the current and future landscape to meet the needs of the community. With the Livonia Vision 21 Plan outlining the priorities of the community and clearly reflecting them on the Future Land Use Map, it is obvious that the proposed change in zoning and the proposed development in this location is not in alignment with the well-defined vision for Livonia. Currently designated as ‘Parks and Community’ space and ‘Floodplain Area’ surrounded by ‘Low Density Residential’ neighborhood, changing the zoning to allow multifamily housing would go against multiple goals and objectives of the plan. These conflicts are outlined below (goals are underlined, objectives are numbered for citation with language quoted directly from the plan, followed by my bulleted comments):

Housing and Neighborhoods

Objective 1.1- Support a system of organized land use to provide greater housing choices, where new and redevelopment areas respect existing Neighborhoods

- A 3-story building and multifamily units with large parking areas would not respect the existing neighborhood of single family homes and community green space.

1.3- Seamlessly incorporate multiple family housing within established neighborhoods through infill development and strong urban design

- This would not be seamless within this neighborhood who utilizes the land and natural space for recreation, pathway to walk to school, health and well-being. The influx of traffic and people this proposal to rezone would bring will disrupt the habitat, hinder the enjoyment and use of this public natural space, and present risks to the safety of our kids as they

travel to and from school.

1.6- Establish individual neighborhood planning frameworks to assist in neighborhood placemaking, revitalization, and/or transitions

- The neighborhood has not been consulted based on our individual needs and goals for the land.

Sustainability and Resiliency

3.2- Support land use planning efforts that encourage environmentally-friendly development. Facilitate efforts that promote air quality, greenhouse gas reduction, and energy and water conservation.

- Water conservation is a huge issue here, as outlined above. Air quality and increased traffic in the area is also out of alignment with this objective.

3.3- Commit to mitigating the City's climate impacts, including reducing energy, land, and water consumption and improving outdoor and indoor air quality

- The impact to the climate will be felt with the loss of land/habitat for wildlife, pollution to waterways, proximity to floodplain, and increased energy demands.

3.4- Think beyond first costs and consider long-term, cumulative impacts when making infrastructure and policy decisions

- With the loss of this community-loved, public green space, what will be left for our kids and future generations to experience and enjoy? With at least 7 sites of better-suited, developed, vacant land within a 2 mile radius, when will we draw the line to conserve the natural spaces we have left and shift focus to redevelopment, even if first costs create short-term challenges to overcome?

Healthy Communities

4.1- Continue to prioritize good governance and leadership by operating in an open and financially stable manner, focusing on maintaining high levels of citizen involvement and achieving measurable results.

- The citizens in the surrounding neighborhoods were not consulted or adequately notified of this proposal for rezoning or building plan. With minimal notice given in the middle of winter, it has not felt like an open, citizen-centered process.

Economic Development

5.4- Establish a framework to incentivize creative redevelopment of unoccupied "big-box retail "

- Redevelopment over new development, especially since the proposed change to multifamily housing fits better in the high density residential, mixed development centers, and corridor commercial areas outlined on the Future Land Use Map, several of which are located in close proximity to the church.

Parks Trails and Open Space

6.1- Develop and maintain comprehensive park, trail, recreational, fitness, and sports facilities and programs

- This rezoning would limit public access to frequently used trails and open space for recreation and fitness.

6.2- Preserve and/or incorporate natural drainage and flood plains wherever possible into park and recreation sites

- Allowing for building here would not preserve this natural drainage and floodplain land and would prevent public use and enjoyment.

6.4- Develop, maintain, and preserve sufficient open space and recreation facilities to fully satisfy the wide variety of recreation needs of residents

- This is one of the few public open spaces that is conducive to recreation like kite and remote control airplane flying, dog walking, trail hiking, bird and wildlife watching, frolicking, etc.

Infrastructure

7.1- Invest in and implement comprehensive and innovative urban water management, green infrastructure practices, and renewable energy systems

- Again, water management is a major concern in this location.

Urban Design

8.3- Enhance landscaping and site design through redevelopment to enhance the sense of place along major strip corridors

- Given the multiple vacant buildings in the surrounding area, REDEVELOPMENT of vacancies to create space for the type of proposed buildings in this plan would enhance the sense of place and serve as more appropriate locations for these businesses/residences. I can provide photographs and addresses of 7 such spaces within a 2 mile radius of the proposed rezoning site.

8.4- Reserve underdeveloped land for high quality development emphasizing the use of high quality materials and the establishment of a sense of place

- While some may see this as “underdeveloped land” it is in fact a natural space that’s serving a functional purpose within the ecosystem and community. The proposed rezoning and building plan do not fit the specifications of this objective.

Future Land Use

Here is a statement directly from Livonia Vision-21 Plan as it applies to the current designation of this land on the future land use map:

Parks and Community- The parks and community areas encourage preservation of open spaces, public park facilities, civic institutions, and the programming that brings them to life. Intended for active and passive recreation, outdoor spaces and the connections between them continue to be a priority for the City. The designation includes both publicly or privately-owned facilities providing recreational, educational, governmental, and other services to the community.

Again, it is clear that the proposed rezoning does not align with this vision for this area.

Missing Middle Housing- recognizing the need for this type of middle housing, opportunities for families of the future and downsizing residents of today, the development of multifamily housing as offered by this rezoning proposal is suggested in the following areas:

- Medium Density Residential
- High Density Residential
- Corridor Commercial
- Mixed Development Centers

- City Center

As you can see, the land up for rezoning does not fit any of the above designations (currently it is designated as parks/community surrounded by low density residential and floodplain area) and thus is not the ideal space to fulfill this middle housing need.

Summary

I hope that you are able to look objectively at this proposal for rezoning and see the plethora of reasons why it's not a wise or supportive choice for the surrounding community or the city as a whole. It would set a new and problematic precedent that works against many of the goals and objectives of the Livonia Vision 21 Master Plan, which is supposed to serve as your north star as a city planning department.

If you continue to approve new development of natural space like this, it eliminates the incentive for potential builders and city leaders to get innovative and find ways to prioritize redevelopment of vacant buildings/sites. The shift toward redevelopment is something we desperately need in this age of transition to a more digital economy, with no likely future use for the number of large commercial buildings that are now taking up space that could serve as housing and community spaces like the vision for St. Mary's development plans.

It is my hope that you're able to step back, take the big picture view for the city into account, and make the choice that upholds the health of the environment, your integrity, and the needs of our kids and grandkids, by DENYING the proposal to rezone this land and thus restricting the overdevelopment problem from proliferating beyond the point of no return.

Thank you for your time and consideration, please contact me with any questions or for further discussion.

Mary Garrity
313-574-3567
marykgarrity@gmail.com or mgarrit2@hfhs.org

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From: [Mary Cauzillo](#)
To: [Planning](#)
Subject: Proposed rezoning meeting on 1/31/23--St. Mary's----NO!!!!
Date: Monday, January 30, 2023 9:45:35 PM

Dear Planning Commission:

While I personally do not back up to the property in question, I am strongly against the rezoning for many reasons.

First and foremost, how does this benefit the City of Livonia?

Secondly, do we not already have enough apartments, senior housing, etc.

Thirdly, I was under the impression that the St. Mary's was leasing some of the property, but could not build. I was okay with that, but building on it, I am not.

Is this a short term goal of the city to gain money with no future tax revenue.

What about all the empty spaces, particularly the Sears at 7 & Middlebelt, the K-Mart plaza at 7 & Farmington and the southeast corner of 7 & Farmington.

Wouldn't the planning commission do better by trying to develop empty properties as opposed to taking away green space from our city. It is nice to have a "park" that is not developed with playgrounds and is just an empty space.

I really fear that Livonia is going down hill, and this would be another proof of it. Empty buildings, but building on any "open" space. What would set us apart from Northville, Plymouth, Redford . . . what would keep present residents happy and attract new residents. . . Certainly not using green space when there are so many open spaces. AND NO BENEFIT TO THE CITY besides the initial payment.

I am so against this, and I will be out of town for the meeting. I am hoping my voice is heard.

Sincerely,

Mary Cauzillo
16325 Ellen Drive
Livonia MI 48154
734-542-1163

From: [Matthew Celmer](#)
To: [Planning](#)
Cc: mjcelmer@hotmail.com
Subject: petition 2022-12-01-02 St. Mary petition. Strongly opposed
Date: Monday, January 30, 2023 6:55:26 PM

City of Livonia Planning,

I live at 30127 Brookview, just east of the 300 foot notification zone. I have lived at this address for 28 years and have observed many local residents using the land adjacent to the Basilica of St. Mary. This land is used by people exercising their dogs, flying kites, flying r/c planes, hitting golf balls, or just walking. I also travel on Merriman past this property on a regular basis. The road is in pretty rough shape and adding more traffic will certainly not help.

I am strongly opposed to the re-zoning and construction of additional structures on this land for the following reasons:

1. We have poor electrical service in our neighborhood adjacent to the substation. Adding a much higher electrical demand will make the situation worse.
2. The proposal does not address additional traffic on Merriman Rd. that will affect all residents in the local area.
3. The proposal does not address adequate parking for the "school" or the retirement residence.
4. The zoning of the local area is residential with no tall structures with the exception of St. Mary's. I strongly support the current open field and would not want to see a tall, cubic structure or deal with the extra traffic on Merriman. St. Mary's has not submitted a complete proposal that addresses the concerns of the local residents- traffic, parking, eyesore of structure, infrastructure degradation,

I suggest that St. Mary's can buy and develop the Sears property or the Kmart property, which is probably already closer to being zoned appropriately. Those sections of Livonia are more commercial, can handle traffic, have more room for parking and more infrastructure available. The senior residents could walk to Walmart if they used the Sears property.

I will attend the meeting Jan 31 to further voice my opinion,

Thank you,

Matthew Celmer
30127 Brookview

Sent from [Mail](#) for Windows

From: [raymond riza](#)
To: [Planning](#)
Subject: Petition 2022-12-01-02
Date: Monday, January 30, 2023 6:02:35 PM

To whom it may concern, Today, I write not out of malice, but empathy. As a life-long resident of Livonia, and unknowing benefactor of countless city initiatives, I both understand and value the role of civil governance in promoting communal growth. History has proven the inherent nature of leadership to be difficult; no decision, no matter how well-intended, can be implemented with unanimous support. This, along with the fact that much is asked of you from all residents to improve the City of Livonia, I understand and respect. However, recent proposals regarding land development at 18000 Merriman Rd. have not only led me to question this understanding, but openly lose faith in the ability of you, our supposedly impartial leaders, to enact benevolent change. Allow me to present an inquiry: What is power? To some, power may simply be the ability to dictate change. In this, there is no debate that the laws of our great city, state, and nation permit your determinative autonomy regarding the land. To us, the clearly neglected residents of the neighborhoods surrounding the property in question, power currently manifests itself as an ignorant force, blatantly disregarding the desires of those most immediately affected to benefit those who will experience very little impact. I now will describe concrete data aimed to objectively supplement these claims. Dr. Michael Crow, an Associate Professor of Public Administration at the University of Arkansas at Little Rock, possesses a Ph.D. from Indiana University-Bloomington in Political Science and Government. In his research publication, Effects of Multi-Family Housing on Property Values, Crime and Code Violations in Little Rock, 2000-2016, he intently examines the impact of multiple family housing, including (but not limited to) senior-living and assisted-living facilities. Please direct your attention to Table 2, located on page 33 of this publication, which models the "Estimated Short-Run Effect of Multi-Family Housing Development on Single family Home Prices in Little Rock, 2000-2016." The fifth entry down, titled "Senior Housing", portrays a 17.9% DECREASE in property value for homes located within 1,000 feet of the property development within 2 years of its completion. Referencing the third column in the table, the data also shows a 13.9% DECREASE in average property sale prices for homes located within 1,000 feet of a senior home development in the "short-run", which is defined as a 10-year period following the project's completion. (It is important to note that due to the lack of data outside of the 16-year window investigated, these trends are unable to model long-term impacts with a relevant degree of accuracy.) Next, I move to the issue of crime. On page 36, Dr. Crow stated: "We can conclude that property crime risk was significantly higher for parcels within 1,000 feet of a new senior multifamily housing development than it was before the development was built. On average, property crime risk was 6.9% per year for a given parcel prior to development and 9.1% PER YEAR AFTER, an INCREASE OF 2.2% in property crime risk (for residences within 2000 feet of a senior housing development). This result is statistically significant; the probability of obtaining this result from random sampling error is less than one in twenty." According to an article published by the U.S. Census Bureau, titled Older People Projected to Outnumber Children for First Time in U.S. History, "By 2030, all baby boomers will be older than age 65. This will expand the size of the older population so that 1 in every 5 residents will be retirement age." This frequently disregarded truth illuminates a tragic reality associated with our nation's ever-changing demographical composition: our current societal infrastructure is unready for the impacts this burden will impose. With this being enumerated, I find it appropriate to propose further lines of questioning: How will our community meet the demands of an uncertain future? Will we preserve the sanctity of residential ownership and promote engagement in our great city, or will we allow our parks, community areas, and backyards to be paved over under the guise of skewed economic "growth"? Is it most appropriate to unduly burden long-time residents, and proactive members of our community, to advance the materialistic greed of a few wealthy and powerful actors seeking to capitalize on this demographic trend? Or, perhaps, would it be more appropriate to allow those most impacted by an inconsiderate zoning decision to have a say in charting the future of our own area of inhabitation? Power, the record has and will continue to show, is best wielded when governing bodies heed the sentiments of their constituency. Any democratic political body functions most effectively when average citizens, such as my family who has resided in the same home for over 20 years, take initiative and stand up for the values they deem important. The proposed land development, as should be evident by the ethos of this letter, poses a grave risk to not only our financial well-being, but our day-to-day lives. We are not arguing that the land should stay empty forever. We are not arguing that the Zoning Commission does not

possess the ability to determine what is built on city-owned land. What we are arguing, in exercising our civic duty, is that the needs of the community are grossly disregarded by approving this destructive real-estate development. Is depriving our community of access to a constantly utilized Public Land space (as it is currently zoned) the absolute BEST use of the power that you, our elected officials, are granted by the very individuals that sit before you today? I fervently argue that it is not, and implore your thoughtful reconsideration.

Thank you

Ray Riza 30537 Brookview

References Bureau, U. S. C. (2021, October 8). Older people projected to outnumber children for first time in U.S. history. Census.gov. Retrieved January 30, 2023, from <https://www.census.gov/newsroom/press-releases/2018/cb18-41-population-projections.html>
Craw, Dr. M. (2017, January 19). Effects of Multi-Family Housing on Property Values, Crime and Code Violations in Little Rock, 2000-2016. ualr.edu. Retrieved January 30, 2023, from https://ualr.edu/publicaffairs/files/2016/06/lr_multifamily_report_final.pdf.

From: [Samantha Raj](#)
To: [Planning](#)
Subject: ST. MARY'S BASILICA REZONING LETTER
Date: Monday, January 30, 2023 10:19:11 PM

I cannot attend the public hearing on January 31 to read this aloud, so ask that this is read on my behalf. Thank you, Samantha Raj

Good evening to my fellow community members. A lot of you may not know me, but my name is Samantha Raj and I have been a resident of Livonia, particularly the Brookwood Estates neighborhood, since 2019. My husband, my daughter, my dog, and I absolutely love living here – we consider our home here to be our dream home.

I wish I could have been in attendance tonight, but I am home putting my 2-year-old to bed, like I'm sure several other parents in this neighborhood are tonight. If anyone hasn't noticed lately, there are a lot more strollers and tiny little humans strolling in the sub division these days, which is why we must do everything we can to keep the integrity of this neighborhood and keep them safe, so they can grow up here the way we vision it.

That's one of the reasons we bought our home on Brookview Drive. It's a perfect neighborhood for all these young families who recently moved in. It's close to a school, very close to nature, many of us are on a dead-end street with no commercial areas nearby, and it is a quiet and safe place to raise a family. If you ask the parents in Brookwood Estates why they bought a home here, I'm sure most of them would say the same things. Even for those who are not parents, I'm sure they would agree with those points.

This sub division is unlike most neighborhoods in Livonia, or any other cities nearby. My husband and I looked far and wide for a perfect place to find our "forever home" and as soon as we found our house, we knew we found the one. We always joke that this neighborhood has a lot of homes that are "city in the front, but country in the back." So many of us have beautiful landscapes right in our back yard that bring privacy, serenity, and some truly amazing scenery. It's a huge draw to why people live here, and how we value our homes.

When I saw the plans to rezone the field by St. Mary's, I was distraught and disturbed. Especially hearing about how our elected city officials and the leaders at St. Mary's Basilica have already broke ground, and had the audacity to post it to social media, without garnering feedback from the community and officially getting the land rezoned. It is not only disappointing to see, but it really shows just how much this "neighborhood centric" church organization here actually cares about the residents – which is not at all. So I come to you all today to explain my disposition of this rezoning and why I, and most of this community, am against it.

I keep seeing messages about how Livonia is in need for another assisted living facility, and how we need to honor our elderly but putting a complex right next to the church... But building in this area is not the solution. Here is what will happen if this project is approved:

- You will be facing **DOZENS upon DOZENS** of families scrambling to put their homes on the market before the value is lost due to this development. This will take a direct hit to our home values, and people WILL leave. None of us chose to live in this neighborhood with a giant apartment complex in our backyard. Building one is a slap in the face to the taxpayers of this neighborhood. Elderly folks who need a place to live can go to one of the other 25+ assisted living residences in the area, or the developer can choose another building or plot of land to use instead. Might I suggest the abandoned strip mall on 7 mile? Or the old office building off Middlebelt? Perhaps all that empty land behind Stevenson High School or near Madonna University?
- This neighborhood will be absolutely littered with trash, on top of light pollution and noise pollution for several months to come. Not only will this impact our local wildlife, but it

will also leave the residents of Brookwood Estates and nearby responsible for the impact it will cause. Garbage in our yards, loud noises throughout the day while at home (where several of us are still working), and an increased amount of traffic that will clog our streets. Plus with a 150-car parking lot and lights on throughout the night, light pollution will be abhorrent to the surrounding homes. Again, no regard for the community, just looking to profit off this development and get tax-exempt status.

- The multi-story complex will be an eyesore to the dozens of homes whose backyards face this area. Nothing like sitting in your backyard to be watched by those who are overlooking you in the apartment complex behind you. And I don't think there are privacy fences that will block out 3 or 4 stories. Even if there were, who is going to front the bill to cover that cost?
- There is a huge concern that Brookview Drive will be extended to accommodate traffic through the neighborhood to go to the complex, instead of using Merriman Road. This creates HUGE concern, especially for families of little ones who walk or ride their bikes to Coolidge Elementary. An increased amount of traffic of normal vehicles and emergency vehicles will be a safety threat -- not just getting hit by a car, but this also increases the risk of strangers lingering with malicious intentions of speaking to our kids. In the world we live in today, this is a huge issue for me, as that's a primary reason I chose to live here -- so cars couldn't just cut through my street to get to a main road or building, and we didn't have people who didn't live here just driving around aimlessly and loitering our neighborhood. This may not be in the development plan yet, but judging from how this project has already been communicated and ground already broke, I wouldn't be surprised if I woke up one day to my street being torn up to accommodate this.

I have a list of many other concerns, including the impact to our wildlife, the destruction of the watershed this field provides and how that will impact the integrity of homes nearby, and especially the tax-exempt status that this facility is already looking to obtain. This plan to rezone and build on this land benefits **NOBODY** except the church and the stakeholders owning this development. It is catastrophic to this neighborhood, and I know of several vacant buildings that can be rezoned to accomplish the same thing being proposed here today.

I stand with my neighbors and am highly against the rezoning to accommodate this development. I am asking the city to honor this request by our community, as tax paying citizens who deeply care about this city and each other. If not, you will be showing your cards that you only care about money and greed instead of your residents. And if that occurs, many of us will be vacating Livonia.

Honoring the elderly and providing them with assisted care can be accomplished in several other locations throughout the city, and I implore this developer and St. Mary's to do their research to accomplish this elsewhere.

Thank you for your time.

Samantha Raj, Brookwood Estates resident and mom

Samantha Raj

MARKETING & PUBLIC RELATIONS PROFESSIONAL

734-732-0068 | samantharaj520@gmail.com

[Let's Connect on LinkedIn](#)

From: [Simmons, Jennifer](#)
To: [Planning](#)
Cc: [Mayor Staff](#)
Subject: FW: Online Petition: Against Rezoning
Date: Tuesday, January 31, 2023 9:06:59 AM

Jennifer Simmons

Constituent Relations Specialist
City of Livonia | Mayor's Office
(734) 466-2204
jsimmons@livonia.gov

From: Livonia Nature <livonianature@gmail.com>
Sent: Monday, January 30, 2023 10:52 PM
To: Mayor Maureen Miller Brosnan <mayor@livonia.gov>
Subject: Online Petition: Against Rezoning

https://petitions.sumofus.org/petitions/against-rezoning-of-18100-merriman-and-30600-brookview?source=messenger-share-email-button&utm_source=messenger

From: suds251@mi.rr.com
To: [Planning](#)
Subject: Petition 2202-12-01-02
Date: Tuesday, January 31, 2023 8:27:04 AM

Petition 2022-12-01-02 to rezone property to N-2 and NM3-1. Basilica of St. Mary.

To the Livonia Planning Commission.

I oppose this rezoning to N-2 and NM3-1. Multi family and multi story residential is contrary to the character of the surrounding neighborhood.

There has been past success rezoning these large parcels that were formerly schools into single family homes. Livonia became a successful and prosperous city based on this plan. Single family homes.

If this parcel cannot remain as green space or park space, the best use of this land is single family homes that contribute to the tax base, and long term stability and character of the city.

Steven Smith
34159 Trillium Court
Livonia, MI 48150
734-968-7545
A resident of Livonia since 1978

My son. I hope my son
does the same with his
kids.

One of the reasons my family
moved here is because of the
wide open parks. Please Do
Not allow this area to
be rezoned. Our city needs
these open areas for people
to recreate and enjoy.

This is not ~~the Livonia~~ what
is needed in Livonia. We
need to keep these parks open
& available.

Regards, Kyle Ws.

To whom it May concern, 1-21-23

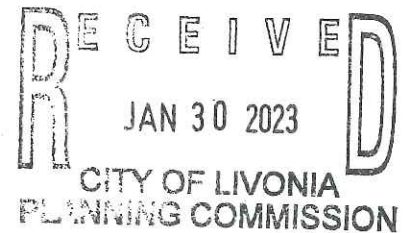
My name is Kyle Ws.

I was born in 1987 and in
1990 my family moved to
Livonia.

I have raised my own
family in Livonia. I have
a wife and two young
kids. Please do not allow
apartments to go up by
St. Mary's Basilica.

My Dad took me to that
Park to shoot model Rockets
and fly R.C. airplanes. I
~~then~~ did the same with

To: Livonia City Planning Commission
From: Amanda Duke
17200 Louise
Livonia, MI 48152
Date: 1/25/23
Subject: 2022-12-01-02 Basilica of St. Mary



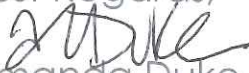
We are against the rezoning of the Basilica of St. Mary on 18100 Merriman Rd and 30600 Brookview for the following reasons.

The height of proposed building, the number of residences, the decrease in home values, noise pollution, light pollution, destruction of nature and environmental impact. Loss of a natural field for animals, increased traffic including increased emergency vehicles, an increase in waste and odors. Loss of open space and flood drainage issues. Many homes in the area have suffered from flooding in basements and we fear removing a natural drainage field will exacerbate these occurrences.

All children in the Brookview Subdivision must walk to Coolidge Elementary as they are not eligible for transportation due to the proximity to the school. There is a path through the subdivision right next to the proposed development. Increased traffic to the area decreases the safety for the smallest of Livonia residents.

I moved to this neighborhood due to the amount of open green space. I do not understand why the city would want to re-zone and develop vacant land when we have so many vacant and abandon buildings just waiting to be re-thought and re-developed. If we do, this is not the kind of city, I want to live in.

Best Regards,


Amanda Duke

From: [Kari Burger](#)
To: [Planning](#)
Subject: DENY rezoning petition 2022-12-01-02 submitted by St. Mary's Basilica
Date: Tuesday, January 31, 2023 9:59:53 AM

Dear Planning Commission,

This letter is in regards to the rezoning of the property on Merriman between 6 Mile and 7 Mile. I live in Brookwood Estates, and I have lived here since 2009. My husband grew up in the subdivision.

I have concerns about the rezoning petition. I will try not to be too long winded. There are definitely environmental concerns: run-off, flooding, destruction of nature, etc. I am sure many people will cover these in their letters and at the meeting, so I don't feel like I need to go too deep into them.

We use that sidewalk and bridge over the creek to get to school and to play at Beverly Park. I don't think that will be impacted now, but if it will be an issue in the future, due to rezoning, that will be very upsetting. That is a very important walkway for the residents of Brookwood Estates.

My main concern is rezoning from public land to multi-family residential. That is a substantial change and does not seem to fit with zoning of the surrounding area. The building that is being proposed is much larger/taller than the homes that would surround it. Add in the parking lot, which would need to be lit at night, which would add light pollution to the area.

Making that zoning change could also be a slippery slope. Say the church builds that housing unit, and then a few years from now determines they need more units, so then they ask to build ANOTHER four-story apartment building? Or what's to stop them from selling the property to a builder, now that it is zoned for residential, and then that builder wants to shove an apartment building back there?

I understand, and don't have an issue, with the church wanting to use their property to expand, so building a Montessori school and gym makes sense since they need room for their programs. My issue is with rezoning that second piece of property from public land to multi-family. It is my opinion that that is too drastic a change and that the senior house building will be out of place, as well as have a negative impact on the area and homes surrounding it.

Thank you for your time and consideration!

Kari Burger

From: [Cheryl Davidson](#)
To: [Planning](#)
Subject: Proposed 3 story apt building to be erected on Merrimen Rd
Date: Tuesday, January 31, 2023 10:06:25 AM

The church on Merriman wants to build a THREE STORY APARTMENT building close to all the surrounding homes.

I feel sorry for the poor residents who would be forced to look at that everyday! If I were them, I would be pretty upset about this proposal. So, for the record, as a resident of Livonia, I do not support this building proposal.

Cheryl Davidson
19007 Irving, Livonia, MI 48152

From: [Kathy L. Bilpo](#)
To: [Planning](#)
Cc: [Kathy Bilpo](#)
Subject: Planning Commission Meeting - 1/31/23 - Petition 2022-12-01-02
Date: Tuesday, January 31, 2023 10:46:23 AM
Attachments: [Letter to City Plannning Commission \(W2616942x7AC4C\).pdf](#)

Please see attached correspondence regarding our opposition to this Petition.

Letter is also pasted below, in case you cannot access the PDF version. We are OPPOSED to this action.

Matt and Kathy Bilpo
17640 Hillcrest Street
Livonia, MI 48152

To: City of Livonia, Planning Commission
Planning@livonia.gov

Date: January 31, 2023

Re: Ordinance to change zoning of property behind St. Mary's church

We are long-time residents of Brookwood Estates subdivision and are opposed to Petition 2022-12-01-02 submitted by Basilica of St. Mary to rezone parts of the properties at 18100 Merriman Road and 30600 Brookview Drive, located on the east side of Merriman Road between Mayville Drive and Seven Mile Road in the Northwest ¼ of Section 11, from P-L (Public Lands) to N2 (Neighborhood) and NM3-I (Neighborhood Multifamily – Maximum 4 Stories).

This property should not be rezoned for this purpose. We are very concerned that the development of a multi-family dwelling unit in this area would diminish our property value. Further, we believe it would cause issues with excessive traffic and other issues that seem to go with apartment dwellings (dumpsters, large parking lot, etc.) in our otherwise peaceful neighborhood.

We are opposed to this Petition. **This property should not be rezoned for that purpose.**

Thank you.
Matt and Kathy Bilpo

Thank you.

Kathy Bilpo
(734) 751-9274 (cell)

Matt and Kathy Bilpo
17640 Hillcrest Street
Livonia, MI 48152

To: City of Livonia, Planning Commission

Planning@livonia.gov

Date: January 31, 2023

Re: Ordinance to change zoning of property behind St. Mary's church

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We are opposed to this Petition. **This property should not be rezoned for that purpose.**

Thank you.

Matt and Kathy Bilpo

From: [Livonia Nature](#)
To: [Planning](#)
Subject: How to spot a spot zoning - Planning
Date: Tuesday, January 31, 2023 11:30:57 AM

https://www.canr.msu.edu/news/how_to_spot_a_spot_zoning

From: [Brent Woodland](#)
To: [Planning](#)
Subject: Opposition to Petition 2022-12-01-02
Date: Tuesday, January 31, 2023 1:16:40 PM

Dear Livonia City Planning Department,

We are writing to express opposition to Petition 2022-12-01-02 submitted by Basilica of St Mary to rezone parts of the properties at 18100 Merriman Rd and 30600 Brookview Dr from P-L (Public Lands) to NM3-I (Neighborhood Multifamily – Maximum 4 Stories).

We are not opposed to rezoning to N2 (Neighborhood) as this is consistent with the surrounding neighborhoods. According to the pre-hearing narrative from the January 24, 2023 Study Meeting, rezoning to N2 is also sufficient for educational uses. The N2 rezoning would therefore support the construction of the proposed St Mary's Academy and Gymnasium.

However, we are opposed to rezoning the property NM3-I since the overall size, height, and occupancy of such buildings are much too large for the surrounding neighborhood(s). Imposition of large apartment complexes into traditional single family neighborhoods negatively impacts property value. Furthermore, an apartment building of the size proposed by Basilica of St Mary (3 stories with a high-pitched roof, 86 apartments, parking for more than 180 cars) would significantly increase traffic on residential streets and impose potential safety risks for children and other pedestrians.

Brent J and Patricia Woodland
31079 Mayville St

From: [John Humitz](#)
To: [Planning](#)
Subject: Petition 2022-12-01-02 Rezoning of Bryant Field
Date: Tuesday, January 31, 2023 1:48:53 PM

I am emailing to state my disapproval of the rezoning of Bryant Field (Merriman/Brookview)
Currently this is an open field, with attached woods
People in the neighborhood use this field to walk and/or walk their dogs
Kids play in the field, people fly their kites/airplanes, hockey in the winter and/or 4 wheeling etc

There was a school there many years ago, so I guess if a school is needed, I wouldn't be happy, but I would deal with it

I do not want to deal with a a 2-4 story apartment residence
My concern is the amount of traffic and/or noise a 2-4 story building will bring
I live on Stamwich, which is one of the main entrances into the Brookwoods Estates subdivision
i believe that whether Brookview is opened or not, people will come down my street to get to this new building
Also, we have a hard time with electricity outages and water main breaks now,
not sure adding 40-80 new homes is going to help that situation

I would be even more against this type of building if I was one of the residents whose backyard backs up to the field
They get to look out at the open field now, I believe the new building would not be a welcome view

If new apartments are needed, put them in one of the many vacant shopping lots
These lots already have parking lots and in many cases other apartments near by
I don't think it's fair to stick a new apartment building in the middle of an already established neighborhood
People have been fixing up their homes to stay put for the rest of their lives and new people have been moving in hoping their neighborhood because they like the neighborhood feel. I don't think you will find a lot of Brookwood Estates residents that feel this is a good idea for their neighborhood.

From: [Matt Bartnick](#)
To: [Planning](#)
Subject: DENY rezoning petition 2022-12-01-02 submitted by St. Mary's Basilica
Date: Tuesday, January 31, 2023 1:21:00 PM

To the Livonia Planning Department and Commissioners,

My name is Matthew Bartnick and I'm a resident of Livonia 32682 Bobrich st. I'm writing to request that you deny the petition to rezone the land behind St. Mary's Basilica.

This land is an important part of our community and serves many vital functions in it's natural state. It's a place for community recreation and connection to nature where people of all ages and wildlife co-exist.

This area holds a substantial amount of water after rainfalls, which helps to prevent flooding of the surrounding yards and basements. I'm concerned that large buildings and a parking lot will reduce this water management effect, lead to flooding issues, and increased pollution to a vulnerable waterway/floodplain that runs through it.

Changing the zoning from public land to neighborhood (N2) and neighborhood multifamily- maximum 4 stories (NM3-1) would go against the city's master plan for this area, according to the Livonia Vision 21 plan. With so many vacant buildings in the vicinity of this site, a development like this would be better placed an area that can be redeveloped, giving it new life and meeting the variety of housing needs in Livonia with less environmental impact. —Other points of concern about rezoning this land include:

Not egative effects on property values, noise and light pollution, water pollution to the creek, increased traffic, reduced safety of kids walking to and from school, excessive height of buildings, loss of open space for recreation, loss of habitat for wildlife, and additional strain on local utilities.

For the above reasons, please choose to deny the petition. By doing so, you will encourage redevelopment of vacant property rather than allowing new development of the minimal amount of natural land we have left in Livonia. Current and future generations will thank you! Respectfully,

City of Livonia Small Buisness Owner Matthew Bartnick

January 31, 2023

Reference: Petition 2022-12-01-02

Members of the Livonia Planning Commission:

My name is Sally Jeffries, resident of the Brookwood Estates subdivision. I bought my home at 17551 Hillcrest Street in 1994, and have lived there for the past 29 years. The side of my house and backyard are adjacent to the walkway to the field, and my backyard has the full view of the field.

When I purchased my home, there were two things that were important: living in the City of Livonia and the view of the field. I chose to live in Livonia because it is one of the few remaining cities that actually cares about their residents. St. Mary's proposed plans seem completely at odds with Livonia's usual posture of looking out for its residents.

To my surprise and dismay, and extreme disappointment, there was no "heads up" or advance notice given to any of the residents about the proposed plans. This is particularly concerning with respect to the rezoning for the apartment complex. In fact, many of the residents who live on the field, including myself, have recently remodeled or invested in expensive upgrades to their homes. If I had known that there could be an apartment complex in my backyard, I never would have done the upgrade. I am especially anxious that the apartment complex will devalue my home and property value and make it very difficult for me to sell my house.

Below I have listed some of my current concerns:

The proposed plans will adversely affect the resident's life as follows:

1. Traffic: We do not know whether now or in the future, the property owner may construct additional driveways or private access roads in order to facilitate the bringing of more traffic to the site. Even if this is not the case, I am worried that there may potentially be additional daily traffic created by a school's students and families as well as staff, visitors, delivery vehicles etc. Although I've been told that the school will serve students aged 1 through 5, I do not know how many children will be enrolled, so I cannot tell what the school's traffic effect will be. However, regardless of the school's impact, I expect that traffic will increase exponentially from the apartment building, with many dozens of drivers to and from the apartment building (i.e. residents, workmen, moving vans, and countless daily deliveries of all types, from furniture to Amazon packages, creating even more substantial traffic volume into and out of the neighborhood.)
2. Noise: The inclusion of an apartment building in our community will inevitably greatly increase the noise level in our peaceful neighborhood. First, the increased traffic described above will heighten noise levels during both daytime and nighttime hours. Second, the increased number of community residents—especially when confined within a relatively small geographic footprint—will raise the amount of talking, yelling, music, and other sounds heard through the neighborhood. Third, the concentration of people in a

relatively small space means that there are many more comings and goings. This commotion of others during the night will be overheard and interrupt sleep.

3. Light pollution: The field is currently dark at night behind my house, but the lights of the St. Mary's complex shine very brightly year-round. These buildings are more in the corner of the field, but impact the houses that are near it with their bright lights. The 3-story apartments and parking lot, however, would put so much more light into the entire field area that all residents on the field would need to purchase blinds for every window.
4. Flooding: Many residents of the surrounding subdivisions to St. Mary's already experience huge problems with water and flooding. We are troubled by the likelihood of the development plans making the flooding issues worse.
5. Environmental impact: The residents are concerned about the proposed plan's impact on the ecosystem including the woods, creek and river system, wildlife, and the unknown potential of increased runoff.
6. Field availability: The proposed development will disrupt the neighborhood's and my 29+ years of enjoyment and use of the field for exercising and playing with their pets.

Besides describing how this will negatively impact my neighbors and me, I wish to bring to the Planning Commission's attention that the proposed uses in the field rezoning approval of today's meeting appear to be something of a "bait-and-switch" from representations made in the 2018 purchase agreement. The purchase agreement provides "Intended Purpose of the premises proposed by purchaser being used by as a senior center." "Senior centers" are commonly understood to be entities that provide supportive services to the elderly and are also so defined in section 321 of the Older Americans Act. The operation of a senior center **DOES NOT** equate to the construction of residential dwellings.

At the Planning Commission meeting on Tuesday, January 24th, a member asked where else the City of Livonia rezoned public land for apartment housing. The answer was, "Nowhere." In other words, **there is no precedent for such an action.** For all of the reasons explained above, I urge the Planning Commission not to break precedent at this time so that my neighbors and I can continue to live in the tranquil neighborhood in which we currently reside.

Sincerely,

Sally Jeffries
17551 Hillcrest Street
Livonia, MI 48152

Brett Shiemke and Ryan Carrow
Residents at 17615 Hillcrest St. Livonia, MI 48152

My husband and I moved to Brookwood Estates in November 2019 and our lot directly backs up to the field that is being discussed for rezoning today. When we stepped foot into our backyard for the first time, we knew that this was going to be our next home. The view is beautiful with the large field that runs into a creek and wooded area to the north, and the Church in the background to the west. The area is currently zoned for public use so it was safe to assume that there wouldn't be any disturbance to this wonderful piece of the country inside of the city of Livonia. I look out my windows every day and see people playing fetch with their dogs, flying kites, flying mini airplanes, riding bikes, hitting golf balls, etc. It's peaceful and my favorite thing to talk about with anyone coming to my house for the first time.

There were many beautiful houses that we found while searching for our home that we passed on because of their location next to commercial buildings, apartment buildings, or being too close to a main road. These things play a major factor in determining whether someone will buy a home and can have a huge impact on the value. Currently, the view from our backyard is a huge selling point and people would be willing to pay more for this house than a house looking at an apartment building or into a parking lot. I cannot stress this point enough...we would not have purchased our home if it backed up to a large apartment building with a large parking lot and lights.

Environmental impact

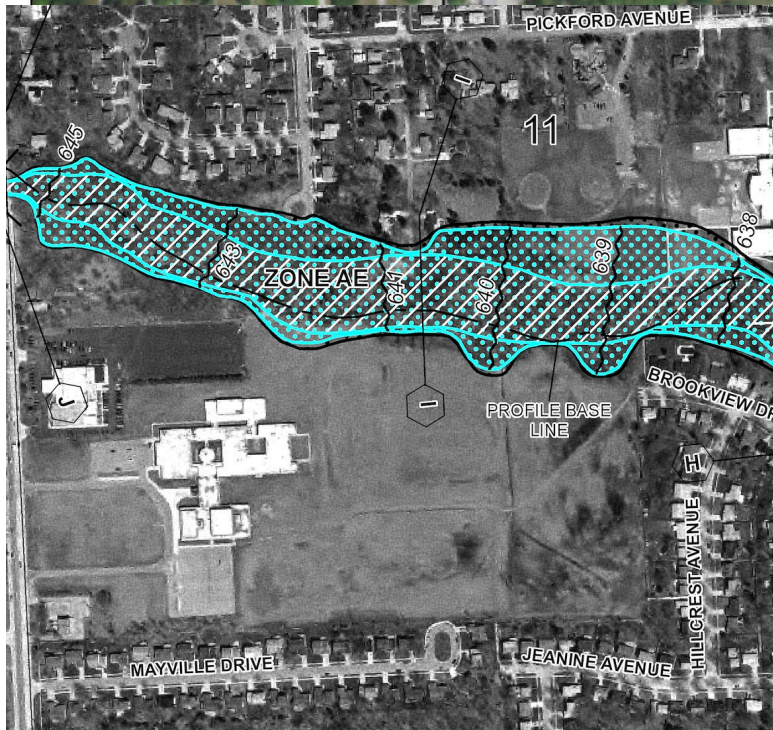
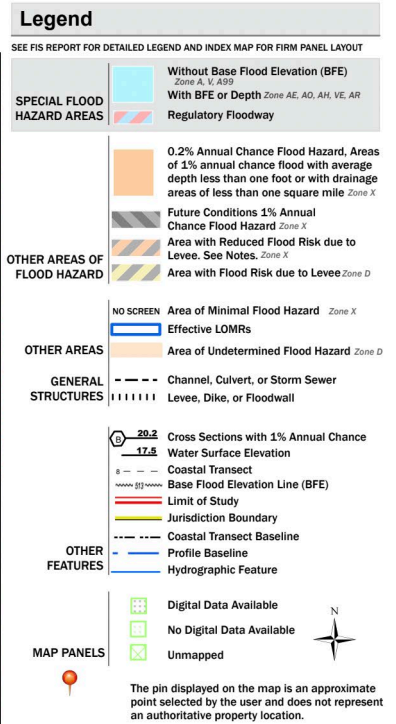
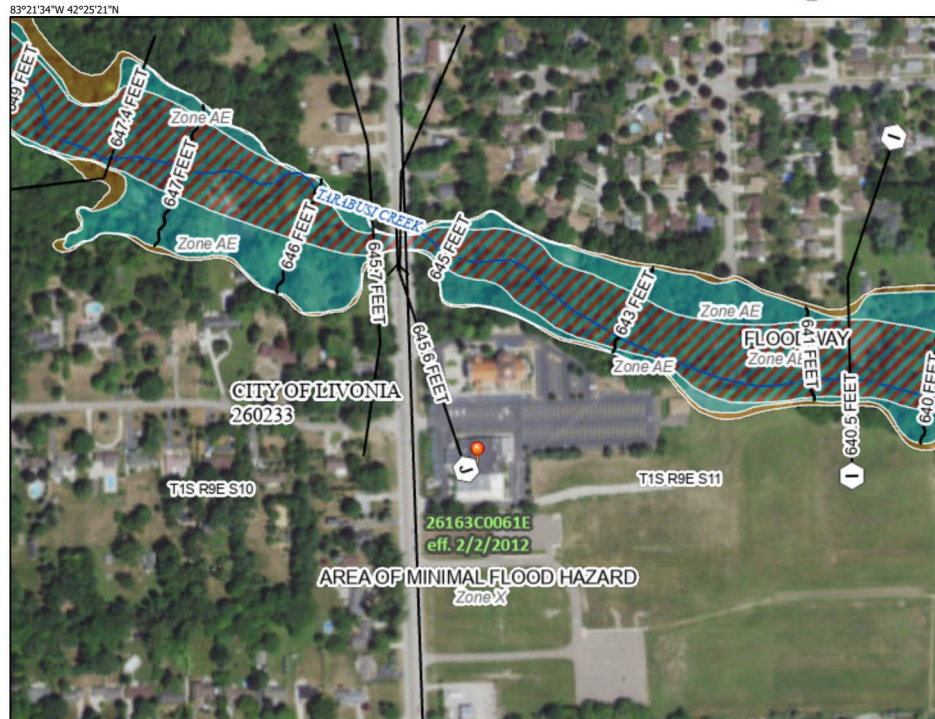
I am by no means a specialist on how building a structure like this will impact the environment, however, I do have concerns regarding the removal of trees next to the Tarabusi Creek. We should be doing everything in our power to avoid the unnecessary destruction of nature. Are there issues with building too close to creeks? Will the buildings and parking lots change the way the water flows? How will it impact the water table?

Parking lot causing potential water issues for residents

Many of the residents along Hillcrest Street have had issues with water leaking into their basements and taken the necessary steps to rectify those situations. I personally have had cracks repaired, rod holes repaired, sun houses added to the windows of my basement, and had my gutter drains buried to push the water out 15-20ft from my home to prevent further water damage. I also know that at least one of my neighbors had to have their land regraded in order to change the flow of water away from their home. Rezoning this area for multifamily homes will allow for a large building to be built along with a huge parking lot to accommodate the residents. The water will not flow into the ground, it will flow elsewhere and could potentially flow right into our yards. What will the city do to protect our homes from the damages caused by this building?

The images below depict the flood zone for the Tarabusi Creek. It's categorized as Zone AE both with and without Base Flood Elevation (BFE). It is likely that the trees being cut down for this new structure would like within the areas without BFE. These areas should be left alone or the water from the creek will have to go somewhere else (likely toward our homes on Brookview and Hillcrest).

National Flood Hazard Layer FIRMette



Light Pollution

Parking lots need to be well lit in order to remain safe. Currently, the only lights in our backyards come from the church. Large amounts of artificial light introduced near a wooded area and creek can seriously alter the natural cycles and operations of wildlife nearby. Light pollution negatively impacts animal and plant physiology thereby modifying the competitive interactions of the animals, tampers with their migratory patterns, and distorts predator-prey relations. If the church wants to do what's best for our community, then they need to be leaving the wooded areas untouched.

Can our already strained power grid handle the additional 86 proposed units? We already struggle with power outages in my neighborhood. So much so, that DTE had to send out letters explaining that we needed upgrades to our system.

Noise Pollution

The additional 86 units along with the people coming and going to the school will significantly increase the amount of noise in that area. The field and our backyards are currently a very peaceful place for people to go. Adding in a large parking lot will only cause more unnecessary disruptions within the community.

Environmental Pollution

The addition of the parking lot will bring cars that can potentially leak oil and gas. Also, in the winter, salt will be put down to keep the parking lot free from snow which will then melt and travel into the river. What impacts will the increased salt levels have on the environment. It is well known that certain salt can cause harm to plants and animals.

Final Thoughts

The biggest issue I have with this whole situation is the fact that the church neglected to inform any of the neighborhood about this rezoning of land and building of an apartment complex until they were forced to do so. Even then, only a part of my street (Hillcrest) was informed and nobody on Mayville Street got letters even though they will be directly looking at this monstrosity. Had the church invited us to an event to discuss their plans for building on the land 6 months ago and not the day before it's being voted on then maybe we would be more accepting of their plans. We could have asked questions, raised our concerns, and they could have come up with solutions that satisfied everyone involved. Unfortunately, that's not what happened, and it seems that this church doesn't really want to do what's best for the city of Livonia, they only want to do what they think is best for their community.

To The Planning Commission; JANUARY 30 - MONDAY -
2023

Land of The Free, Please keep this whole Field
Free of Bricks, Mortar, Cars, Trucks, horns blowing - Combustion
of Gas - NOISE.

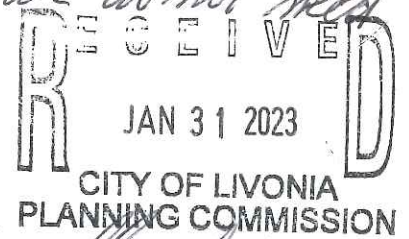
We are closing ourselves in more, and, more. No more open
spaces! Enough is Enough! Stop, Stop, Stop, leave this
land open, for nature, for animals, for people to ENJOY!
This field is a beautiful place to walk, to think, play in,
or to hit a few golfballs. This field is wonderful, for
so many reasons. Please don't wipe it away from us. This
land is peaceful open SPACE, we must preserve it.
Many other, already, vacant buildings, the church can purchase
for their Seniors, for their schooling. Three, Four, story building,
it doesn't fit in our community, it's a big glob, towering, our
homes. It make NO SENSE. Our home values, will go way
down. Stop, It, Stop It, Stop It. Please, we do not need
more closed in buildings.

Keep this land FREE, FREE, FREE !!

Gives us air to breath, to stretch out, to walk, play on,
even holding hand, that I have seen many times.

Give Nature a BREAK, STOP THIS PROJECT.

St. Maries, GO SOMEWHERE ELSE! Petition 2022-
12-01-02
Thank You Laurence Roberts



From: [Karen Janiga](#)
To: [Planning](#)
Subject: DENY rezoning petition 2022-12-01-02 submitted by St. Mary's Basilica
Date: Tuesday, January 31, 2023 4:36:39 PM

To the Livonia Planning Department and Commissioners,
My name is Karen Janiga and I'm a resident of Livonia in the Brookwood Estates subdivision. I am writing to request that you deny the petition to rezone the land behind St. Mary's Basilica. This land is an important part of our community and serves many vital functions in its natural state. It's a place for community recreation and connection to nature where people of all ages and wildlife co-exist.

This area holds a substantial amount of water after rainfalls, which helps to prevent flooding of the surrounding yards and basements. I'm concerned that large buildings and a parking lot will reduce this water management effect, lead to flooding issues, and increased pollution to a vulnerable waterway/floodplain that runs through it.

Changing the zoning from public land to neighborhood (N2) and neighborhood multifamily-maximum 4 stories (NM3-1) would go against the city's master plan for this area, according to the Livonia Vision 21 plan. With so many vacant buildings in the vicinity of this site, a development like this would be better placed in an area that can be redeveloped, giving it new life and meeting the variety of housing needs in Livonia with less environmental impact.

Other points of concern about rezoning this land include:
negative effects on property values, noise and light pollution, water pollution to the creek, increased traffic, reduced safety of kids walking to and from school, excessive height of buildings, loss of open space for recreation, loss of habitat for wildlife, and additional strain on local utilities.

For the above reasons, please choose to deny the petition. By doing so, you will encourage redevelopment of vacant property rather than allowing new development of the minimal amount of natural land we have left in Livonia. In hopes of preserving Livonia as a wonderful city to live in and raise a family, thank you for denying this rezoning.

Respectfully,
Karen Janiga
17575 Hillcrest St

From: [PENNY Myers](#)
To: [Planning](#)
Subject: Property Rezoning - St. Mary's Church
Date: Tuesday, January 31, 2023 4:55:17 PM

Regarding the proposed rezoning for property at Merriman – St. Mary's Basilica Church

Besides the obvious dismay of the effect on property values, property view and increase traffic. There is a huge concern for the animals that will become displaced from the noise activity and tearing down of trees. There are deer, rabbits, screech owls, flying squirrels, squirrels, raccoons, etc. that have called this area home for I imagine years.

Concerns regarding building a "school" on the property are huge. Livonia has sold at least two schools in the last two years and Madonna has closed their high school. This indicates a questionable need for schools let alone a new one. We do not believe the city can sustain another school when schools are closing, downsizing and combining. If it is a true desire to help kids, then a partnership with the school board to utilize facilities already in place seems a better option. Or use part of the montessori already in place.

Concerns regarding building an apartment complex. Size of the building is large, parking needed and then the additional flow of traffic in the area and yes again, the property value and views of long time residents who specifically bought, maintain and live in these homes. There are several senior complex's already that if they are not directly in Livonia are extremely close (Southfield, Canton, Plymouth, etc.) It seems that properties that area already existing and vacant that also already have utilities runs would be a better use of land. Example is the the long time vacant property at 7 Mile and Farmington. Even the old Sears' building at 7 Mile and Middlebelt would better. A bus route, walk to stores, etc.

It would be a huge disappointment if this land that houses so many beautiful creatures for years would be used to for buildings that most likely could be accomplished with existing vacant properties. It is with a great hope that this land is not rezoned and building of any type not be approved at this time.

Penny Myers

From: [Ed Cuschieri](#)
To: [Planning](#)
Subject: Petition: 2022-12-01-02
Date: Tuesday, January 31, 2023 4:59:17 PM

As a decades long resident on Hillcrest Street, I am totally opposed to proposals of an apartment bldg, school and parking lot on field behind Hillcrest St. My property will be devalued. Increased Traffic thru neighborhood. Crime and a host of other negative issues. Ed Cuschieri. 17562 Hillcrest.

....life is a long song....

From: [ROB PETERS](#)
To: [Planning](#)
Subject: Proposed Rezoning Bryant Field Area !
Date: Tuesday, January 31, 2023 6:04:43 PM

Hello , this email is in regards to the potential rezoning for the purpose of building in the Bryant Field area. I work afternoons so i am unable to attend the meeting tonight Jan 31 2023 so i am emailing to get my voice heard on this issue. As a long time resident (58years) in the Brookwood Estates sub divisioni (behined Bryant Field) am very against the idea of building more buildings in the Bryant field area. My concerns are the amout of constant 24/7 noise, traffic, and activity that will come with the buildings preposed and also what it will do will take away from the peaceful sereity this area of Livonia has always had. Its always been the most quiet are of the city and thats why my parents and now me love ut so much here ! I also have concerns for with this will do and the effect it will have on the wooded area and creek thar run ajacent to the building site as well. Enough polution seems to make it into our creeks streams and river without us building right next to them. I feel this would be very bad for the wildlife that live and depend on the woods n creek to survive n live. Please take my email into consideration when discussing and decind on this issue.

Thanks for letting me voice my opinion here

Rob Peters , Brookwood Estates resident

From: [Ellen Cusin](#)
To: [Planning](#)
Subject: DENY Rezoning petition 2022-12-01-02 submitted by St Mary's Basicila
Date: Tuesday, January 31, 2023 6:26:35 PM

To the Livonia Planning Department and Commissioners,
Hello, my name is _Ellen Cusin and I've been a resident of Livonia for 60+ years. I am writing to request that you deny the petition to rezone the land behind St. Mary's Basilica.

This land is an important part of our community and serves many vital functions in it's natural state. It's a place for community recreation and connection to nature where people of all ages and wildlife co-exist.

This area holds a substantial amount of water after rainfalls, which helps to prevent flooding of the surrounding yards and basements. I'm concerned that large buildings and a parking lot will reduce this water management effect, lead to flooding issues, and increased pollution to a vulnerable waterway/floodplain that runs through it. After a rain it takes days for this field to dry up.

Changing the zoning from public land to neighborhood (N2) and neighborhood multifamily- maximum 4 stories (NM3-1) would go against the city's master plan for this area, according to the Livonia Vision 21 plan.

With so many vacant buildings in the vicinity of this site, a development like this would be better placed an area that can be redeveloped, giving it new life and meeting the variety of housing needs in Livonia with less environmental impact.

Other points of concern about rezoning this land include:

- negative effects on property values,
- noise and light pollution,
- water pollution to the creek,
- increased traffic,
- reduced safety of kids walking to and from school,
- excessive height of buildings,
- loss of open space for recreation,
- loss of habitat for wildlife,
- and additional strain on local utilities.

For the above reasons, please choose to deny the petition.

By doing so, you will encourage redevelopment of vacant property; rather than allowing new development of the minimal amount of natural land we have left in Livonia. Current and future generations will

Ellen Cusin

Independent Consultant, District Manager

Arbonne International

734.776.7142

www.ellencusin.arbonne.com

<https://arbonne.dcatalog.com/v/US-EN-Arbonne-Catalogue/?arb=arb&cbn=Ellencusin>

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Ellen Cusin #15326084
Arbonne Independent Consultant
734.776.7142

Dreams are the star
You may not touch them
But if you follow them
You will reach your destiny.

<https://vimeo.com/668864822/c030afbf5a>

From: [JOY GRZANOWSKI](#)
To: [Planning](#)
Subject: 2022-12-01-02
Date: Tuesday, January 31, 2023 7:00:27 PM

Our household, located at 30448 Jeanine St, Does Not support the proposed zoning change and development in the aforementioned petition. We chose the neighborhood based on the single family housing in the area and the woodlands that borders Tarabusi creek. This area is an important wildlife corridor and positively contributes the wellbeing of Livonia.

I support St Mary's need to fundraise, but not in the form of permanent alteration of the living environment I have chosen to raise our family in.

Respectfully yours,

Andrew and Joy Grzanowski and sons

[Sent from AT&T Yahoo Mail for iPhone](#)

From: [Candy Little](#)
To: [Planning](#)
Subject: St. Mary's Basilica _ Proposed Re-Zoning _ 31January2023
Date: Tuesday, January 31, 2023 10:30:05 PM

Dear City Planning:

I, Candy Little, attended the Livonia City Planning Commission meeting this evening as a citizen/taxpayer of Livonia residing in the Brookwood Estates at 30653 Bobrich.

When purchasing my house for my family 16 years ago, the meadow/land in the area was a significant attraction.

There is no attraction with re-zoning the meadow/land. There is no attraction for the majority of the citizens in our community. There is no attraction for the wild life. There is no attraction for the environment. There is no attraction for my property value.

There is only an attraction for the St. Mary's Basilica community and not the surrounding community for this re-zoning proposal.

Please do not re-zone this meadow/land for all of the reasons mentioned during the meeting.

There are a number of vacant areas (including Farmington and Seven Mile where K-Mart and other business closed) that can accommodate the vision and plan of St. Mary's Basilica.

Please do not re-zone this precious land for the entire community of Livonia.

Kind regards,

Candy Little

Sent from my iPhone

From: [Samantha Raj](#)
To: [Planning](#)
Subject: Re: ST. MARY'S BASILICA REZONING LETTER
Date: Wednesday, February 1, 2023 11:32:04 AM

Hello again,

I was able to actually attend the meeting last night, and wanted to follow up to my previous email with a couple of thoughts.

1. As many of my community members and neighbors mentioned, not once has Father George or anyone from St. Mary's reached out to those directly affected by this project to have a conversation. There were a lot of excuses around why this couldn't happen, and yet there were several messages sent to their parish and congregation members about it... That isn't neighborly, that is calculated. It was convenient that one of the rezoning board members was invited, but the neighborhood members were not.
2. Despite anyone's personal opinions about the church and their intentions with this project, I think one thing is common among the hundreds of the community members against this project: **we do not want this land rezoned for purposes of anything.** Not a multi-story living complex, not a single-story complex, nothing. This is precious public land that the city comes to and utilizes in its current state. Our kids play catch, our dogs run and play, people fly model planes and kites, families have picnics, we go for walks, we enjoy the nature trails and trailheads all year long. Any kind of rezoning whether it be for the church's use, another commercialized development, or anything similar, will impact the quality of life the hundreds of us have as Livonia citizens and neighbors within Brookwood Estates/Sunset Park.
3. I heard many parishioners speak about the church and the excitement they have for this development. I listened to their names and heard their addresses. **Not one single person** who showed up in favor of this rezoning and development will have their home personally affected by this. Truthfully, their opinion should not weigh as much as those who are impacted in this way. "Love thy neighbor as thyself" - if somebody were building in your backyard, you would be outraged as well.

I personally want to thank the commission for intentionally listening to everyone's questions and concerns last night. I unfortunately will not be able to make the next meeting on February 14, as I will be on vacation. But I will continue to send letters and help make the voices of our neighborhood heard.

I continue to ask you to please not support this rezoning project.

Thank you,

Samantha Raj
30208 Brookview Drive

Samantha Raj

MARKETING & PUBLIC RELATIONS PROFESSIONAL

734-732-0068 | samantharaj520@gmail.com

[Let's Connect on LinkedIn](#)

On Mon, Jan 30, 2023 at 10:18 PM Samantha Raj <samantharaj520@gmail.com> wrote:

I cannot attend the public hearing on January 31 to read this aloud, so ask that this is read on my behalf. Thank you, Samantha Raj

Good evening to my fellow community members. A lot of you may not know me, but my name is Samantha Raj and I have been a resident of Livonia, particularly the Brookwood Estates neighborhood, since 2019. My husband, my daughter, my dog, and I absolutely love living here – we consider our home here to be our dream home.

I wish I could have been in attendance tonight, but I am home putting my 2-year-old to bed, like I'm sure several other parents in this neighborhood are tonight. If anyone hasn't noticed lately, there are a lot more strollers and tiny little humans strolling in the sub division these days, which is why we must do everything we can to keep the integrity of this neighborhood and keep them safe, so they can grow up here the way we vision it.

That's one of the reasons we bought our home on Brookview Drive. It's a perfect neighborhood for all these young families who recently moved in. It's close to a school, very close to nature, many of us are on a dead-end street with no commercial areas nearby, and it is a quiet and safe place to raise a family. If you ask the parents in Brookwood Estates why they bought a home here, I'm sure most of them would say the same things. Even for those who are not parents, I'm sure they would agree with those points.

This sub division is unlike most neighborhoods in Livonia, or any other cities nearby. My husband and I looked far and wide for a perfect place to find our "forever home" and as soon as we found our house, we knew we found the one. We always joke that this neighborhood has a lot of homes that are "city in the front, but country in the back." So many of us have beautiful landscapes right in our back yard that bring privacy, serenity, and some truly amazing scenery. It's a huge draw to why people live here, and how we value our homes.

When I saw the plans to rezone the field by St. Mary's, I was distraught and disturbed. Especially hearing about how our elected city officials and the leaders at St. Mary's Basilica have already broke ground, and had the audacity to post it to social media, without garnering feedback from the community and officially getting the land rezoned. It is not only disappointing to see, but it really shows just how much this "neighborhood centric" church organization here actually cares about the residents – which is not at all. So I come to you all today to explain my disposition of this rezoning and why I, and most of this community, am against it.

I keep seeing messages about how Livonia is in need for another assisted living facility, and how we need to honor our elderly but putting a complex right next to the church... But building in this area is not the solution. Here is what will happen if this project is approved:

- You will be facing **DOZENS upon DOZENS** of families scrambling to put their homes on the market before the value is lost due to this development. This will take a direct hit to our home values, and people WILL leave. None of us chose to live in this neighborhood with a giant apartment complex in our backyard. Building one is a slap in the face to the taxpayers of this neighborhood. Elderly folks who need a place to live can go to one of the other 25+ assisted living residences in the area, or the developer can choose another building or plot of land to use instead. Might I suggest the abandoned strip mall on 7 mile? Or the old office building off Middlebelt? Perhaps all that empty land behind Stevenson High School or near Madonna University?
- This neighborhood will be absolutely littered with trash, on top of light pollution and noise pollution for several months to come. Not only will this impact our local wildlife, but it will also leave the residents of Brookwood Estates and nearby responsible for the impact it will cause. Garbage in our yards, loud noises throughout the day while at home (where several of us are still working), and an increased amount of traffic that will clog our streets.

Plus with a 150-car parking lot and lights on throughout the night, light pollution will be abhorrent to the surrounding homes. Again, no regard for the community, just looking to profit off this development and get tax-exempt status.

- The multi-story complex will be an eyesore to the dozens of homes whose backyards face this area. Nothing like sitting in your backyard to be watched by those who are overlooking you in the apartment complex behind you. And I don't think there are privacy fences that will block out 3 or 4 stories. Even if there were, who is going to front the bill to cover that cost?
- There is a huge concern that Brookview Drive will be extended to accommodate traffic through the neighborhood to go to the complex, instead of using Merriman Road. This creates HUGE concern, especially for families of little ones who walk or ride their bikes to Coolidge Elementary. An increased amount of traffic of normal vehicles and emergency vehicles will be a safety threat -- not just getting hit by a car, but this also increases the risk of strangers lingering with malicious intentions of speaking to our kids. In the world we live in today, this is a huge issue for me, as that's a primary reason I chose to live here -- so cars couldn't just cut through my street to get to a main road or building, and we didn't have people who didn't live here just driving around aimlessly and loitering our neighborhood. This may not be in the development plan yet, but judging from how this project has already been communicated and ground already broke, I wouldn't be surprised if I woke up one day to my street being torn up to accommodate this.

I have a list of many other concerns, including the impact to our wildlife, the destruction of the watershed this field provides and how that will impact the integrity of homes nearby, and especially the tax-exempt status that this facility is already looking to obtain. This plan to rezone and build on this land benefits **NOBODY** except the church and the stakeholders owning this development. It is catastrophic to this neighborhood, and I know of several vacant buildings that can be rezoned to accomplish the same thing being proposed here today.

I stand with my neighbors and am highly against the rezoning to accommodate this development. I am asking the city to honor this request by our community, as tax paying citizens who deeply care about this city and each other. If not, you will be showing your cards that you only care about money and greed instead of your residents. And if that occurs, many of us will be vacating Livonia.

Honoring the elderly and providing them with assisted care can be accomplished in several other locations throughout the city, and I implore this developer and St. Mary's to do their research to accomplish this elsewhere.

Thank you for your time.

Samantha Raj, Brookwood Estates resident and mom

Samantha Raj

MARKETING & PUBLIC RELATIONS PROFESSIONAL

734-732-0068 | samantharaj520@gmail.com

[Let's Connect on LinkedIn](#)

From: [Amy Bonser](#)
To: [Planning](#)
Subject: Petition 2022-12-01-02
Date: Wednesday, February 1, 2023 6:07:26 PM

Planning Commissioners,

We are residents of the subdivision located behind the St Mary's Basilica and are highly opposed to the construction of a 3-4 story senior living complex on the property behind the St Mary's Basilica and Banquet Center. Not only would a high rise building be highly visible from the homes, the addition of the multi story building and its required 100+ parking spaces will greatly reduce our property values. In addition, such a facility would require 24 hour/day staffing and activity, delivery trucks and multiple dumpsters which will invite rats Livonia is already struggling to abate. We attended the study meeting and were greatly concerned that the plans only include a 400ft space between the proposed project and our neighborhood. When there are so many other commercial properties in need of improvement in Livonia and properties that do not infringe on a neighborhood, it seems unnecessary to grant permission for this project.

We are a multi generation Livonia family and have owned our home for almost 23 years. When we purchased our home, the Bryant school was still standing. We have not been opposed to the building of the beautiful basilica or the current banquet facility since the location is far from the family homes. We are not opposed to the addition of a single story school/community center. We have been aware of the church's efforts to fundraise to be able to create a community center for its members and would support that effort based on the plans shown during the study meeting.

We respectfully request that you deny the rezoning of the property for the multi story senior housing apartment building.

Sincerely,
Jeff and Amy Bonser
17525 Hillcrest St

From: [PENNY Myers](#)
To: [Planning](#)
Subject: Property Rezoning - St. Mary's Church
Date: Tuesday, January 31, 2023 4:55:17 PM

Regarding the proposed rezoning for property at Merriman – St. Mary's Basilica Church

Besides the obvious dismay of the effect on property values, property view and increase traffic. There is a huge concern for the animals that will become displaced from the noise activity and tearing down of trees. There are deer, rabbits, screech owls, flying squirrels, squirrels, raccoons, etc. that have called this area home for I imagine years.

Concerns regarding building a "school" on the property are huge. Livonia has sold at least two schools in the last two years and Madonna has closed their high school. This indicates a questionable need for schools let alone a new one. We do not believe the city can sustain another school when schools are closing, downsizing and combining. If it is a true desire to help kids, then a partnership with the school board to utilize facilities already in place seems a better option. Or use part of the montessori already in place.

Concerns regarding building an apartment complex. Size of the building is large, parking needed and then the additional flow of traffic in the area and yes again, the property value and views of long time residents who specifically bought, maintain and live in these homes. There are several senior complex's already that if they are not directly in Livonia are extremely close (Southfield, Canton, Plymouth, etc.) It seems that properties that area already existing and vacant that also already have utilities runs would be a better use of land. Example is the the long time vacant property at 7 Mile and Farmington. Even the old Sears' building at 7 Mile and Middlebelt would better. A bus route, walk to stores, etc.

It would be a huge disappointment if this land that houses so many beautiful creatures for years would be used to for buildings that most likely could be accomplished with existing vacant properties. It is with a great hope that this land is not rezoned and building of any type not be approved at this time.

Penny Myers

From: [Uhazie, Jacob](#)
To: [Reece, Stephanie](#)
Subject: FW: St Mary's Proposed Apartment on Merriman
Date: Friday, February 3, 2023 9:09:32 AM

Jacob Uhazie

Planning & Economic Development Coordinator
City of Livonia | Planning Department
(734) 466-2293 | (734) 674-7647
juhazie@livonia.gov

From: Simmons, Jennifer <jsimmons@livonia.gov>
Sent: Friday, February 3, 2023 9:05 AM
To: engelsusa1@gmail.com
Cc: Mayor Staff <MayorStaff@Livonia.gov>
Subject: RE: St Mary's Proposed Apartment on Merriman

Good morning, Ms. Engels

Thank you for contacting Mayor Brosnan. I am responding on her behalf. We appreciate you taking the time to share your viewpoint. It has been shared with the Planning Department on your behalf.

Regarding the ground breaking event, the Mayor was invited to St. Mary Antiochian Orthodox Church to help celebrate the Church's 50th anniversary and the church's Pastor coupled it with a ceremonial groundbreaking. That was an unofficial event that has no impact on the zoning or construction proposals before the City Planning Commission.

Stay Well,

Jennifer Simmons

Constituent Relations Specialist
City of Livonia | Mayor's Office
(734) 466-2204
jsimmons@livonia.gov

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

From: Nancy Engels <engelsusa1@gmail.com>
Sent: Wednesday, February 1, 2023 8:39 AM
To: Mayor Maureen Miller Brosnan <mayor@livonia.gov>
Subject: St Mary's Proposed Apartment on Merriman

Dear Mayor,

I watched the Hearing for the zoning change requested by St Mary's Church on Merriman. It seems like the church bought the property zoned for one purpose and now wants to change it, but the change would clearly negatively impact the neighborhood. I don't understand why it was tabled. It appeared that the majority of the neighborhood did not want the apartment. Like the apartment development that was proposed at Middlebelt and Plymouth last year, which was not approved, how is this one different? Please do not approve this development. Let the church build houses if they wish NOT a commercial apartment. They should have asked for the zoning change when they bought the property.

It was also mentioned that you attended a ground breaking event for this development in November 2022? Is it common to celebrate a new development before any plans and zoning are approved by the city? It appeared to not sit well with a lot of people there.

Thank you for listening

Nancy Engels



Gary Michael Ontko
31291 Mayville St.
Livonia, MI 48152

Feb. 2, 2023

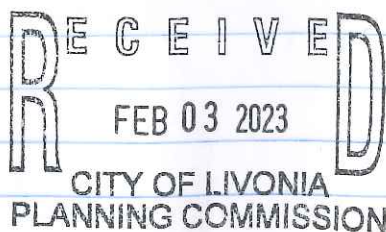
To: Planning Commission,

Please deny the Petition
2022-12-01-02
submitted by Basilica of
St. Mary, requesting to REZONE
parts of the property at
18100 Meridian Road &
30600 Brookview Drive.

NM3-1-Neighborhood
Multifamily Maximum 4
stories does not blend in
with the residential homes
in this area.

Please note No on the
three story senior apartment
building.

Sincerely,
G. M. ONTKO



Feb. 2, 2023

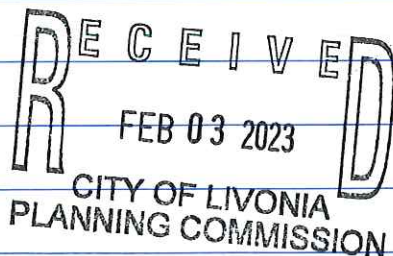
Please deny the Petition
2022-12-01-02 submitted by
Basilica of St. Mary, requesting
to rezone parts of the property
at 18100 Meridian Rd. and
30600 Brookview Dr.

NM3-1- Neighborhood Multifamily
Maximum 4 stories does not
blend in with the residential homes
in the area.

Please ^{vote} ~~deny~~ no on the three
story mixed apartment Building

Sincerely, Donald L.
Arthurkin

31397 MAYVILLE
LIVONIA, MI 48152



Sir Speedy

From: [Melissa Prowse](#)
To: [Planning](#)
Subject: DENY rezoning petition 2022-12-01-02 submitted by St. Mary's Basilica
Date: Wednesday, February 8, 2023 9:28:43 AM

To the Livonia Planning Department and Commissioners,

My name is Melissa Prowse and I'm a resident of Livonia in Brookwood Estates. I'm writing to request that you deny the petition to rezone the land behind St. Mary's Basilica.

This land is an important part of our community and serves many vital functions in its natural state. It's a place for community recreation and connection to nature where people of all ages and wildlife co-exist.

This area holds a substantial amount of water after rainfalls, which helps to prevent flooding of the surrounding yards and basements. I'm concerned that large buildings and a parking lot will reduce this water management effect, lead to flooding issues, and increased pollution to a vulnerable waterway/floodplain that runs through it.

Changing the zoning from public land to neighborhood (N2) and neighborhood multifamily- maximum 4 stories (NM3-1) would go against the city's master plan for this area, according to the Livonia Vision 21 plan. With so many vacant buildings in the vicinity of this site, a development like this would be better placed in an area that can be redeveloped, giving it new life and meeting the variety of housing needs in Livonia with less environmental impact.

Other points of concern about rezoning this land include:

negative effects on property values, noise and light pollution, water pollution to the creek, increased traffic, reduced safety of kids walking to and from school, excessive height of buildings, loss of open space for recreation, loss of habitat for wildlife, and additional strain on local utilities.

For the above reasons, please choose to deny the petition. By doing so, you will encourage redevelopment of vacant property rather than allowing new development of the minimal amount of natural land we have left in Livonia. Current and future generations will thank you!

Respectfully,

Melissa Prowse

From: splitend710@aol.com
To: [Planning](#)
Subject: St Mary's desire to Rezone
Date: Thursday, February 9, 2023 6:58:00 PM

Please please please do not allow this to happen! The old Bryant land is a flood plain for the Brookwood Estates homes. Building there will force all that water into all their yards! It is also a beautiful park setting that many many families enjoy! It is like a nature reserve!

Thank you for listening!

[Sent from the all new AOL app for iOS](#)

Hello Members of the Livonia Planning Commission,

My name is Kristen Engels and I am a lifelong resident of 15706 Golfview Street in Livonia. I am writing in regard to the recent rezoning proposal (Petition 2022-12-01-02) from the St Mary Basilica. I had the opportunity to watch Tuesday's (1.31.23) live TV broadcast of the proposal hearing. After further investigation I have come to two conclusions.

First, the rezoning of the first (most west, L shape) parcel of land from P-L to N-2 for the purpose of the Montessori school is appropriate. Most residents recognize that this does not change the atmosphere of the neighborhood as there are already schools nearby. Moreover, as an educational facility it still provides public service to all members of the community, just as it did when it belonged to Livonia Public Schools. Overall, the proposed rezoning is appropriate as it fits the current atmosphere of the surrounding neighborhood.

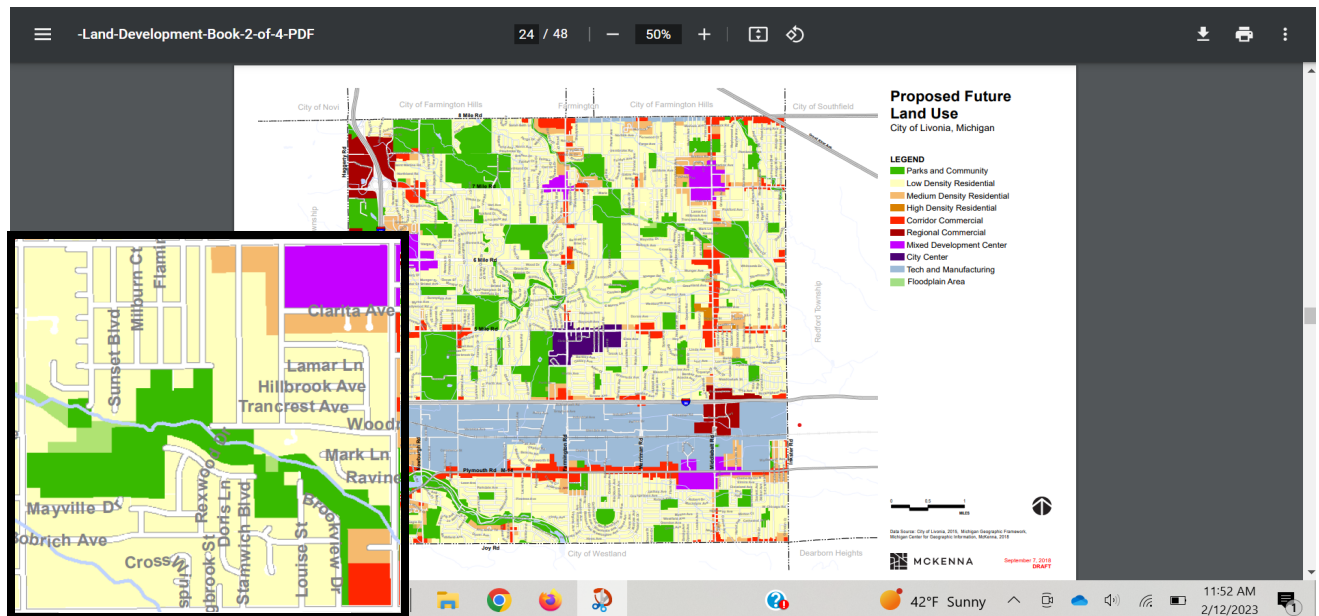
Secondly, it is my firm belief that the rezoning of the second (most east, rectangular) parcel of land from P-L to NM3-I for the purpose of some manner of senior residential facility should **not** be approved. My four main concerns and reasonings are as follows:

1. Environmental Concerns

- a. *Waterway Pollutants.* As a proud member of Friends of the Rouge, I am concerned about what the increase of impermeable surfaces could mean for already toxic chloride levels in Tarabusi Creek. Impermeable surfaces refer to surfaces made from materials that water can not penetrate to reach the ground (and ultimately soak in). Examples of such surfaces include roads, sidewalks, parking lots, and the roofs of buildings. As this water cannot return to the water table, it follows the path of least resistance and ends up overwhelming small tributaries like Tarabusi Creek. As this water travels over these impermeable sources it picks up contaminants such as fertilizers and road salt. This leads to these contaminants and excess water to overwhelm local creeks like Tarabusi Creek. In fact, approximately 80% of rouge waterway contamination comes from non point sources like water runoff! This, combined with the fact that the proposed rezoning would already be shrinking the existing floodplain, would only lead to disasters for the neighborhoods and communities downstream. Although the creek may seem small at a glance, it is the combination of many of these small branches which connect together and empty out our Great Lakes. As stewards of the land, it is important for us (citizens of Livonia and the Livonia Planning Commission) to care for the health of the waterways in order to protect the land and be good neighbors to those downstream.

- b. *Flood Plains.* Presently, most of the proposed rezoning (and beyond) are dedicated flood plains and public land. This can be seen below in a draft Livonia Vision 2021 Book Two Land Development map dated from 2018. During most of the year, these areas consist of both dedicated wetlands and or vernal ponds. As wetlands are one of the most productive ecosystems on the planet, this improves local air and water quality while providing a sanctuary for local fauna and animal life. During rainstorms, the importance of these areas increase tenfold as water runoff ends up collecting in large quantities. In fact, during Tuesday's session several residents attested that not only does the field flood, but some of the water overflows into the backyards (and basements) of the surrounding neighbors. Clearly, without plans to provide adequate water retention areas it is illogical to allow this rezoning.

Livonia Vision 2021 Book Two Land Development:



- c. *Light pollution.* While most pollutants are visible with the naked eye, light pollutants often go undetected. And yet light pollutants have been attributed to changing the natural circadian rhythms of humans and animals. This means the biological clock is disrupted, allowing for odd and unrestful sleep schedules. When thinking of adding a multi-story apartment building one can only imagine the additional lights that will be needed both inside and out. This will be extremely disruptive to neighboring family homes that directly face the property. Residents are already displeased with the lighting from the storage shed on the St Mary Basicalla's property, and it would be un-neighborly to ask them to bare more.

2. There is a lack of clarity surrounding the proposed senior facility.

- a. *What is it?* Open communication is key to any good relationship, especially those between neighbors. And yet, from my observations of last Tuesday's session there was no clear consensus on what kind of senior residency facility the St Mary Basilica plans to build. The main two options discussed were dependent (assisted) and independent senior living facilities. Dependent (assisted) senior living facilities are for seniors who require some kind (part-time or full-time) of physical or medical assistance in order to live a comfortable and safe life. This means that this type of housing requires having full-time staffing to meet the needs of the residents. On the other hand, independent senior living facilities allow general anatomy to most members, with maybe a few part-time programs to check in on residents. Perhaps if the St Mary Basilica shared more information on their plans for the site the citizens of Livonia would feel more comfortable allowing a zoning that would allow up to a four story building to be built.
- b. *Who has access?* The other unclear facet is who has access to this senior resident facility. While it was repeatedly stated at Tuesday's meeting that all seniors (55+) would be eligible for these apartments, I had some concerns. Nearly every speaker who was for the passing of the rezoning cited that they want a place for their parents and fellow church elderly to live. While this is a lovely notion, it does imply that the members of the church would have priority residence. Again, perhaps if more clear plans were given on the facility itself neighbors would be more open to the idea of changing a zoning from public land (P-L) to some status of resident housing that would better fit the current single family home neighborhood.

3. Livonia Community

- a. *Basilica of St Mary.* No one can deny that the Basilica of St Mary has been a staple in the neighborhood for decades. In addition to holding regular mass for its patrons, it also organizes copious events for the Livonia community and beyond. Speaking from my own experience, I have attended and enjoyed several of these events. In middle school my soccer team practiced on the fields behind the church. In high school, I had several lovely academic and sport banquets hosted in the Cultural Center. For countless summers I have attended the summer Michigan Fun Fest fairs hosted in the surrounding fields and public space. And most recently, I have walked the trails along Tarabusi Creek which are accessible from my sister's house (off of Bainbridge).

Nevertheless, all these things, these fabulous community gathering events, would be threatened with the building of a senior residence facility. I mean, it would not be ethical to host a fair directly outside a senior home. Moreover, on a more regular basis it would not be kind to subject the potential senior residents to the late night parties of the Cultural Center banquet hall. If there are already noise complaints from nearby residents one can reasonably assume it would be even louder for the seniors that would be living behind the Cultural Center banquet hall. For the sake of allowing the Basilica of St Mary to continue to host its numerous well loved public community events the commission should not allow the rezoning for a multiple level senior residence facility.

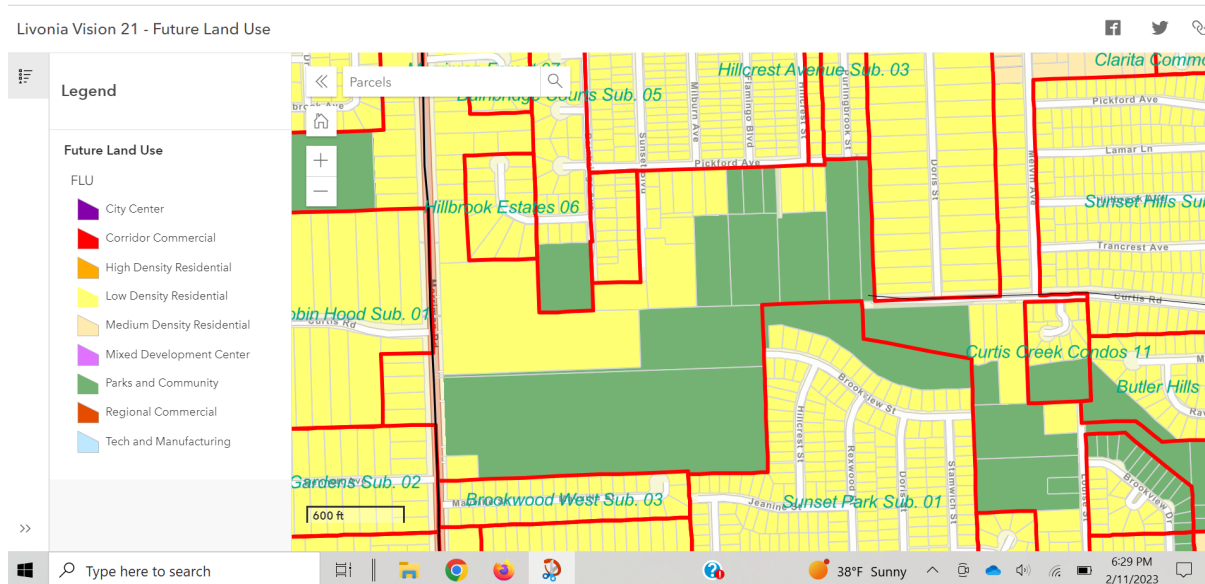
- b. *Loss of Public Lands.* In today's day and age, the amount of public land in America is not growing. In fact, in the past 15 years the United States of America has lost more than 24 million acres of public land! As this is a shrinking commodity, the City of Livonia should be working to conserve it, not rezone it. This is because public lands have many benefits for the entire community, including (but not limited to) being a source of clean air and water, providing refuge for wildlife, allowing space for recreational activities, and being a community gathering space. Overall, it would be tragic to allow this rezoning and thus lose an area that is a vital public gathering space for the whole community.
- c. *Precedent.* As stated multiple times in Tuesday's meeting, Livonia has no record of ever converting public land (P-L) to multilevel resident housing (NM3-I), especially in a single family home community. This means that if this rezoning were to pass, it would create an avenue for it to happen in other areas of Livonia. This opens the door for other multi-level apartment buildings to be built in single family home neighborhoods. Overall, to keep our Family First community here in Livonia we should not approve a rezoning that allows public land to be turned into multi level apartment buildings within single family home neighborhoods.

4. Suspicious Activity; City may be too involved to be unbiased.

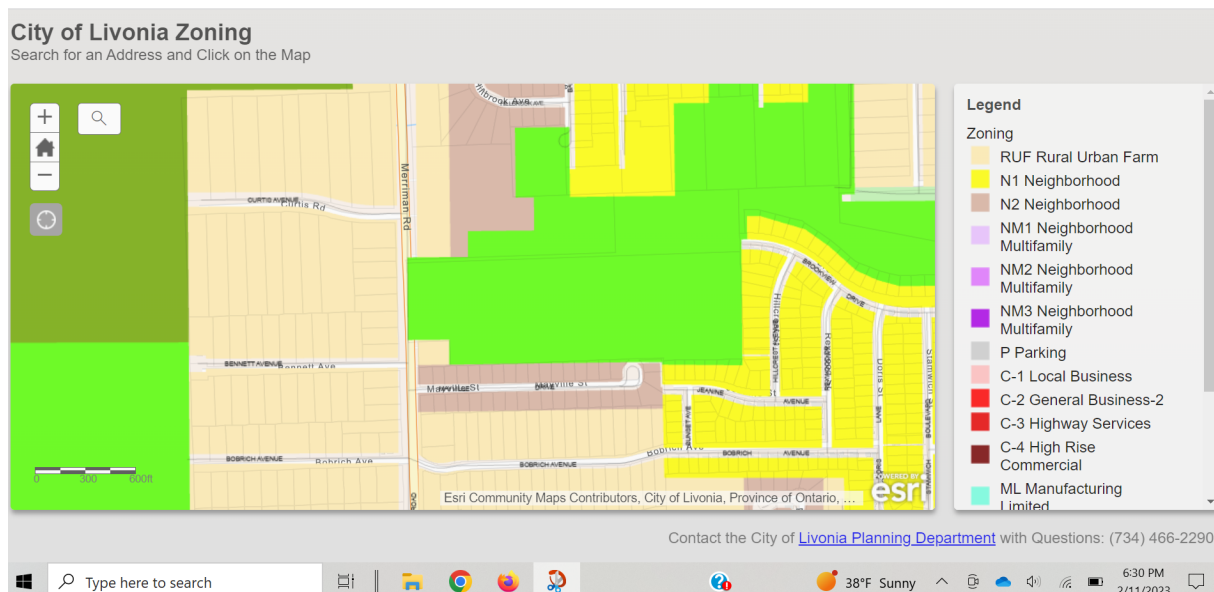
- a. *Livonia Vision 21.* As members of the Livonia Planning Commission are already aware, the planning for the Livonia Vision 21 started in late 2017 and was officially adopted in January 2019. In this, the "Livonia Vision 21 - Future Land Use" proposed rezoning map was published. A screenshot of this map zoomed at the proposed rezoning site and surrounding neighborhoods is included below. As

it is clear to see, the area proposed for the multi-level residential senior facility is already marked as “low density residential.” This infers that the city was already in discussion with the St Mary Basilica as early as 2017 in regards to building some form of resident housing. While this may have been five years in the works, the local residents of the surrounding neighborhoods got less than a five day notice of the proposed rezoning. Perhaps it is my own ignorance on the rezoning and planning process, but to me this seems shady and underhanded on the side of both the St Mary Basilica and the City of Livonia.

Livonia Vision 2021 Anticipated Zoning:



Livonia's Current Zoning:



- b. *City Officials Connections.* Although I am a proud citizen of Livonia and hold it in high regard, I worry that Livonia officials may be too “close” to this project to be unbiased. These concerns are listed below:
- i. Firstly, the City of Livonia Mayor attended the St Mary Basilica’s ground breaking ceremony in honor of the new facilities. Obviously, this occurred before the rezoning and design plans were approved. What makes it even more troublesome was that none of the surrounding neighborhood residents knew about this at the time. While some may say the Mayor was just there in celebration of Father George and the church itself, it seems suspicious that this auspicious occasion was celebrated as a groundbreaking ceremony and not just a party.
 - ii. Secondly, at the beginning of Tuesday’s session, Father George had the chance to address the commission (and crowd) to inform them on the St Mary Basilica’s proposal. In this speech, he repeatedly addressed a certain member of the Livonia Planning Commission. This individual was referred to as Father George’s “friend,” and it was stated that Father George was working closely with him in order to ensure the proposal would be passed. Although friendship on its own is not a crime, this statement, combined with the circumstances of the proposal, cause me to question the Livonia Planning Commission and the City of Livonia’s impartiality on this matter.
 - iii. Lastly, one of the speakers from Tuesday’s session was a former Livonia Public Schools board member. As a board member, he likely played a role in selling the St Mary Basilica the public land back in what I believe was the year 2018. Moreover, at Tuesday’s meeting, it came to light that not only was he a member of St Mary Basilica, but he was also a proud supporter of the proposed rezoning. To me, this seems as though there was a conflict of interest between his role as a leading member of Livonia Public Schools and his personal interest in the wellbeing of St Mary Basilica. This, combined with the Livonia Vision 2021 led me to believe that this rezoning has been in the works for a long time and that Livonia officials were not only aware of it but facilitating it as well.

Above are just a few of the countless reasons why it would be unwise to rezone the most eastward parcel to NM3-I. There are additional reasons, such as the potential for spot zoning, senior safety near the steep Tarabusi Creek banks, decreased value of neighborhood homes, and more that I have not elaborated on. For all these reasons and more, I strongly encourage

the commission to make the appropriate decision in this scenario. **Please let me know if the residents are able to speak at the February 14th discussion, as I would like to lend my voice.** If not, I will be tuning into the February 14th meeting.

Thank you,
Kristen Engels

UNAPPROVED MINUTES

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MINUTES OF THE 1,194th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, January 31, 2023, the City Planning Commission of the City of Livonia held its 1,194th 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 7:05 p.m.

Members present: Wafa Dinaro David Bongero Sam Caramagno
 Glen Long Ian Wilshaw

Members absent: Peter Ventura

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

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

ITEM #3 PETITION 2022-12-01-02

Basilica of St. Mary

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2022-12-01-02 submitted by Basilica of St. Mary under Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, as amended, requesting to rezone parts of the properties at 18100 Merriman Road and 30600 Brookview Drive, located on the east side of Merriman Road between Mayville Drive and Seven Mile Road in the Northwest ¼ of Section 11, from P-L (Public Lands) to N2 (Neighborhood) and NM3-I (Neighborhood Multifamily – Maximum 4 Stories).

Mr. Taormina: Thank you, Mr. Chairman. This is a request to rezone portions of the Basilica of St. Mary property, which is located on Merriman Road. The purpose of the rezoning is to construct a one-story educational academy and a three-story senior apartment building. The land owned by St. Mary's totals roughly 21.3 acres and is currently divided into three zoning classifications. The front part of the property, which is about 8.7 acres and includes the Basilica and Cultural Center, is zoned RUF (Rural Urban Farm) and N2 (One Family Residential). The remaining 12.6 acres, which mostly includes the easterly part of the site and the land previously owned by Livonia Public Schools, are zoned PL (Public Lands). Bordering the site to the north are residential properties on Bainbridge and Sunset streets, as well as public parkland, including Bainbridge Park, and Beverly Park. Traversing these properties is a tributary of the Bell Branch, which is part of the Upper Rouge River, and which mostly is undeveloped and contains floodplain. To the east are single family homes that are part of the Sunset Park Subdivision, and to the south is the remaining portion of the Bryant school property, which is still owned by Livonia Public Schools and zoned PL. Of the roughly 12.6 acres of PL-zoned property owned by St. Mary's, the proposed zoning changes would affect 9.2 acres. Of this, roughly 2.96 acres or a third of the area would be rezoned to N2 (Neighborhood) for the academy, and then the remaining two thirds, or 6.24 acres would be rezoned to NM3-I (Neighborhood Multifamily), and that would be for the apartment building. The 3.4 acres located at the far east end of the site would remain under the Public Land zoning designation. Looking only at the N2 rezoning, the proposed expansion of the N2 district follows the outer edge of the parking lot at the rear of the Basilica and the Cultural Center. It also includes a narrow strip along the south side of the property, which is adjacent to the Cultural Center. Educational uses are treated as a permitted use in the N2 district. The academy, as shown, would be about 35,000 square feet located 150 feet east of the Cultural Center. It would encompass a portion of the former school property, as well as a portion of the existing parking lot located behind the Cultural Center. The building would be one level with a maximum height of 36 feet. The preliminary floor plan that was submitted with the application shows that the building would contain multiple classrooms and multipurpose rooms, a gymnasium that would have bleachers and a stage, locker rooms, restrooms, storage, mechanical rooms, and several offices. Looking at the proposed NM3-I District, it extends east of the proposed academy and

gymnasium for a distance of roughly 723 feet. The NM3-I zoning is intended primarily for senior housing and condominium multiple dwellings. NM3 by itself allows for buildings up to two stories in height. The requested NM3-I classification would increase the allowable building height to four stories. The preliminary plans show one building, three stories in height, positioned in the south-central portion of the area proposed to be rezoned. Overall building dimensions would equal 75 feet by 435 feet. The maximum building height is 48 feet. Each floor contains roughly 32,625 square feet, with a gross building area equal to approximately 97,875 square feet. The building would accommodate 28 apartments on the first and second floors and 30 apartment units on the third floor for a total of 86 units. Materials on the building would include a combination of brick, block, as well as Hardie plank. This is all very early in the design stages. Parking details have not been reviewed at this time. I'll note once again that the easterly 3.4 acres identified on the plans as Parcel 2 would remain undeveloped under the PL zoning classification. The master plan designates the portions of the property that would be rezoned as Floodplain area and Parks and Community. The 100-year flood hazard area extends across the northern edge of the site and the Parks and Community classification reflects the previous use and ownership of the property by Livonia Public Schools. I have several other slides we can show as the meeting progresses. 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 December 19, 2022, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed rezoning at this time. The subject parcels are assigned the addresses of #18100 Merriman Road and #30600 Brookview Drive. The legal descriptions included with the submitted drawings appear to have a small error on the description of the area to be rezoned from PL to N2. On the Re-Zoning Sketch drawing, the last dimension of the description should be 172.00 feet, not 192.00 feet. Also, the description for the original Parcel 2 is missing a bearing and distance for the easterly leg of the parcel (where the parcel abuts Brookview Drive) on all the sheets. The existing parcel is currently served by public water main, sanitary sewer and storm sewer. The submitted drawing do not indicate any of the proposed utility connections or*

calculations, so we are unable to comment on impacts to the existing systems until design calculations are provided during the design and permitting submittals. The proposed drawings do not indicate any storm water detention which will be required in order to meet the Wayne County Stormwater Ordinance. Also the drawings do not indicate the limits of the existing floodplain and wetlands, which will need to be located prior to any Engineering approvals. It should be noted that any work within the Merriman Road right-of-way will require the owner to obtain permits with the Wayne County Department of Public Service." The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Finance Department, dated December 19, 2022, which reads as follows: *"I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer, I have no objections to the proposal."* The letter is signed by Connie Kumpula, Chief Accountant. The next letter is from the Treasurer's Department, dated January 5, 2023, which reads as follows: *"In accordance with your request, the Treasurer's Office has reviewed the name and addresses connected with the above noted petition. At this time there are no taxes due as they are tax exempt, therefore I have no objections to the proposal."* The letter is signed by Lynda Scheel, Treasurer. Mr. Chairman, I'll note that we received somewhere in the order of 60 letters. The Planning Commission has a copy of all of those letters that have been received up until 4:30pm today.

Mr. Wilshaw: Yes, thank you. We do have many emails and letters that were received. Those are all on file. We've had a chance to read through those, and they will also become part of the permanent record for this item. So, we appreciate that from everyone who's contacted us. Is there any questions of any of the commissioners of our planning staff? I don't see any questions. Before we get started, I do want to try to prompt our audience through this process, because there are a lot of people in the audience. And this may be a new process to some of you. Many of you attended our study meeting last week and may have heard some of this same speech before, but I want to just give it again for anyone who isn't familiar with how this process works. What we have before us tonight is a rezoning request. The purpose of this meeting tonight is to look at the zoning of the property and decide if the change that's been requested from PL to N2 and NM3 is something that we approve of or not, in terms of making a recommendation to our City Council. So, we're going to have discussion that's going to be mostly focused

on the zoning of the property and the use of the property. We're not going to get into the details of the appearance of the buildings, the layout of the buildings, the materials, where the parking lots located. Those types of things, because that comes in a second process called a site plan. So, what we're going to do tonight is talk about zoning. We're gonna make a recommendation of either approving or denying that rezoning request, and it may be a modified request, or it may be the original request, we'll see how things go. That will then be moved on to City Council with our recommendation of either approving or denying that. Once it gets to City Council, they will have that same process to go through and make the final decision on the zoning. That then starts a process as that is happening, of the site plan, and then the petitioner will have to come back to us again, with a site plan for this site. That's where all those details of the building and the materials and the parking and the layout will be discussed and decided. Usually that process involves a lot of modification and iterations until we get to a product that is either accepted or not. Again, we'll make a recommendation on that site plan, which will then go to City Council and the City Council make the final decision on that petition. So, there's several meetings that are going to take place, if you've never been through one of these before. I'm talking at least four meetings in the sense of our meeting tonight for a zoning meeting for City Council. Then it's going to go to site plan for us and then site plan for City Council. So that's the basic process if anyone hasn't been through this and wants to understand what's going on. We're going to try to focus our discussion tonight on zoning because that's what we have before us. So, with that, I'm going to ask that the petitioner start, and we're going to hear from them about their petition and we will have some questions and then we'll give everyone else a chance to talk. Good evening, Father George.

Father George, 18100 Merriman, Livonia, MI. Good evening, ladies and gentleman, as I stand before you today, and I like to inform you I am the pastor and founder of St. Mary's Orthodox Basilica started in 1972 on the farm of McKenna land. We came here tonight to ask for a zoning approval. So, our church community and our neighborhood will grow to accommodate children in the Montessori School, in a family and youth center and also have a place to house our elderly. We're not building nursing home. We're not building an assisted living. We are building a three-story building. That's what the land can take. We don't have any more land. The school is still on. I think there is some acres. We are here to work with the city and with the board, and whatever

it will make us in our neighborhood are happy. If you have any question for me, I'm willing to answer, but I've been in this room, so many time to always ask for permission, and we will not violate whether you approve our zoning. We will come back. If you don't approve our zoning, we will also come back because we want to make sure that we still are on Merriman Road. Our congregation is growing. We're one of the largest churches growing in the City of Livonia, and as you see the basilica stand there, it's one of its kind in America. We have a wonderful conversation with our neighbor yesterday, and we will not violate any one rules or orders. A citizen is someone who loves not only himself but their neighborhood and if we are to preach anything, we are to love our neighbor and we work for our neighbor.

Mr. Wilshaw: Thank you Father George, is there an additional presentation that you'd like to make?

Mr. Wilshaw: Okay, can I get your name and address?

Ghassan Abdelnour, JV Associates Architect, at 24001 Orchard Lake Road, Farmington, MI.

Mr. Wilshaw: Thank you, sir.

Mr. Abdelnour I just want to just start with thanking the Planning Department and for helping us through that process. Mr. Taormina was helping us through come in submitting all these drawings. Give us the advice to see where we're going with this project and going through the whole steps for this project. I just want to add a little bit about some of the meetings what we had yesterday with the neighbors with the board and Father George and Father Jim and a lot of questions were asked in this meeting. I mean, everybody was asking about the environment. Are we touching any trees? Are we touching any floodplain? Are we touching any wetland? There was other issues. The height of the building? Are we doing four story? Are we doing three story? There was different issues about circulations and patterns for the site. What about engineering and about some water, where the drainage is going? I just like to kind of give some...we didn't start with this study yet, but we are, I mean, I worked with the City of Livonia, maybe with over 40 projects. So, we know that the City of Livonia is not going to give us any permit unless we meet all the codes, the requirements for the county, for the city and for the state. So, once the reason why we didn't have our civil drawings done because in rezoning they were not required.

That's why we didn't submit them. But definitely, like you said in the Planning Commission, when we come in front of you for the Planning Commission, and I'm a member of the Planning Commission in West Bloomfield for 13 years. So, I know what it's needed, what it's required, and how we're going to make the city happy and our board and especially our neighbors, that we want to tell them that this project is to meet all the codes and requirements what the city tell us, and there is no permit going to be taken unless all these permits are approved and we meet with the requirements of the whole neighborhood and the city. And just to kind of give you a little bit idea about the way we design the site land...we're not talking about Planning Commission's and site plan approval right now. But we like to say that we trying to stay away from any wetland, from any floodplain and from any environmental issues and the design that you saw on the site plan. Some questions came out. Are you doing underground detention or above ground detention? We like to work with the city and the neighbors. Originally, we thought that above ground detention is good. It's a nice water that it's good to be nice space is better environmentally, but if the neighbors think that we do have issues with above ground detention, I talked to Father George and the board, and they said, even if we have to do underground detention and make the neighbors happy, we can work with it. So, we are here actually what I'm trying to say, we try to work with the neighbors. We try to work with the city, and we try to make everybody happy in the process. It's a church been there for 50 years, and I think, I hope, it's gonna be for another 100. And most of them...a lot of the people who goes to that church there, they live in Livonia. I mean, we love Livonia, we work with Livonia, and Mark has been friends for so long, that he helped us through the process of different projects and hopefully, we're gonna do the same thing and this one, and we want to make sure that whatever you ask us to do, we're willing to work around our projects, and the advice you give us to make it happen, we're willing to work with you and make this process going in the right direction. And if you have any questions, please ask me and I'll answer any.

Mr. Wilshaw: Thank you for the information on the meeting that you had with the residents yesterday. That's helpful to convey that. We'll see if there's any questions for you. Is there any questions from any of our commissioners on this project?

Mr. Bongero: Good evening, I was able to attend the meeting last night, and I thought Father George and his team did a great job. It's a

shame that not everybody could be there, because it was a good chance to get some one on one. They made a very good point to address anybody's questions. Some people had multiple questions, concerns, and they didn't answer them the best they could, and if they didn't know the answer, they promised they'd get answers. So, it was very good. I appreciate you doing that. My only question was, on the retirement building, have you considered going two stories? I know it's gonna take more of the footprint. But...

Mr. Abdelnour Can I answer like little bit of that question? The reason why we started with this building, and we do have some elevation already drawn for the building. If we go to the midpoint of the roof, it's only around 38 feet. And typically, I don't know if Mark can help us. In regular houses, usually the midpoint, you can't exceed 35, so really, we're only missing what 20 feet if you put the building next to a regular house. So, we're trying to work and we can work with the pitches of the roof and we can make it look neat as we climb it as we can, but let me go back to the two story...the two story, if we do two story, we're going to have ended up pushing the building a little bit further, I think to the east, and we're trying to stay within the area we working with. Our setback now from the building to the property line is 500 I think 20. To the nearest house on the east side is 650 feet and if you go to the north side, with the closest house were around 460 and to the property line we're 220 feet. So, we try to make the project a little bit more compacted. Closer to the building. closer to the church, and not...because the minute we go with two story, I'm going to be extending a lot more because that's the reason really why we went and we did the two story trying to kind of save the property have more green area on the site and trying to make the project a little bit more compacted. Really that's how the whole thing started.

Mr. Bongero: I understand that. With the Montessori School, I think that's what you're planning. What are the ages for that school?

Father George: The Montessori School is one to five years old and we have all parishioners and non-parishioners that attend the school.

Mr. Bongero: I think you also said at the meeting that anybody can use the gymnasium.

Father George: Yes. The gymnasium came to be many years ago, when we attend many public hearing. The public school was in dire need. We do host all public school sport activity in our cultural center.

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It's almost as a good neighbor. And they are in need of a gymnasium. We have our use and if the city...any school would like to use it, it's more than welcome to use it. We don't have anything that is forbidden to use from anyone.

Mr. Bongero: And the same applies for the retirement.

Father George: Yes.

Mr. Bongero: So, timing wise, I think I heard you last night, you're thinking, three years from now,

Father George: It depend, the process takes a long time. As we get the zoning, then we have to move to the second step. Then the third steps, and this is will be all private funding from the church, from the parishioners. Where people who already pledged the money, because they want to see their parents be there, the neighborhood is there, the children is there, the church is there. Things are changing a lot in our society, and we would like to maintain some kind of semblance to keep the family. So, it might be two and a half years, three years, we might begin building the school first and the Family and Youth Center, but as we prepare for the soft cost, maybe we can do it all together.

Mr. Bongero: I think you're projecting \$30 million?

Father George: 25 to 30 million.

Mr. Bongero: You think it's gonna take two, three years to raise that?

Father George: No, we already have pledges close to 10 million, and the bank promise that when we have at least 20% of the funding, we will begin. We're not going to raise...all churches don't pay their mortgage, right away. Churches in the long-range plan...we're not in business, so if...we will do whatever it takes to make it easy, so that we have few banks who said, we will fund the project, we need maybe 15 20% down.

Mr. Bongero: Okay. So, depending on how this goes tonight, if you got approval, you're going to get immediately working on the site plan, architectural renderings, so that everybody here can get a chance to see them, right?

Father George: Absolutely. It's our neighborhood, okay. And it's my neighbor and I've been there 51 years when Merriman was one lane.

Mr. Bongero: Thanks, father.

Father George: Thank you.

Mr. Wilshaw: Thank you, Mr. Bongero. Any other questions our petitioner?

Ms. Dinero: Can you tell us a little bit more about that? What is your plan to engage the community if zoning is approved tonight? What plans do you have to engage the community and...

Father George: I want to apologize for one thing. I meant to engage the community six months ago, but I'm getting old and I'm sick and we had so many interruption, we lost so many people who died with the COVID, the deacon, many of the founders of this church, but whatever you advise us to meet on a monthly basis. I am...the church is open. This is not the first time that the community came. When the school system was going through all this change, our facility was open for the public to meet with no charge. We give them refreshment, no entertainment, but refreshment and coffee. So, our place is open to meet anytime, whatever it takes. No one should live in a place feel unwanted. This is our neighborhood. And they are all wanted. So, the next step before we go to the city council, we will have another meeting. I told them yesterday, we didn't have all the answer, you know, how was the floodplain is going to be and if we're going to charge for counseling or not. But once this process move, we will find the answer together.

Mr. Wilshaw: Any other questions? All right. Thank you. Any other questions from any of our other commissioners?

Mr. Caramagno: Good evening. Tell me how this comes together where you want to do a the Montessori as well as the multifamily housing. How...who makes that decision? Is there a board at the church? Who makes that decision? And how many people are on the board that...

Father George: We have parish council that has a team. We have the members, the chairman, the Treasurer, and we have a Maryim Center committee that's made out of businesspeople in the community in the church. And we have...they are set up. So, we came with this plan to answer the need of our church community in our neighborhood. We have every day people call they said you know my mother is looking for a place to live. Can we...is there a place for rent? What would we do with our parents? We're not a throwaway society. Then, also to have the Montessori school

with the Family and Youth Center, the Family Youth center will be for the family of Livonia. If you go to the court in Livonia, you find judges sometimes, and they have no place to send people if they need marriage counseling. So, it came up to be a perfect package. Now how it's gonna be, what's the charge, somebody asked us for a sign, we've never had any sign. We don't advertise. It's a word of mouth. From if somebody needs a place to live somebody and fit in and meet all the criteria 55 years and older. It's not for youth to live in that place.

Mr. Caramagno: So with this board that you've got together and a group of leaders in the church, how do you come up with close to 90, the need for close to 90 units? What...

Father George: 86 units only because what...this is what the architect said, that is what the land can take.

Mr. Caramagno: Okay, so what is the demand? Where's the demand for 86 units?

Father George: I have already 70 widows in our church.

Mr. Caramagno: How many?

Father George: 70 widows. The founders of our church, those who own all the businesses in Livonia many years ago, they're dying out. I was the youngest member of that community 51 years ago, now I am the oldest. So, it is the need and wherever you need, you read about the need for place for senior housing.

Mr. Caramagno: So, the need is based upon your math of the 70 widows, or the architect that you said said you can build 86 units on this property. Which is it, one or the other?

Father George: Really, it's both. It is what we can accompany and what we can accommodate, because we don't have the land. If Livonia Board of Education will sell us more land, that will be even great.

Mr. Caramagno: You're getting into my next question now. So, thank you. So, you're trying to maximize the use of this property and I think that's why many people are here tonight. The concern would be and my thinking that it's oversaturation of housing on that piece of property surrounded by residential land now. But let's go back to what you were saying that they'd sell you more property, are you saying that you'd, you'd petition to put up another apartment there?

Father George: No. But we will have maybe a different space. We will have more space for gardening, more space for the cultural, more space for education. More space...we are locked in. There is one way you will go into our property and our Maryim Center, and there is no exit anywhere else except our property.

Mr. Caramagno: I'm familiar with that. Thank you, I would...we'll listen to some more, but I would tell you that I'd be more supportive of a single story, more of a neighborhood network there. Even if you had to have more property, and perhaps the math doesn't work for that, and that's probably why you're going up, but that's kind of where I'm at now. That's the question I had. One of the other questions...we'll get this out now. What will be...what would prevent the church and the board from building this apartment and then selling it later to an apartment management company? And then the church wipes their hands of it and has nothing to do with it. What would prevent that?

Father George: Our constitution in the church, prevent selling any church property and to give it to a to sell the apartment that will be in violation of our Constitution? We want to maintain to serve the community, not only one year, two years, but as long as we are in this life exist.

Mr. Caramagno: Okay, so you have a constitution that will prevent you from ever selling any portion of the church property?

Father George: Right. We are not in business to invest. We are in business to serve the public and serve our parishioners.

Mr. Caramagno: Okay, thank you.

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

Mr. Long: So, as you reviewed the demand for this, you talked about 70 widows that you have and people within your, your parish, is there some kind of preference that would be given to current members for this facility? Or is it first come, first served.

Father George: First come, first served.

Mr. Long: Okay? What percentage of your flock is Livonia residents? Do you know?

Father George: Maybe 50% of our parishioners live in Livonia? And they have businesses in Livonia.

Mr. Long: Okay. And then you, you want to do the school as well. And that's what's in front of us is both? Have you considered doing one? Or do we need to take both at the same time? If we, you know...do you need both in order to make this work? Can you talk about that?

Father George: If you address the issue totally, it makes for a better plan for the future. So, at least me, my parishioners and the community are assured what's gonna happen. According to the plan of the city, nothing can violate the ordinance of the city. So cost...we might start building the school, and the Family and Youth center, and maybe in the last stage after two, three years to build the housing. It's all depend about the approval. As I said, we are not going anywhere. This is our home. Everybody should understand that. This is our home, our base. We've been here. We're the oldest, one of the oldest churches in Livonia and we are one of the most growing churches in Livonia. We feed the hungry, we clothe the naked, we raise fund for the poor, so, it's not only about us, it's about our society.

Mr. Long: I guess the last question that I have for now, and I think I want to hear what a lot of people have to say or what all people have to say and want to speak, but you mentioned to Mr. Caramagno, that it's in the church constitution that you cannot sell this property.

Father George: Yes.

Mr. Long: But just kind of playing that forward, if hard times came along, I mean, what? What does that mean? I mean, if the church were to ever fail, then what happens then?

Father George: Our church historically in America, never failed. business failed, family failed, but the church never fail. God in its midst, and it will not be shaken. We could have moved to Salem Township, but we are where our parishioners at and that's why we are successful. The greatest danger in the world is misinformation and labeling people and this is something we do not want to cross. We want to be within the law of what our right and our neighbors, right without violating anyone. The church cannot sell any property. Historically, if you look in the last 50 years, there is not one Orthodox church that was sold. And even though the

neighborhood changed, people move away, but they still come back to their church. Thank you.

Mr. Long: I appreciate that. I guess you know, I've seen the church that I attended as a youth in Detroit growing up that stayed in there, the neighborhood turned over and there was a lot of different people that moved in and the church went on for a while, but then eventually that sold. It wasn't attracting to the to the people who were living there anymore, so that's kind of my concern. I understand your point, though, and I agree with you that the church doesn't fail, the business fails, but I'm just trying to play that forward and envision how this unwinds.

Father George: One of the reason that you're building this school, and the Family and Youth Center, and a place for the seniors, is to keep the church alive and the neighborhood alive. If people moved away, things will die out. Do we need to repeat what other did? For 51 years, we came to this body, and we work with the city government about everything we did and we will do to keep our family and our neighborhood in tact. If people moved away, and there is no need that to visit my mother, and to have my child in a daycare, or to have my family and youth center for even a sports event, your people will go away. But we're not going away.

Mr. Long: Thank you.

Mr. Wilshaw: Thank you, Mr. Long.

Mr. Bongero: Just one quick follow up, I think to Mr. Long's point, you would not consider going for one zoning for the school and at a later date coming back for the retirement building? I guess that's what kind of what the question was.

Father George: I mean, it does. What difference does it make? We are...we keep our word. We keep our promise and we're working with you. So, what difference does it make? It makes it easy for us to have a master plan. If you have a master plan, you know where you're going.

Mr. Bongero: Maybe you just kind of start with one and see how it goes.

Father George: Well, the building we will start with one. We're not building everything in one time. But I would appeal to you that the zoning has to be for everyone, for everything. But it's all up to you.

Mr. Bongero: It's not up to me. Thank you.

Father George: Thank you.

Mr. Wilshaw: Thank you Mr. Bongero. Any other questions from our commissioners to our petitioner? If not, I do have a couple of brief questions. I generally don't ask a lot of questions for those in our audience who don't normally watch our meetings because I'm supposed to be running the meeting, but I do have a couple of brief questions that are more procedural, and it really is a spin-off of some of the questions that you've already heard. I just want to make sure the school itself, the Montessori, is there going to be any limitations on who can attend that school?

Father George: Absolutely not.

Mr. Wilshaw: Okay. And will that school be run by the church or will it be run by an independent organization?

Father George: By a committee in the church. We have St. Mary's Academy's Board of Director and they are the...one of our principal of it is a parishioners who specialized in Education approved by the state and the city, and so it's not leased out or anything else.

Mr. Wilshaw: So, the educators will be employees of the school through the church?

Father George: The principal, and the director are member of the church, but we do have other teacher who are not a member of our church.

Mr. Wilshaw: Okay, and they are just gonna be employees?

Father George: And they worked with us. Yes.

Mr. Wilshaw: Okay and similarly with the independent living facility, I heard. It sounds like that's going to be the same criteria. The only limitation is going to be 55 and older.

Father George: Yes.

Mr. Wilshaw: No other limitations on income or any other...?

Father George: No, because it's private and it's not a public funding. It's private funding. It's not a section eight building, it is you submit an

application to the management and if you meet all the criteria, and you pay the rent, you're in.

Mr. Wilshaw: Okay, and similarly, the independent living facility will be a property of the church. It will stay a property of the church and the employees who work there will be employed by the church.

Father George: Well, we have always the principal director will be from the church, because every one of these building has its own committee. I cannot run and be there for every committee, but the Maryim Center committee, they will have to hire a management company that understand. I've enough problem, hearing people complaining about my sermon, let alone dealing with rentals and collect the rent.

Mr. Wilshaw: Right. All right. I understand. Thank you, father, George. With that, I think we've exhausted all the questions from the commission. So, this is the opportunity for people in our audience who wish to speak for against this petition to come forward. Because there are so many people and I know there's gonna be so much interest in speaking, I do have a few rules that I would like to set for this evening so that we can make sure that everybody gets an opportunity to speak. Starting with the fact that, obviously, we'd ask that everyone please be respectful of everyone else's views. I appreciate the results so far tonight at the meeting. People have been very good at listening to our petitioner and respecting his views. I would ask that they will do the same for you and listen to your views and respect those. I would not like to hear any heckling from the audience, or any comments being made from the audience out loud, because those will not be picked up by our microphones and can also slow the meeting down. We're going to ask that residents comments be limited to two minutes so that we give everybody an opportunity to come up and speak and not be here until 11 or 12 at night. If you have a particular person that is a representative of the community, or a subdivision group, or something like that, that wants to come forward and give a more in-depth presentation or has something prepared we are willing to extend that for those people, obviously. Let's see. What else do we have? You can come to either podium to speak. I will ask that our petitioners sit down for this time.

Father George: You want me to stay here?

Mr. Wilshaw: You can sit down for now and we'll listen to the residents. For the residents who have never spoke here before we ask that

you please address us and not the audience because the meeting is for our purposes tonight. We want to hear what you have to say. Any questions that you ask please ask them of us. And anything that is asked the petitioner will be listening to those questions. And when they when we're done with hearing from all the residents will have an opportunity for the petitioner to come back up and address some of those questions. And yes, definitely, everyone please start with your name and address so we can attribute your name or your comments for the record.

Steve Johnson, 18240 Sunset Street, Livonia, MI. Our family lives adjacent to the north of this property. Our property line is going to be 200 feet away from this apartment back here. I purchased the home and our property from my father's estate about 15 years ago. Immediately after that, after I moved in, I started hearing loud sounds that I located was the St Mary's Cultural Center. From their website, it says St. Mary's was built and open for business in the fall of 1991. We can accommodate a group from 500 or 50 to 500 people. We are a full-service banquet hall. This building is clearly not used for church purposes exclusively. A number of folks here tonight have been to different events, and they have no affiliation with the church and yet it is not zoned commercial. As other banquet halls in the city are it appears to be zoned RUF (Rural Urban Farm) and it certainly is not located in a commercial area, as other banquet halls are required to in the City of Livonia. I have given the Planning Commission tonight an article by Brad Newman from the Michigan State University, entitled How to spot a spot zoning. It explains how spot zoning is illegal. Although PL (public land) to N2 (Neighborhood) where the school would be may does not meet the four criteria required to be identified as spot zoning, public land to NM3 I (Neighborhood multifamily up to four stories) clearly fits the definition of spot zoning in this case. Perhaps this is why the Planning Director Taormina last week, when asked about going from public lands to this four-story said that he could not recall any other instances in the city.

Mr. Wilshaw: Mr. Johnson, the two minutes is up if you could summarize, please.

Mr. Johnson: Okay. As of today, there are over 450 persons who have signed an online petition against this rezoning. If the property remains public lands, we would like to work with the St. Mary's to turn this beautiful area into a nature preserve and leave a legacy for

our children and our grandchildren. Because the future is now
Thank you.

Mr. Wilshaw: Thank you very much. Good evening, ma'am.

Amelia Wilkie, 31716 Curtis, Livonia, MI. I'm also an architectural designer. So, I know my way around these things. In Livonia there's approximately 16 assisted living and living senior residences, which include independence, so there really is no need for an additional independent senior living facility. So, I really questioned having a separate building for a gym and a Montessori school when other churches have a culture center that includes banquet halls, classrooms, and gyms, such as my church in Southfield and how doing that would save the church money, which right now, they propose \$30 million for their plan. It's an unnecessary amount that they don't have at the moment. and there's other ways around this. Thank you.

Colleen Badgero, 17415 Sunset Street, Livonia, MI it's about a five-house trek towards the fields where this is being proposed. This land that was purchased over the years by St. Mary's is serves a vital environmental and quality of life functions for us in its current natural state. It's a low elevation area of land that collects and absorbs a significant amount of water from precipitation. As we discussed earlier, there's a portion that is floodplain designated and with increasing storm patterns and heavy rains in recent years, building a large structure and impermeable parking lot services would gravely affect the stormwater management in this area. The loss of open land with native plant species growing and absorbing the water will cause runoff to the remaining school owned land and surrounding neighborhood. The outline of whatever water retention system is in place doesn't appear to be accommodated in the scope of these plans that have been presented so far. So, flooded yards, and basements place residents at risk for quality of life, financial and health problems down the road. Sending the water to the creek isn't a great solution either, because this creek already has levels of chloride, aka road salt, that are considered toxic to aquatic life. The stream quality has a reading of very poor from samples analyzed by Friends of the Rouge organization. So, adding more salt and chemicals and other pollution by bringing this many people and their cars and their waste into this environment is going to create further damage to this water system. We need to be reversing damage not adding more, in my opinion. My biggest concern is the zoning to the N2 for the community center. I can see how that fits in the master plan and

in this neighborhood, but the housing is not compatible with the surrounding neighborhood as outlined in the master plan. So, that's all I have to say. My daughter is here and would like to present if that's okay.

Mr. Wilshaw: She is welcome to.

Ms. Badgero: She has the same address as me.

Mr. Wilshaw: Very good. Thank you.

Ms. Badgero: Do not take our meadow. First, me and my friends absolutely love riding our bikes there. Second, you'd be practically taking many children's happy place. Third, I wouldn't feel safe walking school by big buildings and parking lots with lots of people where it used to feel like the safest place in the world to me. Fourth, people's backyards could be flooded, because when it rains, huge puddles form there, but when you build buildings there, there'd be no room for those puddles, so they'd be forced away into other people's backyards, and they will start to flood. I may be a kid but I'm more powerful than you thin, aAnd I care about the future. I love playing in nature and I hope that one day my kids will have places like this to explore and play. Please don't approve the rezoning so the land can be protected once again. Do not take our meadow.

Mr. Wilshaw: Thank you. Thank you, sir.

Kevin Skylis, 30528 Jeanine Street, Livonia, MI. I have some questions. I also wrote a letter in opposition. So, questions for the commission. How does this not constitute spot zoning and if so, is spot zoning considered an acceptable practice for zoning Livonia? Secondly, what safeguards are there to ensure that the senior residents will be used exclusively for seniors? How does this align with the Livonia Vision 21 Master Plan? And then if there's no precedent for this, which seems was established last week, then how can you assess the impact on the neighboring communities? And then maybe more of a question for the petitioner, but why should the neighboring communities believe that you'll engage with us when the first meeting with the community was after you had already submitted the petition?

Mr. Wilshaw: Is there anyone on this side wishing to speak? I want to try to alternate. Good evening, ma'am.

Margaret Rudis, 31038 Mayville, Livonia, MI. Our backyard faces the field. We've been there 31 years, and I also want to address the concern with flooding. Some years back, the school had done some resurfacing with some dirt in the backyard, and it really worsened the flooding that we already...we get some soggy grass, we've learned to live with it over 30 years, rainy seasons. But they did a small change with some dirt out there and was like, wow, this is the worst flooding we've ever had. And the butterfly effect. I can only imagine that what that would be doing with parking lots and all that...that yes, it would have an impact on flooding in my backyard and all of the surrounding areas. Also lighting. They built that garage for storage back there, and it's just this spotlight. We practically can see a shadow standing in our living room. I'm not, I'm not making that up. If you're standing there, the lights are out. It's so bright. If they do do this, concerns about lighting, aim things downward. You know, traffic, all the other things. But the letter that was right at the beginning had me nodding my head that yeah, because they said about the water and the flooding and all that that first letter that was read. I guess I'm done. I just wanted to throw in my two cents of that. Yeah, we're really, really concerned about this and that it hasn't been addressed the water than all the other issues. And also, if there is approval, I love the idea of maybe start with the school. Do you have to approve the whole thing? See how that part goes. The school and the gym. That's more reasonable than the whole thing all at once. So please, if you are going to approve this, maybe just do the first part and then maybe down the road, they could come back and ask for the other part. Sounds reasonable. Thank you.

Mr. Wilshaw: Thank you.

Emil Ancholouni, Farmington Hills, MI. I hope that that will allow me to speak.

Mr. Wilshaw: You're welcome to speak.

Mr. Ancholouni: I want to address the fact that Father George talked about is the community and how we support our church and how we want to live and grow in the future. I married a young lady from Livonia, Churchill High School. My in laws live in Livonia. My brother in law's both live in Livonia. I've been a member of St. Mary's Parish for 37 years, ever since I moved to Farmington Hills. It is part of my existence. One of my sons has just got engaged, he's going to be married at St. Mary's Church, and I hope that someday I'll have grandchildren that will go to St. Mary's Church. So, I'm talking about the fact that the community is

growing. I was one person, and now I have a family of 10, 12, maybe 15 grandchildren someday, I hope. And so I'm looking for the future. I'm also 63 years old. And I'm looking at this 55 year apartment residency as a way for me to, to live my sunset years, so that I can be close to my church, close to my community, and be able to experience the community support that I've had my whole life. That's really all I want to say I but I do think it's very important that the whole master plan be approved now because I'm planning for my retirement and for my life. And I would really like to know that our church is on solid ground when it comes to the master plan.

Mr. Wilshaw: Thank you, sir. Good evening.

Bill Parnis, 31005 Mayville, Livonia, MI. I think Father George is a good man and I think he sees things as the glass half full and maybe not recognizing the glass half empty. I have to view it that way. I want to be charitable. I can talk about specific issues, but really what it all comes down to for me personally is a matter of trust. I've lived for 24 years on Mayville Street. There's been a number of events put on by St. Mary's. I know they go to the city and ask for approval, noise variances and so forth, but yet, despite whatever the approval is, then you know, a half hour after the music is still playing. And so, for me, these are small issues, and we just ignore them because it's just a weekend or a week, but this is not small. This is permanent. And I really...it's a trust issue for me that all these things that have been said, are they really going to be held to or not? And that is really where my concern is as a neighbor. Thank you.

Mr. Wilshaw: Thank you.

Susan Chavey. 31412 Curtis, Livonia, MI. I live directly across the street from the church. I've lived in Livonia...I actually knew Father George when he moved. We were neighbors then, and I can one up him by saying Merriman was a dirt road when I first moved in there. Seven Mile and Farmington were two lanes. Anyway, I have known Father George, watched him build an amazing church, an amazing community. And always with open doors. He's helped me personally; he's helped my family. He's allowed us, even though we're not members of church, to bury both of my parents at the Basilica. He is a man of his word. When you talk about trust, he will work with you if you need. If you have a question, go to him. I talked to him recently about lighting when I heard this was coming up. And he's been calling me what are the concerns? Can you come over and tell us. We'll have an

electrical engineer work with you because I am affected by the lights. I mean, I live directly across street, but I have watched him build this community. I've watched him follow through. He is an honest man, and I don't know what else to say. I watched the basilica be built. Everything was according to city guidelines, according to what the city requested. He is a man of his word. He is honorable. His church has open arms. I think if you ever needed something and you approached him or actually tried to talk to him directly, you would find that, you know he would work with you, he would be willing to work with you. So, I encourage you guys to be open about what's going on and trust that the city will require what's necessary for this project to move forward. Thank you.

Mr. Wilshaw: Thank you for speaking.

Darlene Wood 30527 Jeanine Street, Livonia, MI. I got a couple of questions. First one is what's to say that say that the church can't change its constitution and then sell the building outright at a later date. There's been a lot of articles in the paper recently about population declining especially youth. People aren't having as many children. So, therefore, the school might not flourish in years going on. They had a groundbreaking ceremony in November and that was even before the petition was presented to Livonia. So, I'm not understanding quite how there's this situation where they're being open and honest. I do have an amended petition with 467 signatures from the one that I had recently submitted. I was hoping that I could give that to you today.

Mr. Wilshaw: You can hand it to miss Reece and she'll put it in our file. Thank you.

Ms. Wood: And the number...and the number of signatures are growing. But we'll leave it at that. Thank you.

Mr. Wilshaw: Thank you. Good evening.

Julia St. Peter, 18276 Bainbridge Avenue, Livonia, MI. We are the last house on the street. Obviously, my husband and I are concerned about environmental issues, because we're the last house on the street. But the two things I want to ask you is first, maybe to postpone, maybe rezoning, just until we hear more about what their plans to do with the pond and with everything so that way, then the neighbors will all know what's going on, and I for one, feel comfortable about that. The second issue that hasn't been

talked much. I've worked in many senior homes as a history and there is a drop off where the creek is at and no one has addressed that and I know it is an independent senior community, but my concern is if someone's deteriorating with their mind, what's gonna stop them to go off, because I don't want them to fall or get hurt or anything like that. So, I'm just concerned for seniors that way, but I'm sure the facility would be beautiful, and all that jazz and it is their land. So, I know they have their right to do so, but I, for one, just want more detailed plans before proceeding forward. And that's it. Thank you.

Mr. Wilshaw: Thank you for coming.

Laura Burke, 30573 Brookview, Livonia, MI. I did write something because I can go on and on and on and hearing father and all these other neighbors of mine....again, I could go on and on, but before I go and read my prepared speech, I do want to say that I have no reason to doubt anybody's words up here, but I am the one house I believe, other than Mr. Johnson, that actually touches the property. I'm at 30573 Brookview. I am not even on there or on the petition that you guys have. Okay. So, my fence line is the property. Okay. We and I will first say we have gone to weddings there. We have gone to showers there. I have gone to all my kids sporting events there. We have spent money in the beer tent that my husband loves father, for the festivals. We have ridden the rides with the kids. We enjoyed the fireworks. We even had a party for the fireworks in our backyard. My house is perpendicular to the structure, not the school, but the actual apartment structure. So, I feel a little dismayed when I see people walking my line, putting pink ribbons on my fence line and many neighbors coming up to me, someone's been here and somebody's been there, and so I many times called the city and I think I spoke to you Mark, and I said is there anything going on, because I see that they're having a groundbreaking. Nothing that we've heard of is what I was told. And then somebody else said something...sent me a...I get things in my mailbox about this. And this is how I heard these things. And that is really, really bothersome that I had to call and call and call and then when we called about the...we got this message that it was in the free press about the hearing. And I said what hearing? I'm so close, why haven't I gotten it? And that was a mistake and they didn't send them out and that's why this was proposed to have it on the 31st. So, I'm just saying I have nothing against the church. We've been there since 1984. Okay. And this is my...what I actually wanted to say the reason why I am opposed to the rezoning is quite simple. There are two and

three stories, senior living structures up and down Middle Belt, and a newly built complex across from the fire department and the police station that is very beautiful. As I have also gone and looked at. There are a few on Seven Mile between Merriman and Farmington with an apartment complex on the corner of Seven Mile and Merriman. All these places, and I'm sure I can mention several more across the city that I'm sure you get the idea. All of them fit into the area that they are located. The structures are located amongst other buildings and businesses. This proposed three story structure does not fit into the surrounding area, which is a single-family home situation. I am in a neighborhood of over 400 single family homes. For a three-story structure to be there changes the whole aesthetics of that subdivision. I will say this does not just change the aesthetics of my home. I am perpendicular, so I am I am fortunate enough even though I'm sitting very close to the parking or to the property that when I sit on my deck, and I'm washing my dishes and I'm sitting in my den watching TV, I'm looking at the beautiful lawns of all my neighbors. That is not the case for the people on Hillcrest or Mayville. They will sit on their deck and look at that structure.

Mr. Wilshaw: Ma'am. Ma'am, ma'am,ma'am, can I ask that you summarize?

Ms. Burke: I'm going to summarize right now.

Mr. Wilshaw: Thank you.

Ms. Burke: If I ever thought of something being built on that field, which we expected from time to time, I mean, my husband and I are not ignorant. We figured something was gonna go down. We always thought it would be with the aesthetics with single family homes. I have no problem, I have no issue. Some people may, I don't have somebody's house right next to mine. That's what neighbors do. That's what neighborly things are done. I understand that. But I never thought it would be a three-story structure that we have to look at. I totally sympathize with everything that they're talking about the old people. I took care of my mother. I have been taking care of her. I don't have other people changing their aesthetics to take care of my mother. Thank you.

Mr. Wilshaw: Thank you. Ma'am, you're welcome to speak. Good evening.

Nadia Helenia, church member. I have been with this church since the beginning. Actually, I'm one of the...my husband and I were one of the

founding fathers. Father George came to us in his early 20s. He baptized my five children. He also baptized my 13 grandchildren, whether they live in the state or not. I've been living in Livonia for 43 years in Sheffield. And I would like to move back to Livonia in our new Marian center to our new Maryim Center. I always was begging Father George to start this thing here. Our church does nothing but good in Livonia. I'm sorry, I'm a little nervous. We spread love, we spread hope, we spread gratitude. We spread...the Bible teaches us love thy neighbor. We never, we never aggravated our neighbors, whether in our home, in our businesses, or definitely not in our church. I would really, really like to have this project go through. Because like I said, it's not just me. There's a lot. I've been a widow for 35 years. I was widowed when I was 47. And I'm begging for somewhere like this where I could walk to my church. That's all I have to say.

Mr. Wilshaw: Good evening, sir.

Greg Yon, 30562 Brookview, Livonia, MI. I live right next door to Mrs. Burke. So, she's not the only one that the property touches. I am the neighbor along with Mrs. Burke that is at the dead end of Brookview. We were talking earlier about notification and all these other things. Most of these people are here because they just found out about this the other day period. I've lived there for 20 years, and not once was this mentioned to the members of the community that already occupied the outskirts of this property that's zoned for public land. I really have a couple points to make here. Sorry. But first, I'm going to read the term elderly housing that we've been talking about tonight, because it's right in the petition that was submitted to you guys, and the term elderly housing refers to a building or a group of buildings that provides housing in which at least 80% of the occupied units are rented, at least to one person over 55. So, anybody else in that apartment does not necessarily have to be 55 and this is an apartment. The other 20% of the occupants can be anybody. So the term elderly housing allows somebody that's under 55 to move into that building, unlike what we've been being told here tonight at this particular juncture. Secondly, you brought up a great point earlier about dividing this into two sections. That property up front was zoned for a school back in the early days of Livonia, it was Bryant Junior High when I moved in. That property has since been torn down and sold or kept by the school board. That property is zoned for some type of an educational facility. The back land on this property was always public land, zoned for public land. This is a high density

building being built and land that was designated for public land. And should we create an apartment complex here? It's going to set precedent for other properties in this city. When somebody comes in and says, I have an idea, or I have something I want to do, and nobody else around them knows anything about it. This is elderly housing, one person, and you guys should know this because you saw the petition. We've been throwing that term around all night. And that's the true term and that's written right in this petition. Now, I understand you guys don't make the law but this...to throw this to the City Council, and force them to get in all kinds of accolades and battles at this point for two separate issues here, a school up front, and a high density apartment complex on public land before everything has been studied and accurately portrayed, would not be a service to the City Council either. So, this is two separate issues. The front and then the housing, and nobody wants to come home and stare at an apartment complex. We have seen all the lighting, heard all the issues from all the residents, and when you're that person in that backyard or that resident with the information that we received a day ago, we've had no opportunity to look at this or come together with the Planning Commission. If it wasn't for two people that called on January 4, we would have never known about this because those petitions were not sent out. It was supposed an accident that these came out or were not sent out, and then everything was pushed back to today. This was supposed to be done on the 17th. We never got our letters on top of everything else that's been said here today until two people discovered it. Had those letters not been sent out., and none of us showed up. I'm not really sure how today would have went because there would have been nobody sitting here because nobody knew about it.

Mr. Wilshaw: All right. Thank you, sir.

Mr. Wilshaw: Good evening, sir.

Brad Garrity, 30810 Bobrich Street, Livonia, MI. I was born in Livonia. I grew up in the house I live in now. When I bought a house, I bought one on Dora street, just south of Seven Mile, same square mile, and then when we had more money, and we were gonna go buy a new house, we actually bought my parents' house and spent all the money we had and the money we're still making to stay in this neighborhood. I have played in that field. That field is part of our community. I love Father George and the whole thing. We got married at St. Mary's Cultural Center. This whole thing is already part of our lives. I don't live on Mayville and I don't live

on Bainbridge, so I don't deal with the lights. Thanks, guys, for blocking those forests. But I'm raising my kids here. We play in this field. I don't want to look at an apartment building. Part of the reason we bought here is because it is residential housing. That's what we have. I don't have my ducks in a row. This is an emotional plea. This is part of our lives. Love these people. They've always they're great. Love the whole thing. We don't know about this, and nobody wants to look at it. I don't want to look at it. I want to keep walking my kids through this field and playing in the woods with them. That's what I want to do.

Michael Coliton, 31193 Bobrich Street, Livonia, MI. I live approximately 500 yards in direct line of this three to four story massive complex they wish to build. I bought in this neighborhood there was Bryant school there. I bought a house by a school with the gymnasium. They tore it down. But I will tell you this, we welcomed Father George into our neighborhood, they're part of our community and to find out nine days ago that they want to build a massive structure right by our homes without even consulting us. We came to their events, we supported them. We did all of this, all of these people here because they love Livonia and they appreciate what you guys are doing. We respect, we respect the church there be at best medical is beautiful. So, all I'm asking is this I understand there are two lots. One is for both requesting zoning. It would make logical sense for two things. Number one, if you wish to consider approving the zone for the school for the gymnasium, I bought a house buy one I really don't have like the stand that makes a lot of sense. Number two, I would welcome a conversation in depth with our community with the parish and your members. So, we can agree to work together as part of community to help build father towards dream, help build our community along with your great Christian values you have. Does anyone argue with that? That's what we want right? Give us the time, please. I'm asking you to deny this zoning request for this massive complex. Give us the time to work together as a community as you wish us to. Right? Aren't we Livonia? They are too. Please deny that second request and please let it give us the time to talk and work together. Thank you so much, guys.

David Wido, 30889 Mayville, Livonia, MI. Most of what I'm going to say is really...already been said, but, you know, this is the first time that I've attended, you know, one of these Planning Commission meetings. That's why it's very important, right, to myself, my family, you know, my boys. You know, and I'll echo some of the other comments, right, just about notification. I have a neighbor, actually tell me and I go and start searching online and find

some documents, find a groundbreaking, right, that's kind of appalling. My understanding that Mayor was there, right? How does that work? So anyway? But, you know, so to kind of go through some of these, right, you know, 80 apartments, right? How are you going to shuttle...how are you going to get 80 apartments worth of people and cars in and out of that facility? Right? Their driveway is not going to support it? Right. You know, we've had people already talked about stormwater retention, right, where we all live in Michigan, it's bad enough as it is without, you know, businesses building up and, and, you know, sealing the ground from being able to absorb the water. You know, as mentioned, right, three stories don't match the neighborhood, right. It's, it's a single-family home community, you know, and I asked the commission to deny the request. So, thank you.

Mr. Wilshaw: Thank you for coming. Good evening, sir.

Evan Lindman, 18736 Hillcrest Street, Livonia, MI. I want to challenge the commission to think about what we're thinking about tonight. I didn't know about this petition and what their you know, zoning until probably three or four days ago. I live very close to the church, and I own and operate a lawn care business, and let me tell you, what they're proposing is going to be a disaster to the houses and the river and the stream, the woods all around what they're trying to do. It is not a...come on, let's be honest, this was a church, that could have the courtesy to being truthful and honest to send out more letters to the surrounding community but what they're actually you know going to do is...we actually need to think about this and quite honestly, the church is beautiful, but if you put a school and a giant apartment there on Merriman that's a big eyesore for people who are driving by and for the people all surrounding there, though to this is a field for people growing up and I would challenge you...I don't...it's apparently...it's supposed to be in apartment complex for the nuns and you know, the nuns there. I would question how many people actually, like, live in Livonia that go to their church and I don't even think their church is actually thriving as well as they're on putting off though too. So really, think about this. We need to think about where we're thinking about this. Don't push this through tonight

Mr. Wilshaw: Folks, let's not let's settle down everyone. Let's give this young lady a chance to speak.

Sandra Lung. I have been in Livonia for over 52 years. I actually went to Bryant and I realized that a lot of things going on in complexes but if the church really won the school be realistic. They would have bought the church the school 20 years ago. I am not trying to be mean, but I see...I face where...right by Laura, right on Hillcrest facing the church. I love seeing the church. That's my sunset, the happy place. If that is blocking my view, and I can't see what's you know, I love the scenery. Not only you see me, the wildlife, the river, all these creeks that children go through. My biggest concern is the Mayville where there's a dead end. I see children going through how are they going to get to school? If they have these elderly God knows what they're going to be like? They say they're gonna be screening. But this is...be realistic. This is a new world. People are dangerous and we are on a dead end street on Brookfield and to help these children come through passing through their creek. Crossing the bridge go into Coolidge. This is a big concern for me. I love these children. I don't want them to be, you know, attacked. You know, this is a real world that people, children are dropped off on the dead-end street, they go to school, I watch them go to school every day. You know, that's my biggest concern. And not only this complex, you know, this the water like, environment that's really bothering me. Because when the floods come up the river goes up to that, that bridge level, I've seen it. And it's actually overflowed. So, I feel sorry for Sunset because I was gonna buy on that side, and I didn't because that flood zone. The water was going constantly I did not buy on that side. So, I feel sorry for those people on that dead end on that side. Thank you. Okay.

Mr. Wilshaw: Thank you for your comments. Good evening.

Tricia Woodland, 31079 Mayville Street, Livonia, MI. I'm not here to degrade the church or Father George or any of that stuff. I'm just very concerned about the three-story apartment building that they want to put up. I don't feel like it fits in with the neighborhood. I feel like I've lived places where there have been empty fields and they typically always get filled up with housing. And so, we can't necessarily expect that field may remain vacant, but if it's going to be filled up, it needs to be filled up with similar structures. Regular housing. The other thing, just as an aside is if this is going to be an apartment building for elderly people, it seems to me that elderly people do much better if they don't have a lot of stairs to go up and down. And so, it's a little...it's just weird to me that you would want a three story apartment

building for elderly people when they're better off on main level flooring. So that's my comment.

Mr. Wilshaw: Thank you for coming. Good evening, sir.

Mr. Wilshaw: Please wait one moment. Everyone please quiet down. Thank you.

Hatham Fakhouri, 34820 Fairfax Drive, Livonia, MI. Without being said. I mean, the Basilica of St. Mary brought me into Livonia 15 years ago. I brought my parents into Livonia. I brought four of my brothers into Livonia, I brought my in-laws unfortunately from Kentucky into Livonia.

Mr. Wilshaw: This is a recorded meeting, you know,

Mr. Fakhouri: Edit that out... No, but in all seriousness, I thank the community for all of the concerns. I mean, I think it suffices to say many of the concerns are fear based concerns. Right? I mean, some of the concerns as far as who's going to be coming into Livonia are similar to the same type of remarks that we heard from similar members of the community 51 years ago when the basilica wanted to break ground in the City of Livonia, because they didn't want our type to be in the City of Livonia. They didn't want

Mr. Wilshaw: Please, everyone, please settle down.

Mr. Fakhouri: Thankfully, thankfully, thankfully, the number of individuals who echoed that sentiment were few. And the greater Livonia community was an open arms community. And since then, the Livonia has welcomed us and welcomed many from our community, and I'm talking about the Orthodox community into the City of Livonia, who have lived here who have started businesses here, who have thrived here and who've been active members of this society. And just like that, we have to look at the future of who's going to be coming into Livonia and who's going to be participants of Livonia. At the same time, who's also going to come back into Livonia. I know that two of my parents are both elderly. One lives in a senior living facility right now that he does not like. My mother who is going to be going into a senior living facility. My mother-in-law wants to be going into...these are people who want to be coming back into the City of Livonia on top of the economic benefit that's going to be happening...on top of the involvement with the community. I think there's gonna be many benefits with this development and I appreciate a yes vote on this zoning board.

Mr. Wilshaw: Thank you. Thank you, sir.

Paul Condon, 31115 Hillbrook, Livonia, MI. We are directly across the ditch from the proposal. Just a couple of questions, technical questions, maybe if you do pass the rezoning tonight. And during the future steps of this process, the project is next to expensive they don't get the approvals whatever. Does the zoning stay as you rezone it, or does it revert back?

Mr. Wilshaw: It stays?

Mr. Condon: It stays okay. That being said, if I had just bought, I don't know, maybe \$200,000 worth of property, couldn't get it rezoned the way I want it to and needed it, I would then probably try and sell that. I don't know that the church would have any value in a big piece of property that now they really can't build on. So, I wonder how that situation would possibly develop. Also very concerned about the runoff like many of our neighbors. I do want to try and be respectful of the fact that a property owner has within certain guidelines that are being established here, the right to do with their property, they put the money up. If we wanted that property, we probably should have all got together chipped in and bought it, but we didn't. We never had a chance obviously well as a true or not. So, the rezoning would stay with the property?

Mr. Wilshaw: Correct.

Mr. Condon: With the rezoning and stay with it, okay. So, someone else then could come in and do something different, obviously. Okay. Very good. I was just curious about how that process works. So, thank you.

Mr. Wilshaw: You're welcome, Mr. Condon. Good evening.

Nancy Ghannam, 31335 Rayburn Street, Livonia, MI. I'm also the parish council president at the Basilica of St. Mary's and a few people have said some kind of insulting things regarding the Basilica. So, I'd like to address them. First of all, I want to apologize if anybody was offended by our groundbreaking. That was done as a ceremonial event. We all understood that we did not have anything approved and we weren't putting, you know, a building up. It was done ceremonial to celebrate our 50th anniversary, to celebrate Father George's 50th anniversary as a priest and his 50th wedding anniversary. It was done because our bishops

and our hierarchy was here, it was completely ceremonial. It wasn't done, underhanded, conniving, or anything else as people have tried to imply this evening. So, I do find that insulting. Number two, the senior living center that is being built. That is proposed to be built for the parishioners in our church that want to be there and it will not be exclusive to them. They want to be there because it is next to the church. They don't want to move to another facility. They want to be able to walk to the church, when they get to the point where they can't drive as many people do at that age. They want to be able to walk to the church, they want to be able to walk to the activities that we have in the church. Every Wednesday we have a group of ladies that that meet and put together our bulletin. They have senior activities; they have senior luncheons like Mrs. Hannah Nia said they are anxious to live there. If there are other facilities in the area, they probably won't move into those they are anxious to move into the one that will be adjacent to our church. When that is built, and we have our seniors living there, it will bring people into the area, parishioners back that want to take their parents out to lunch, they will then be frequenting the restaurants in the area that want to take their parents shopping that want to take their parents to all the other stores in the area, it will bring more economic growth to the area. The issue of the water, we are going to be residents of the area as we are building a building there. So, we will be affected if we don't take care of the water. So, if there's groundwater, if there's runoff, we are going to make sure that all of these issues are addressed as we are going to have a building in that area. We have our church, we have our offices, we occupy that area, we're not building it and then leaving, we're there. So, we need to make sure that that will be taken care of so the issue that all these people have spoken about will face us too and we will address it. Anytime...

Mr. Wilshaw: Can you summarize, if possible, please.

Ms. Ghannam: Yes. Anytime that we have been addressed to any issue that has come to Father George's attention where a neighbor is upset about something, immediately I get a phone call, we must address this issue. So, people here are speaking that we are the worst, as if we are the worst neighbors ever. If the music is too loud, we lower it immediately. Have we made mistakes? Absolutely. And I'm sure everybody else has. We follow the noise...we have a permit, and we follow it. Has it ever been left on longer? I'm sure it has, and we apologize for that. And we're always working. Sometimes the person in charge doesn't know

when the noise permit. We are not perfect. We're also group of volunteers that run the church. We're not paid employees. So, we do make mistakes. I ask that you do approve this project in its entirety as it relies on each other, and one more thing I'm sorry. People keep talking about the three-story building. I don't think they paid attention to what Mr. Abdenour said. It's three feet higher than a two-story house. So, they're talking about it like it's, you know, 50 feet higher than a normal home. It's three feet higher than a two-story house. We need to keep that in perspective, when you hear about the building, thank you.

Mr. Wilshaw: Folks, we need to keep the meeting moving. So, try to keep the clapping down a little bit. I understand that you want to show your appreciation for the comments, but keep it brief. Please, sir.

Ray Riza, 30537 Brookview, Livonia, MI. Two houses from the dead end on the field. First of all, ma'am, you're insulted....

Mr. Wilshaw: Sir, sir, please address us. I don't want to get into a debate back and forth between people.

Mr. Riza; We were insulted that we found out two days ago. We were insulted. Congratulations, Father, George, on the 50 years of great work at that church. You don't celebrate with a groundbreaking and a shovel with the Mayor. You celebrate with a party and a celebration, not a groundbreaking. Second of all, I don't think it's been addressed, and I sent an email to the commission, so this is all verified information if you want to go to the email. A 17.9% decrease in home value on a home within 1,000 feet of a senior home development in the short run. These are all facts. Now I'm going to reiterate a lot what that's been said. I will be staring at a three or possibly four story building because it is going to be allowed, if it is allowed to go up to four stories plans may change. I'm not stupid. I know that that field should have been developed a long time ago with single family homes like mine. Now my single-family home, I'm going to sit there and look at a basically commercial building. No, I don't want that and I don't want a 17.9% decrease in my home value all of the sudden. So, I just wanted to address that. All of the other stuff...The church has been wonderful. They do wonderful things, but numbers don't lie.

Kathy. Plotzke, 30549 Jeanine, Livonia, MI. First, I want to say that I'm a little upset that I just found out about this three days ago as well, didn't have a lot of time to do research. The research that I did

do though, was in regards to the Livonia Vision 21 Master Plan, and what I found throughout that, there are several subcategories that go speak directly to maintaining open space, maintaining green space, and a couple of them the sustainability and resiliency once the goal of conserving and restoring open space waterways, trees, parks, trails, open space states, they want to develop maintaining and preserving of open space green space. Subcategory, Parks and Rec encourage the preservation of open space and in addition the public surveys that were done in this master plan talks about the residents wanting to keep parks, green space trees, single family neighborhoods, and they desire the preservation of natural spaces. Get into another portion of the housing development in the Master Plan, and it says that the recommendation is to seamlessly incorporate multifamily units into the neighborhoods, and that new housing should be encouraged to be located close to the street with prominent entrances facing the street residential in scale, and with parking street parking available. It appears that none of this is consistent with the vision 21 plan for Livonia. So I'm going to ask that because of this flying in the face of Livonia its own Master Plan that this petition is opposed. Thank you.

Mr. Wilshaw: Good evening. We'll start with you.

Margaret Yon, 30562 Brookview, Livonia, MI. And it would appear that the last lady and I both wrote exactly what we were gonna say so I'm not going to reiterate everything she said. But Livonia Vision 21 is about community and family. Community we are welcome to support. We are welcome to be here with the Basilica. Maybe work with them see something that might compromise both. When we bought this house it was a single family neighborhood, single family homes. That's kind of what we envisioned would go in that field at one point. Another issue that I have concerning with is the last stormwater management drainage was in 2002. At the time, it was known that the infrastructure for Livonia is subpar. Actually, aging and being right on the creek, I can sit in my backyard, watch the storm water raise four to six feet with rushing water. That is not going to support the extra concrete that this project is bringing in. So, you know, if you guys are really really in support of Livonia Vision 21 you're on board with the city I urge you to decline at least half of this project. Thank you.

Robert Hoekstra, 30564 Jeanine Street, Livonia, MI. Directly adjacent to the field. And I'll be very brief because I just want to make one point. I

want to implant in you with respect to the intent of this meeting tonight, which is the reduction of even any square inch of public land in Livonia. I deem is completely unacceptable given families first since 1950. Public Land is precious. Any reduction of it to me is unacceptable. I am asking you to oppose this project.

Mr. Wilshaw: Thank you, sir.

Ms. Skylis, 30528 Janine Street, Livonia, MI. My home is kind of adjacent to the field. So, while my home doesn't...I'm sorry. Can you guys hear me now?

Mr. Wilshaw: Yes.

Ms. Skylis: Wonderful. So, my home does lay adjacent to the field, it doesn't back it directly, but when we look out of our back door, or out of our second story window, we are able to see the field. It's over to the left of us. I do have concerns very similar to everyone else's who lives in the area. The main one will...actually there's two main ones, any type of negative impact when it comes to flooding in our neighborhood, as well as the marketability and value of our homes if we were to sell our homes anytime in the near future. And even after that, not in the near future, because I have a very hard time believing that people who live up to this area want to look out their backdoor to an apartment complex, a large parking lot, and potentially any other structures that could potentially be built in the future if the church did choose to purchase more property in the future. Those are all current concerns mine. I would also like to bring up the fact that, you know, one of the church members brought up love thy neighbor is a Bible verse, I believe. I'm not well versed in the Bible. However, I will say, I don't see that happening here. It's offensive to me that the church took the time to have a groundbreaking ceremony, and while I understand that Father George was ill, for six months, at least that's what he said during the, I believe the study hearing last Tuesday. I find it hard to believe that there's time to schedule and attend a groundbreaking but no time to inform your neighbors about what's going on around them. I don't get it. So just to piggyback off that real quick. I know I'm over time and sorry, but I've only been here since 2021, and the church has already left a very bad impression on me personally, as a neighbor. The music during their some summer festival, the bass is so loud that people's homes vibrate. When I call the police, over 30 people had called before me to complain about it and the music did not

subside and I want answers as to why neighbors are not taken into consideration then. But now we should take you consideration now. Thank you.

Mr. Wilshaw: Good evening.

Austin St. Peter, 18276 Bainbridge, Livonia, MI. The north side of the proposed apartment buildings. I just feel that the justification to going from this special two- story to three story to even possibly four story, the justification was just stating that they believe that there will be like want for that. I just want like a more proposed like a more documented explanation that it is needed to be a three story and unless it's not then we can stay at the two story so I suggest postpone this until the that's verified that it is needed to be 89 units or so.

Mr. Wilshaw: Okay, thank you, sir.

Christopher Martin, Livonia, resident. My parents had been here for quite some time also, both in the Navy and World War II. Bought in Old Rosedale Gardens in 1947. Grandfather and Grandmother had also been in the cit. Paid a lot of taxes over the years. My taxes went to buy that...put a school up over there. Then later on was taken down. This is still public land. I want it to remain public land. Put a park there. Name the park after whoever they want. It's public land. Father talked about some type of constitution. I carry this with me. It's a little tattered. In my pocket, Constitution of the United States. We're not some third world country. You guys have the opportunity. Keep this public land. That's what it was zoned and that's what it was designated for. Don't change it.

Mr. Wilshaw: Good evening.

Jamie Jeffries. 17551 Hillcrest Street, Livonia, MI. I want to read a letter on behalf of my mom and me.

Mr. Wilshaw: You're welcome to.

Ms. Jeffries: Okay, it's written from her perspective. My name is Sally Jeffries. I bought my home at 17551 Hillcrest street in 1994 and have lived there the past 29 years. The side of my house and backyard are adjacent to the walkway to the field, and my backyard has the full view of the field. When I purchased my home, there were two things that were important. Living in the City of Livonia and the view of the field. I chose to live in Livonia

because it is one of the few remaining cities that actually cares about their residents. St. Mary's proposed plans seem completely at odds with Livonia's usual posture of looking out for its residents. To my surprise and dismay, and extreme disappointment, there was no heads up or advanced notice given to any of the residents about the proposed plans. This is particularly concerning with respect to the rezoning for the apartment complex. In fact, many of the residents who live on the field including myself, have recently remodeled or invested in expensive upgrades to their homes. If I had known that there could be an apartment complex in my backyard, I never would have done the upgrade. I am especially anxious that the apartment complex will devalue my home and property value and make it difficult for me to sell my house. The proposed plans will adversely affect the residents life as follows: 1. The traffic. We don't know whether now or in the future the property owner may construct additional driveways or private access roads in order to facilitate bringing more traffic to the site. Even if it's not the case, I'm worried that there may potentially be additional daily traffic created by the school students, families, staff, visitors, delivery vehicles, etc. Although I've been told the school will serve students aged one through five, I do not know how many children will be enrolled so I cannot tell what the school's traffic will be. However, regardless of the school's impact, I expect the traffic will increase exponentially from the apartment building with many dozens of drivers to and from the building, residents work cars, moving vans, daily deliveries of all types from furniture to Amazon packages, creating even more substantial traffic volume. The noise inclusion of the apartment building will greatly increase the noise level of our peaceful neighborhood. 3. Light pollution. The field is currently dark at the night behind the house. The lights of St. Mary's complex shine very brightly year-round. These buildings are more in the corner but impact the houses near it with their lights. The three story apartments and the parking lot, however, would put so much more light into the entire field that all the residents would need to purchase blinds likely. Flooding, as has been mentioned by many people. Environmental impact and the field availability .The proposed development will disrupt the neighborhoods and my 29 plus years of enjoyment and use of the field for exercising, taking your pets, and to conclude, besides describing how this will negatively impact my neighbors and me, I wish to bring to the Planning Commission's attention that the proposed uses in the field rezoning approval of today's meeting appear to be something of a bait and switch from the representations made in the 2018 Purchase Agreement. The

Purchase Agreement provides intended purpose of the premises proposed by purchaser being used by a senior center. Senior Centers are commonly understood to be entities that provide supportive services to the elderly and are also so defined in Section 321 of the Older Americans Act. The operation of a senior center does not equate to the construction of residential dwellings. At the Planning Commission meeting on Tuesday, January 24, a member asked where else in the City of Livonia has rezone public land for apartment housing? The answer is nowhere. In other words, there's no precedent for such an action. For all these reasons explained above, I urge the commission to not break precedent in this time so that my neighbors and I can continue to live in the tranquil neighborhood where we currently reside.

Mr. Wilshaw: Thank you, Ms. Jeffries.

Mr. Wilshaw: Good evening, sir.

Alex Villaro, 17415 Sunset Street, Livonia, MI. My wife and I both were born and raised in Livonia. We were confused for a few years and moved into the city. Now we're back. Moved back in 2017 and the main reason was we wanted a quiet suburban community. So, we moved in, we love the field, love everything about it. So, bear with me. I'm not a public speaker. I'm a construction worker. I did some quick math, and I listened to everybody speak tonight and I got a couple of concerns. The one was the water. That's a big field. There's 36 acres left, on the south side. All that topography flows north to the creek. If this rezoning goes through, with that proposed development, that's a lot of concrete going in blocking that view or blocking that flow of rainwater. Right now, they're proposing about 1,600 feet, leaving 400 feet left on the east end. That's a ton of water that's going to get trapped in either...be stagnant on the LPS property or back up even further into the neighborhood. That's a major concern for me. We met with the church yesterday, they were very respectful. I appreciate it sincerely. They didn't have an answer for that. They said they would work on it. This is what I do for a living. That's gonna be very hard to tackle without regrading the LPS property which I don't think you're gonna let them do. Another concern. You mentioned engineering had no comment on utilities and I didn't hear anything on traffic. Can this area in Livonia support that? I think this whole idea of denying or approving is premature. I think it needs to be delayed until more studies have been done. Which is my next point. When was the last wetland study done? Why is it that as an issue in front of

you to make this decision. This is a big decision. You can't go back once you make it. Let's make sure we put everything in front of us that we need to make the right decision.

Char Baringhouse, Livonia resident. My family and I are proud parishioners of St. Mary's Church. Our church families started out 50 years ago meeting our new young priest, a newlywed, sent to help us from a parish. We rented space from various local churches, then we're finally able to build our first modest church, which is now attached to the cultural center, where many have attended events and sampled the hospitality of our dedicated staff. Our leader and visionary, Father George, saw a beautiful basilica within our means, and as a parish we worked hard together to bring this dream to fruition, but that is not where the dream ends. A community where one can worship, gather and grow on in years was part of the vision that we've embraced and planned for. This land was purchased many years ago with that dream in mind. We have come far and set our sights on the beautiful Maryim Center. This project is well thought out well planned and in keeping with the high standards that we have set forth for every part of our St Mary's campus. As we all know, our senior citizens are the backbone of our community, and they often need additional assistance and services. Building a senior center and the churches vacant land would be a great way to provide these services. The senior center would provide a place for seniors to socialize and take part in activities that will help keep them active and engaged. This would also provide a great opportunity for the church to give back to its local community by providing a much-needed service. Not only would this senior center be beneficial to our seniors in our community, but it would also bring economic benefits. A senior center could provide jobs for those in the area, and it would also increase foot traffic in the area, which could bring in additional business for local retailers. I hope that with your support, we can build a future for generations to come. Change and growth is sometimes difficult, and we acknowledge and understand that some prefer to see the land remain in its present state. While that is not in keeping with our proposal, we are committed to being good stewards to our neighbors and the Livonia community. Thank you.

Larry Nasser, Farmington Road, Livonia. First of all, let me thank the board for the work you do. I know sometimes it's very challenging, and this probably time is one of them. And I would like to thank also the audience, everybody who attended here tonight to express their feelings and their concerns. I am a parishioner of St.

Mary's. My father was one of the founders of St. Mary's. I've been in Livonia for 63 years. Also, many of them that are here opposing were supporters of mine, when I ran for school board, and I was on the school board. And so, I have a lot of love and affection for everybody in this room. And I'm hoping that we can at some way, come to some kind of agreement where everybody can live in peace. If there was some miscommunication or no communication on behalf of our church that some of the neighbors felt, we do apologize for that. I would be more than happy to intervene as a facilitator to get them together. Many of them that are here know me from the board as working for the community and working for them. So, with that, I would like to say a little bit more about who we are. And we are the teachers, the doctors, lawyers, Para pros, janitors, veterans. Our St. Mary's consists of all these people. I was born and raised here, as I said, and attended the first Cooper school that was on the corner of Middle Belt and Ann Arbor Trail. It was a Little Red School. Probably most of you don't know it, if you haven't been there that long or attended was Little Red School and it only had five, six rooms. It was very small until they built a new Cooper, which I was the first class at that new Cooper school there. That was down Ann Arbor Trail. My wife was also a resident of Livonia, all of her life, she graduated from Churchill. We raised our two kids here who graduated from Livonia Public Schools, from Franklin. We will most likely die here. You know, it's funny because at my age now I see that there's less in front of me than there was behind me, and so when I think about those things I think about all the things that are going on in our nation and in the States and of course the great City of Livonia here, and as I age, I pray that my health will stay good and I hope to live in my house as long as possible. Most likely at some point a home will be too much for me and I'll need some kind of assistance.

Mr. Wilshaw: Mr. Nasser, if you can, please summarize.

Mr. Nasser: Okay, so I just I'm hoping that the board will come out in support of this. It is something that we do need. It's something that we have been looking at for a long time somewhere to go with our elderly people. One last thing I want to comment on is that when I was on the school board, one of our big challenges was declining enrollment. We had declining enrollment and for every student that we lost was \$1,000. And then when we had declining enrollment, less money coming in, we had to cut programs and we had to cut services. It was terrible. It was really bad. It caused a lot of people to start moving west to

Northville Novi schools. Father George had mentioned about 70 people, some of the elders that...and 50 of them I know are here in Livonia. Those widows, if they would be allowed to move into a place like this, would give 50 homes for single family for young families that are coming to start new homes and have kids and it will support the school system, which is very important. The school systems talked about less than it should be. It's very important aspect. That's why many of us are here, lived here, stayed here. And generations stay in the same house for many years for many generations. So, I hope that the community can come together see, I know it's difficult. There was always difficult times closing schools. You all remember that and all the other things that had to happen. So, but in any case, thank you very much for hearing me out and I hope that the whole community can come together on this. We shouldn't, be something that parts us, hopefully something that brings us together in some way, shape or form..

Mr. Wilshaw: Understood. Thank you. Good evening.

Mary Garrity, 30810 Bobrich Street, Livonia, MI. I just want to say that our neighborhood is also filled with a lot of great people, policemen, nurses like me. Doctors, lawyers, were a great bunch of people too. So, just throwing that out there. And also, Livonia also has a Master Plan. I'm gonna read it. It's in my email that I emailed you guys but I'm going to read it and I'm going to have a little bit to say about it, but it literally says Livonia Vision 21 Master Plan. First of all, let's see, develop and maintain comprehensive park trail recreation, fitness and sport facilities and programs. The rezoning This is my part would limit public access to frequently used trails and open space for recreation and fitness. Next thing, preserve and or incorporate natural drainage and floodplains wherever possible into park and recreation sites. My rebuttal is allowing for building here would not preserve this natural drainage and floodplain land and would prevent public use and enjoyment. Lastly, because my email was 20 million pages, develop, maintain and preserve sufficient open space and recreation facilities to fully satisfy the wide variety of recreation needs of residents. My rebuttal is this is one of the few public open spaces that is conducive to recreation, like flying a kite with your kids, remote control airplane, walking your dogs, going on a nature hike, like my husband said, you know, seeing the deer Please vote no.

Mr. Wilshaw: We did get a chance to read your emails. While it was very well written. I appreciate that. Thank you. Good evening, sir.

Mark Vines, 30547 Bobrich, Livonia, MI. Good evening. Thank you for letting me speak. Thanks for your work tonight. I'd also like to thank the Brookwood Estates committee for doing great job. I was part of that group who had no idea that this was happening until just a few days ago. I would like to say, and I'm not the sharpest tool in the shed, but I would like to say, Father George, we haven't met, but I respect you very much and I respect your congregation, and I respect what you're trying to do. You mentioned that you love your neighbors and I do as well. As far as the environmental concerns, people have talked about that tonight and have said, I think a lot of given a lot of valid information about that, and I think that the committee should really consider that information. What's, you know, we've had some very talented people getting information, I think that really needs to be considered strongly. As far as having a senior facility, I can tell you that my wife and I took care of all four of our parents. I'm not saying that we were perfect. I'm not saying that. We did the best we could, and with that being said, it would have been nice to be able to walk out my back door and take mom to church or any of those kinds of things, but in certain cases we didn't have that we weren't able to add on an adjacent building for my parents, and I understand the want to, but I'm more about the need to and there's a lot of good people out there that need help and they can get the help with the withstanding infrastructure. So, with that said, thank you.

Mr. Wilshaw: Thank you, sir.

Marlon Hanstad, 30546 Brookview Drive, Livonia, MI. My close neighbors are right with me here tonight as well. A couple of things I want to address. 1. Constitution. I'll get back to that one. The other thing is, a little bit of our story, not to bore you, but this is our story. We were first married 42 years ago lived in Livonia. We left went to Plymouth Canton area, grew the kids up there. We always said there's no better city than Livonia, Michigan. And we came back six years ago, kind of planning out where we're going out into the golden sunset of retirement. We said we don't need this large house. We don't need it. We're gonna sell and go back to Livonia. We bought a ranch there right on Brookview Drive just six years ago. Now I'm getting this thrown at me. And my value is going to drop unbelievably. It's been stated here 17%, after six years of being a resident here again. It's not as friendly if this is zoned. It's not as friendly as the towns I thought. The other thing is this go back to constitution. I can speak from experience. I was on the Board of Directors slash elder board of

the largest church in Detroit metro area located out off on M 14 in Plymouth, Michigan. We change constitutions a couple of times within the couple of terms I was in. So, don't tell me they can't not resell it. They can change the constitution to resell it. They can do that. If it's an internal board, which my assumption is it is. That's what it sounds like. That's my concern. I stand here my wife, Susan 30546 Brookview Drive. We vehemently oppose this zoning.

Mr. Wilshaw: Good evening, ma'am.

Amy Bonser, 17525 Hillcrest, Livonia, MI. I attended the study meeting last week, and I've been listening very carefully at both meetings and I'm hearing some discrepancies and what we're being told about the three story complex. Last week, we were told it was going to be independent living, yet a lot of the members of the congregation have spoken about how they want to have a place for their parents to age and get the assistance they need. So, will this be assisted living? Or will this be independent living? They are two very different things. Assisted living is a 24/7 operation with lots of staff, lots of cars. There's already going to be a myriad of parking spaces and dumpsters needed for the space. So, I just would like some clarification on that. I am highly opposed to any form of the senior living. I would welcome a school. Thank you.

Mr. Wilshaw: Good evening.

Laura Cattaneo, 17474 Doris, Livonia, MI. What that woman just kind of brought up is what I've been hearing again here right now. And that still gives me pause. I mean, we all have emotional feelings about it right now and no one is trying to criticize or critique anyone or say they're not loyal. They're not Christian. They're not caring, but it comes down, I think, to black and white. And tonight, it seems like there's too many discrepancies, too many discrepancies It really has to come down to very black and white when you make these decisions. Not about our feelings or anything like that. I mean, you have to know what you're going to do with this land. It has to be given. We understand we want to protect their seniors; they want this for them. It's very emotional right now. And I feel it has to come down to dollars and cents, telling you what you're going to do and having very specific things and sitting in here, right now, another woman came up and she said a wonderful story, but she said senior center. Again, another discrepancy. Senior Center. What are you saying? Are you going to build an activity center like Livonia seniors? Are you just building buildings for 55 and over? What is

the plan here? It still doesn't make any sense. So, I asked that the board really look at just facts figures dollars cents, there's not enough answers right now to put this in right now, and not yes, they postpone this.

Mike Burgess, 30825 Mayville, Livonia, MI. Some of the flooding concerns that the residents have brought up right behind where the garage and the fence are behind the church...well, behind the garage. There is a storm drain, and about 50 yards away from there, there's another storm drainage. And all the years that I've been here, which is well over a dozen, I've never seen an adequate water supply flow through there on drainage, and I'm just asking that the City Council at least postpone and postpone the vote until the city engineers can assess that value of those two storm drains. And that's all I have to say. Thank you.

Mr. Wilshaw: Thank you, Mr. Burgess. Good evening, ma'am.

Sue Barill, 30540 Jeanine Street. Livonia, MI. I'm just going to be real brief. I wasn't planning on talking tonight, but I just want, when you're making your decision tonight to consider what would be best for the community as a whole, and, you know, leaving this as public land where the whole public can use it, or rezoning it to accommodate the church community, which the more I hear tonight, as much as they say it will be for everybody in the community, it sounds very exclusive to me to their community, and not that they're reaching out to the residents of the neighborhood as a whole.

Father Jim King, priests at the Basilica of St. Mary. I have been serving here in this community for 26 years now. I can't believe it's gone that fast. But I came here directly out of seminary to help serve with Father George I was asked by the community to come and work with their youth, and to this day...I was a lay man when I first got here, became a deacon and now a priest. I still serve in that capacity. I oversee the youth and outreach ministry at our church, and it's been a privilege and an honor to be here in Livonia. I bought my first home here in Livonia. Raised my family here in Livonia. The basilica is my home parish, where my kids are being raised, where they were baptized, and God willing where they will be married one day. But I really just want to say that over the years, I've had an opportunity to meet many of the members and the neighbors and the residents here in Livonia and it is a gem in America. This is a beautiful city, and I'm honored to be able to be a part of it and to serve. I appreciate everything that I've heard here tonight. Really, thank

you for being here and for sharing your concerns. I want to ask the commission tonight to take to heart everything that's been said, but also to take a step back and remember what is being asked for tonight. All we're asking for is to have this land rezoned for the potential of more discussion, more facilitation, more conversation, as we move forward. But in order for us to even consider, and to move forward with the communication, we need to have this land rezoned. That has nothing to do with what goes on after that. So, there's a lot of other processes that has to take place.

Mr. Wilshaw: Please, please, please.

Father Jim: We were quiet for all of you, at least I was and I really appreciate what you have to say. This is my true feeling as a somebody who is raising my children here as well. This community, this Basilica of St. Mary community, for 25 years before I got there, and for the past 25 years has been serving this community. I've seen it firsthand. I've met many of you in our church. You asked to come and visit our parish and see what this place is all about and I greatly enjoy that I'd meet many of you at our community events and I meet a lot of the seniors in this event every single year for the past 20 years, as we host, as many of you know, Thanksgiving dinner for close to 400 to 500 people every single year for Thanksgiving. We host for free, a community center, not for the homeless, not for the needy, but just for the seniors, the elderly, the veterans, and the orphans when we have the opportunity. So, thank you so much, but please consider where we're at right now. We're just asking for rezoning. There's a lot of process that from my understanding that has to go on after that. And so, it sounds like there is willingness to consider different options back there, but we need to have the land rezone so that we can continue the conversation Thank you.

Francis Janis, 17439 Sunset, Livonia, MI. A lot of people have already addressed what I had written out originally. The flooding was something I had that's been addressed. Light pollution that's been addressed. I'm also mom to a nine-year-old son that attends Coolidge Elementary. We only moved here about a year ago and he has been involved in an ecological Club, where they actually took samples of the stream out there. There is a lot of runoff from road salt in that stream. I think the best thing I could say is a song that we were listening to this week. They pave Paradise, and they put up a parking lot. Please vote no on this please, for our kids. Thank you.

Mr. Wilshaw: Good evening, ma'am.

Ellen Cusin, 31098 Bobrich Street, Livonia, MI. I wasn't going to speak. But after hearing the gentleman speak earlier about just go ahead and approve it. And we'll see what happens. No, I'm sorry. That land, we found out by reading the observer after it happened that it had been sold. It was not even told to us many years ago. Then, if I didn't have a good neighbor, who happened to find out that this was going on, I would not be here. I would not know anything until it was done again. That's how we're finding out. I've lived at that, right there, in Livonia for 30 years there and the rest of my life has been over at Merriman and Joy. My whole life has been in Livonia. Livonia is supposed to be for the people, for the families. If we're taking away green space. What's left? What is the draw? Why? Why come to Livonia? Okay, I mean, I just feel like we're being blindsided and something's not right. Even the sign that goes and says that this is being proposed. It's white snow out black ladders. It's by the entrance, the first southern entrance to the original church, whatever they want to call it. Okay. I'm sorry, I do not know that. What?

Mr. Wilshaw: Please. Focus on us.

Ms. Cusin: He was talking to me. So, it wasn't even in a position it could have been placed that we're planning on doing this. Put it by the stoplight. So when you're there, oh, what's going on? I'm interested, I'm gonna take a look at that. No, it was hidden. It wasn't even put by the entrance to the old Bryant School, where you could pull in there and say, oh, what's the sign up for? So, I'm very concerned about...there is not transparency for what I'm seeing. So, going ahead and just approving and see what happens in the future. I'm not comfortable with that.

Mr. Wilshaw: Okay, thank you, ma'am.

Brian Smith, 301 26 Brookview Drive, Livonia, MI. I wasn't going to speak tonight. But after listening to everybody, I feel it'd be a dereliction of my duty as a citizen not to. My mother was pregnant with me when they moved into my house in 1960. They're both my mother and father in heaven now, but I bought the house from them. The only house I've ever lived in. I'm the third guy in my side of the street that is still living in their parents' house. That's incredible. It speaks to the quality of life, and part of that is that field. As the young lady said here earlier, children fly kites, men fly radio-controlled airplanes, children launch rockets as science

projects. Dogs play fetch. There's a trail system that goes along the Cariboosee, well, you can call it a floodplain or a wetland, I don't really know, but there's a trail system that runs along there. This proposal and that sits before us would actually seal off four trailheads. I don't even know if you guys are aware of that. But there's four trailheads leading down to that creek. I feel sorry for the folks on the south elevation. We've heard people tonight say that there's an issue with noise and light pollution already, which I wasn't even aware of. I don't live on the south elevation but the north elevation is what I want to talk about tonight because that's the one that's facing the woods and the Cariboosee creek. I know that Bryant field, which I still call it...I've been going on those trails since I attended Coolidge. It was a few years ago, but there's a lot of deer that live in those trails. I've seen them face to face on those trails and I just think that sealing off excess is not the way to go. So, I would encourage you to not to approve this proposal as it stands. I think would have a devastating effect on our property values and our quality of life, which really makes Livonia special. Thank you.

Mr. Wilshaw: Thank you, Mr. Smith.

Mr. Wilshaw: Good evening, sir.

Tom Erle, 31545 Pembroke Street, Livonia, MI. It's been a long haul for me. It's back in 76 when I moved to Livonia. I really love this community. At this meeting, you said you were going to focus on zoning. I understand that's very important. However, rezoning actually has to take into effect many other things about what can be built there. I think you should table this discussion, until you can get some major studies done on this property. I think it's a wonderful plan that the priest wants to do with this community, but I hear a lot of questions, and one of the biggest questions I hear about is, how are you going to take care of your drainage? That is an engineering thing. You can't change the engineering, just because you change the zoning. You have to understand what that zoning does. What can you do with the land with the engineering as you have to do? Now there's ways of creating floodplain, it can be in the ground, it can be above the ground. But those are types of things that you should be finding out before you resolve it. In my humble opinion. There's other issues with the lights and other things that you want to discuss. Those normally can be done with, with a simple changing of lighting. But it hasn't been done before. So, you don't have the trust that you would have if you had that upfront. And that's what

I'm hearing, even though it's not my neighborhood, it's still my city. I think that should be answered first before you rezone it. So, take a chance and do due diligence that you might be in better off shape. Like I say, I like what the priest had to say.

Mr. Wilshaw: Thank you, Mr. Erle. Good evening, ma'am.

Sue Hanstad, 30546 Brookview Drive, Livonia, MI. My husband has already spoke, and I've heard a lot of good comments both ways, but I want to bring up the fact that we are just one house away from this field. So, it influences us and affects us greatly. And when you talk about being a good neighbor, I would just like to know there are many public areas in Livonia that are empty, that have been vacated. Why don't we look at something like that to be a good neighbor. If we really want another resource and another senior center. Look at something like that where it's not in the single home area. That's all I'm going to say. I hope you vote no. Thank you.

Mr. Wilshaw: Good evening, ma'am.

Diana Albarchini, 14179 Cranston Street, Livonia, MI. I would like to add my voice to Father Jim and Father George and the last gentleman here. They sounded very wisdom. I'm going to ask you the same thing to think about it in a wise way, because we have a lot of people here including myself who are looking forward for the center. When we grow old or a housing, I don't know the exact wording, but you know what it means to live there when we're older. We are looking forward for it. We love Livonia. We've been living here in Livonia for a while. My kids goes to Livonia and the community is wonderful and the church is also wonderful. We have a big parishioner number and you should not be afraid from a church, if they're not gonna zone right or do right, because it could be...this could be a chance for the engineering problems to be actually solved and have your the water issue resolved. So that could be potential. So, if that, you know, if you don't want to vote yes, at least wait for all the studies to be done and hopefully that will be solved and the marketing value will come up because we have the best neighbor, and the best city and we make the market value the people make it. Thank you.

Mr. Wilshaw: Thank you, ma'am. Good evening.

Beverly Vines 30547 Bobrich Street, Livonia, MI. Again, I was not planning to speak tonight, but I feel like I need to at least ask that you set

this aside, deny the rezoning tonight. Think about the impact it has. I've heard love your neighbor quite a bit. Love your neighbor does not take your backyard or public land away from somebody. Love your neighbor is doing what's best for them. I'm pretty sure that perhaps any of your members or any of the other people that live in Livonia or are on any boards, if this was proposed that would happen to their backyard, that they would probably feel a little bit differently about it. I am compassionate for older people, as my husband stated, we moved our parents in, we took care of them in their house, we did everything that we could. There are ways to take care of our elders, and I strongly believe in taking care of our older people. But it cannot be in my mind, a way to take away from families that have had public land in their backyard that just seems not appropriate doesn't seem fair to those people that are living there. I see the vision. It's a strong, it's a good vision. But I think it needs to be dealt with in a different way and not take people's backyards from them and public land. Thank you for listening. Appreciate it.

Amelia Vilkas, 31716 Curtis, Livonia, MI. Can I finish what I wanted to originally?

Mr. Wilshaw: I'll give you a minute.

Ms. Vilkas: So, every architect at an architectural firm knows that there's a process of design that goes and primarily there's seven steps of the process. The first is the predesign, which is to conduct research and collect information so local zoning land use restrictions, project scope, clients' desires scale, surrounding buildings, neighborhood site conditions, building codes, and more. The second is then the development of the designs and that means developing the design proposal creating site plans, floor plans, building elevations, structural, mechanical, electrical, plumbing, and heating, ventilation and air conditioning. We have not seen those. Only on the fifth process do you go to the city and present your proposal that is known and that has not been done. There has been a mess in so many steps. And it makes this project very questionable. That's all I want to say.

Salem Samaan, Livonia resident. I'm also a member of the parish and the legal advisors of the parish and I'm also the co-chairman of this Maryim project. I've heard a lot of things tonight, and I appreciate everything that everybody had to say. I appreciate the fact that some people feel emotional about what's happening, but when I hear things about what you need to do

first, this is zoning. After this happens, there's no way or no reason for you guys to approve the site plan or the project. When do you start actually doing the work that has been talked about? Once we get to that point, we have to get the engineering done. We have to get the water issue taken care of. There is many things that would have to happen before we come back before you for you to be able to say okay, yes or no, and that decision is up to you. If you don't agree with what's going to be constructed you get to say, No, this is not that. I think we're putting the cart before the horse here. We're saying, well, we don't have the plans, all the studies. How can we do any studies if we don't have the zoning to move forward with these studies? To get it done and move forward? So, thank you very much.

Monica Suchara, 31413 Curtis Road, Livonia, MI. Only question I have is how many three and four story buildings do we have in Livonia? And how many in residential areas? As far as I see, I drive around I see very few. The last one I know of went into Madonna University and that was a dorm. And actually Madonna University sent notes to all the neighbors, three, four, five miles across to them, asking if it is okay. Number two, how many private schools have we just put in this year? I believe we put in two charter schools, am I correct? I'm not sure. So, every public, for every public school we put into our city is saying we have no confidence in our public schools. It drives me nuts. That part drives me nuts because I'm very pro public, and we're losing students and where are they going? You know. So, that's another thing to take in consideration. And right now, they have a Montessori. There's been a sign up for three, four years. I don't even know if they fill that Montessori, and right now they can say one to five. How do you know it doesn't go one to high school? We don't know that. They can change that, and we also have a what 50 million? What do we spend for our rec center? And we also have programs for all our children, for all our seniors, for all people that are handicapped, everything we have our own. So that's not going to say I'm a hyper person, excuse me, and I like you over there. I like you a lot. Oh, my God got a nice face. Bye.

Mr. Wilshaw: Is there anyone else wishing to speak? I think we've given everyone a good shot. If everyone can please quiet down a little bit. Now we're going to give an opportunity for the petitioner to come forward and address any issues that they would like to, again, we're not going to engage in a debate back and forth. But we do always give our petitioner the last word. So, if they would

like to add anything from what they've heard, answer any questions or address any issues that were raised, this is the time to do it.

Father George: Once again, this is very helpful. It's bringing to light question that we are not aware of it. When we had the groundbreaking ceremony, because the bishop was in town we didn't build. We did not have the right to send an announcement to the neighbor. It's the city's job. So, when you say that and where's the sign is...the sign is on our property? We cannot put it on Bryant Junior High School. We are not here to debate what everyone has said. All what I'm saying, that all these concern will be answered and will be bound by law as the City of Livonia whether the Zoning Commission, the city, the police, because the best advocate for all of us, is you, the police, the fire marshal, the traffic and all of them, they will not violate the law that we stand. I appeal to you to that we can vote for it and we can work together in the future because this meeting, as much as we may be differ and disagree, we all have saying the same thing. So, who's going to decide one over the other? We're here. We're listening. I sat down here for two and a half hours and it seems to me I'm the one who's been attack and distrusted and talking about trust and not trust.

Mr. Martin: Free speech. Free speech.

Father George: Yes. Well, thank you. Give me the time to speak. Don't answer without...don't interrupt me. I did not interrupt you. When we talk about constitution, we're not talking about the Constitution of the Nation, we're talking of the constitution of archdiocese. So, I am here to work with you to any proposal, to any modification, to any change that will bring this project to fruition. I thank you.

Mr. Wilshaw: Thank you, Father George. Going to go to our commissioners and see if there's any questions that they have, either for our planning staff or for the petitioner. Is there any questions from any of our commissioners based on the information we've heard so far?

Mr. Long: The plan for the school. I've heard differing age groups for the school. What would be the if you if you built the school, what would be the grade levels that attended that school?

(Audience asked if he could speak louder)

(Inaudible)

Mr. Long: Well, so first of all, my question, sorry, I wasn't close enough to the microphone, but my question was, what would be the age group for the schools?

Mr. Abdelnour: One to five. It's a Montessori school. Its age one through five. One year old to five-year-old. It's basically it's just a matter, there's no kindergarten, there's no first, second grade. It's just a one through five, period, not grade, but age group..

Mr. Long: So, after five years old, then they would attend a different school?

Mr. Abdelnour: We don't deal with them after that.

Mr. Long: Thank you.

Mr. Wilshaw: Any other questions from any of our commissioners, for our petitioner?

Mr. Wilshaw: I do want to thank everyone in the audience for your comments. Obviously, there was a lot of comments that we received. There's a lot of information that we're taking in and there's a lot of issues that were raised. And we appreciate everyone's thoughts and comments on this issue, both for and against. Mr. Taormina, I did have just a couple of questions, based on some of the information that we heard. There was discussion about this remaining public land. This property, as I understand it, is not public land. It was purchased by the church when it was sold by the school district some years ago. Is that correct?

Mr. Taormina: It's my understanding that St. Mary's or an affiliate of St. Mary's is now the owner of the property in question...they own it. It's no longer owned by Livonia Public Schools.

Mr. Wilshaw: Okay, and the public lands zoning is kind of a unique zoning in our choices of zoning, in the sense that it's dedicated strictly to land that is owned by governmental entities, such as a school city and perhaps smaller municipalities. Is that correct?

Mr. Taormina: No, the ordinance does not preclude public land being owned by a private corporation, firm or person, but the use itself needs to be authorized and licensed for public service or public use.

Mr. Wilshaw: Okay, so that explains what the purpose of public land is. Okay. Okay, and the other question was in regards to the master plan, What does the master plan say this property's designation is?

Mr. Taormina: As I indicated in my opening remarks, the Parks and Community designation reflects the prior ownership by LPS. The master plan also has a category called floodplain and that recognizes that a substantial portion of the property is in fact, regulated floodplain area.

Mr. Wilshaw: Okay. All right. Thank you. That was a couple hours ago. So, you need to refresh my memory. Thank you. Is there anyone else with any questions for either the petitioner or for our planning staff on the commission? If not...

Mr. Caramagno: Mr. Taormina, I've got a question. If this were to get changed to zoning for the high rise multistory apartment complex, if it were to go down that road, could the school, and anything can happen I understand, could the school potentially sell the rest of that land? And is there a precedent to build apartments on that property for a developer then?

Mr. Taormina: If what you're saying is that if this rezoning is approved and an apartment building is constructed on the property and then at some future date LPS decides to sell additional land, would that open the door potentially for additional similar type of development? I would say that it would potentially...decisions would be made by the city that would recognize those adjoining land uses as probably being compatible, to some extent. But each case is going to have to be reviewed on its own separate merits, and now we're talking about a different property and potentially different impacts to the surrounding area. So, I would say it doesn't set a precedent.

Mr. Caramagno: You say it does or does not?

Mr. Taormina: I would not, but I think it could potentially influence to some extent, the future use.

Mr. Caramagno: So, if you've got a 100, home, apartment building sitting there, and the school sells the rest of that property to a developer, they say, hey, listen, there's already an apartment building there, I want to put in 12 more of these things now.

Mr. Taormina: Yes, I don't think it does. It doesn't guarantee that by any means.

Mr. Caramagno: No, of course not, but yeah, but it puts you in a bad position. It could put you in a bad position. So okay, Thank you, Mark.

Mr. Wilshaw: All right. Thank you, Mr. Caramagno. Any other questions from any of our commissioners? Mr. Taormina, to kind of play off Mr. Caramagno's question, slightly in terms of and, it was raised by one of our residents, Mr. Condon, raised the issue of if this property is rezoned, and I'm speaking specifically of the NM3 I, the high rise section of the property, if it's rezoned to that zoning, and the church decides to not go forward with this project, that zoning will stay with that property, and it could potentially be sold off by the church to a private developer, who would already have that zoning secured, and then they could present a site plan to build something on that property privately outside of the church's project, is that correct?

Mr. Taormina: That's possible. Once the zoning is in place, it doesn't guarantee the ownership. That's not the purpose of zoning which provides the framework for what can be developed on that property. So, yes, I mean, theoretically, what you're saying could occur.

Mr. Wilshaw: Right, the guarantee that we've heard so far tonight is that it's the church's constitution, their internal documents and processes that prevent or preclude them from being able to sell a property. But there's, there's no, is there a guarantee that we can incorporate into this process anywhere to prevent that

Mr. Taormina: The only way that could happen would be through a conditional zoning agreement which is something that City Council would have to entertain. The conditions upon which the zoning would be affected would have to be voluntarily offered by the church. So, the church would have to present that to the City Council, and the City Council could consider that for approval. It's not something that either this body or the council can impose upon the develop. It would have to be voluntary on the part of the Petitioner as a conditional zoning agreement as specified in the statute.

Mr. Wilshaw: So, the property owner themselves, which in this case is the church, would be able to say that they're willing to condition the zoning, that it would be only for their use and then if the property is not used by them for that process, it would...the zoning would revert back to its former use, and that would be an offer that they would have to make to us. Is that correct?

- Mr. Taormina: That is my understanding, and we'd have to confer with our legal department to make sure that they would agree with that, but we've done similar types of agreements in the past, so I believe it is possible.
- Mr. Wilshaw: Okay. Okay. That's the only question I had, at the moment. Is there anything from anyone else again?
- Mr. Long: Mark, with some of the other rezonings that we've had, maybe to a commercial status, I believe that the zoning doesn't necessarily go for a vote with City Council until a site plan, it kind of gets coupled with the site plan. Am I correct with that? Or do they always do a zoning first and then come back for a...
- Mr. Taormina: Typically, what will happen is, once this body makes a recommendation, City Council will then hold a public hearing. If they decided to move the project forward, there would be a First Reading, which basically announces the fact that the City is in the process of changing the zoning of the property. But that doesn't commit the City to the change. What happens next is, for a lack of a better term, the City Council puts the brakes on the zoning process and allows the petitioner then to file a site plan application. That's when we get into all of the details associated with the project, whether it's lighting, engineering, flooding, and our stormwater detention. All these things are addressed as part of the site plan review process. This body then makes a recommendation to City Council, which has a similar review of the details of the site plan. The final step in the process is the Second Reading and Roll Call vote on the zoning, followed by a vote on the site plan. That typically happens at the end and is the final step in the process. You're right, the action to rezone the property typically does not occur until such time that the City Council has reviewed the full plan, and the plans have been fully considered.
- Mr. Long: So, if that process were followed, or here as well, you would have the same type of thing. It would be given a first reading, but until a site plan would come through on this, the zoning would not be officially changed until the site plan if that same process were held.
- Mr. Taormina: That's correct. The rezoning is really an amendment to the zoning ordinance and zoning map. That process requires publication. The Second Reading and Roll Call doesn't occur

until after the site plan has been reviewed and is ready for approval.

Mr. Long: Thank you for that procedural clarification.

Mr. Wilshaw: Thank you, Mr. Long. I appreciate you bringing that issue up. It is kind of a complex process that happens here at the city when it comes to rezonings and the first reading and second reading that happened at Council and those are terms that not everyone in the audience or the community are necessarily familiar with, or that's a process that they don't necessarily see on a daily basis and their day to day lives. So, it's good to understand that it is fairly typical in the city for zoning as it goes to City Council to be held essentially, until the site plan catches up to it. So, it's not often that you will see a zoning change in the city without some sort of a detailed site plan right behind it at that exact same meeting. So, just so people understand that process a little bit more thorough, I appreciate your asking those questions. The other thing to keep in mind is for the folks in our audience. zoning and site plans are two very distinctly different processes. And as we make whatever recommendation that we make. City council doesn't necessarily agree with our recommendations they sometimes will deny a request that we approve of, or in our recommendation, there's times that we make a denying request or recommendation and City Council make an approving recommendation. There's also the scenario of a petitioner requesting a particular zoning use such as...I'm going to just use the example in this case of a NM3-I which allows a four-story building and we or the City Council may only approve a lesser zoning, more restrictive zoning. Is that correct, Mr. Taormina? That happens on occasion.

Mr. Taormina: That is correct.

Mr. Wilshaw: So, I think that things can be...there's a lot of different paths that this can go on. It's the whole point of what I'm trying to say to both our folks here that are in the audience watching this and also online and on TV, so just wanted to make those comments. If there's no other questions or comments from any of our commissioners, then I will close the public hearing and a motion is in order

Mr. Wilshaw: And this is where the silence happens.

Mr. Long: Mr. Chairman, you know we've listened to a lot of different voices here tonight and came into this with an open mind

because I wanted to hear what everybody had to say. I cannot myself get behind the multi-story, the three story zoning for that part of the parcel. I can get behind a car compromise zoning that would be the N2, which would allow the...it's a neighborhood. It would not allow the multi-story building to be built, but it would allow the school.

On a motion by Long, seconded by Bongero, and adopted, it was

#01-04-2023 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on January 31, 2023, on Petition 2022-12-01-02 submitted by Basilica of St. Mary under Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, as amended, requesting to rezone parts of the properties at 18100 Merriman Road and 30600 Brookview Drive, located on the east side of Merriman Road between Mayville Drive and Seven Mile Road in the Northwest ¼ of Section 11, from P-L (Public Lands) to N2 (Neighborhood) and NM3-I (Neighborhood Multifamily – Maximum 4 Stories), the Planning Commission does hereby recommend to the City Council that only the N2 portion of the request be approved at this time, for the following reasons:

1. The proposed N2 District is compatible with the surrounding land uses and zoning districts.
2. The current P-L District is intended for uses or facilities that furnish governmental services to the public.
3. The proposed N2 District will provide for the development of the subject property in a manner that is appropriate for its size and location.
4. The proposed zoning change will allow the development of an educational academy that will provide needed services for the Basilica and the surrounding area, and
5. The proposed zoning change is consistent with the Future Land Use Plan's goals, policies, and objectives.

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

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

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

Mr. Wilshaw: Is there any discussion?

Mr. Caramagno: Mr. Chair.

Mr. Wilshaw: Mr. Caramagno?

Mr. Caramagno: I share in Mr. Long's opposition to a high-rise building apartment complex. I have concern from what I heard earlier. I'm not opposed to the alternate and the school building, but I did hear very clearly earlier that the church is not interested in a split decision on this. I don't know if they've changed their mind or will change their mind based upon this vote, but I heard it pretty clearly earlier that it's all or nothing. So, I'm willing to go through with the vote. But I don't know if we should ask them if they're interested in this or not, before we vote on it.

Mr. Wilshaw: Well, normally we don't go back to the petitioner in the middle of a motion. But if...

Mr. Caramagno: We don't have to, but I'm just...I heard it pretty clearly said earlier that it's all or nothing. They're not interested in a partial.

Mr. Wilshaw: This is the motion that has been made. So, this is what will, if approved, will go on to City Council and if they want something else, they can present something else to either us or City Council at that point. We're making a recommendation for the N2. This is a request just to approve the N2 zoning.

Mr. Taormina: To answer Mr. Caramagno's question, I guess the follow-up question would be, will there be a subsequent consideration for the other part of the request?

(Audience said they couldn't hear)

Mr. Taormina: The question is whether or not there will be a subsequent consideration for the balance of the request. The Commission is only addressing the N2 portion of the petition at this point. I don't know if it's the intent of the Commission to then address the NM3 request as a separate resolution.

- Mr. Wilshaw: Mr. Long?
- Mr. Long: Thank you. Mr. Taormina, can you put the map back up? It's okay, we've been here a long time and we have screensavers and timeouts.
- Mr. Taormina: Yeah. So, what's your, if I may...
- Mr. Long: So, on the map right there, the L shaped parcel is suggested here to go from PL to N2, and that was the area where they wanted to place the school, correct.
- Mr. Taormina: That is correct.
- Mr. Long: Okay. So, my motion refers only to the L-shaped parcel and does not touch the public land that was requested to go to NM3-I.
- Mr. Taormina: Understood.
- Mr. Long: Okay. So, therefore, you know, I guess I'm not touching that with my motion. I guess we could, I don't know the rules of procedure as to whether we could take that separately, or what, but the intent of my proposal here was to just offer up the school.
- Mr. Taormina: If the Commission decides to vote on that, then the question is, will there be a second resolution? We should still address the balance of the request, whether it's a denial, a tabling, or an alternate zoning classification, because that is part of the request. You can bifurcate the resolution.
- Mr. Wilshaw: The petition before us is for both pieces, so we should address them either positively or negatively in some form or another, and certainly alternative motions are also available to be put on the floor if someone wishes to do that, and we could vote on that, that doesn't happen very often.
- Mr. Taormina: You should vote on this portion now.
- Mr. Long: So, we would vote on mine first and then move forward.
- Mr. Wilshaw: Right, we can vote on your motion, and then we'll allow for another motion to be put on the floor for the remaining parcel if someone's willing to make that motion. Okay. Is that okay to the maker of this motion?

- Mr. Long: That's okay to the maker of this motion. We can deny this and if we start over if that's what my colleagues prefer. Thank you.
- Mr. Wilshaw: All right. is there any more discussion on this motion, which again, is to only approve the into portion of the of the zoning. Any other questions, comments? If not, if the Secretary is ready, please call the roll.
- Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted.
- Mr. Wilshaw: We do have an opportunity now for any additional motions to be made on this.
- Ms. Dinaro: I'm going to motion to table it.
- Mr. Wilshaw: Okay. Miss Dinaro is making a motion to table the remaining portion, which is the NM3 portion, I guess we're going to call that the NM3-I. Is there support for our tabling motion?
- Mr. Bongero: Support.
- Mr. Wilshaw: All right. There is a motion made by Mrs. Dinaro supported by Mr. Bongero. There is no discussion on tabling motions, unfortunately.
- Mr. Wilshaw: Before you call the roll, I just want to ask Ms. Dinaro a clarifying question. Are you setting a date certain or an open ended?
- Ms. Dinaro: I think open ended for now.
- Mr. Wilshaw: Okay. Mr. Taormina?
- Mr. Taormina: In this case, we would have to act on the petition within a certain timeframe. I apologize, but I believe it's 60 days from the point in time when it is determined that the application is complete. So, this item would most likely have to appear at our next meeting.
- Mr. Wilshaw: Okay, so it will go to our next study.
- Mr. Taormina: Unless the petitioner is willing to push it back. So that is the other option.

Mr. Wilshaw: Okay. All right. So, it seems like the most prudent day would be to put our next regular public meeting. Is that acceptable to you?

Ms. Dinero: I suppose.

Mr. Wilshaw: You're the maker of the motion. So, we have a tabling to our next regularly scheduled meeting. And that will give the...we can ask our Planning Department if they want to talk to the petitioner about...or figure out if that date is within our guidelines. Is there there's no discussion on tabling so Mr. Secretary, are you caught up?

Mr. Caramagno: I think so.

Mr. Wilshaw: Please call the roll.

On a motion by Dinero, seconded by Bongero, and adopted, it was

#01-05-2023 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on January 31, 2023, on Petition 2022-12-01-02 submitted by Basilica of St. Mary under Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, as amended, requesting to rezone parts of the properties at 18100 Merriman Road and 30600 Brookview Drive, located on the east side of Merriman Road between Mayville Drive and Seven Mile Road in the Northwest ¼ of Section 11, from P-L (Public Lands) to N2 (Neighborhood) and NM3-I (Neighborhood Multifamily – Maximum 4 Stories), the City Planning Commission does hereby table the part of the request for the change of zoning to NM3-I to February 14, 2023.

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

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

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

Kasprowicz, Sara

Subject: RE: Parcel of land on 7 Mile and and Farmington Road. the south east side.

From: clerk <clerk@livonia.gov>

Sent: Tuesday, September 5, 2023 2:30 PM

To: Taormina, Mark <mtaormina@livonia.gov>; Reece, Stephanie <SReece@livonia.gov>

Subject: FW: Parcel of land on 7 Mile and and Farmington Road. the south east side.

From: Linda J Trewin <ljtrewin@bignet.net>

Sent: Friday, September 1, 2023 12:28 PM

To: clerk <clerk@livonia.gov>

Subject: Parcel of land on 7 Mile and and Farmington Road. the south east side.

Please forward to Planning commission

Planning Commission,

In your recent meeting I am happy that the proposal of a ice cream and coffee shop was voted down.

No food building should be build on this lot.

This vacant parcel is contaminated. This lot as most of you know was a gas station
Don't know if the tanks have been removed or not. Does not matter, the soil is also contaminated.

My career as a Certified Residential Appraiser licensed by the state and Senior Real Appraiser. I hold an SRA designated with the Appraisal Institute of Appraisers home offices are in chicago.

I am retired.

Linda J Trewin

19984Hubbard

Livonia, MI 48152

Cell 248-417-9298



LETTER TO THE LIVONIA CITY COUNCIL

3.

Planning
August 31, 2023

MEETING DATE

PREPARED BY

Stephanie Reece, Program Supervisor,

AGENDA ITEM

Appeal of the Denial of the Planning Commission regarding Petition 2023-07-02-10, submitted by Technical Group Inc., requesting waiver use approval under Section 6.51 of the Livonia Zoning Ordinance, as amended, to construct and operate a drive-thru coffee shop (Scooter's Coffee) and convert the existing building on the property into an ice cream shop (Lickity Split) at 19100 Farmington Road, located on the southeast corner of Seven Mile and Farmington Roads in the Northwest 1/4 of Section 10.

BACKGROUND DETAILS

August 31, 2023

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2023-07-02-10 - Scooters / Lickity Split

Dear Council Members:

At the 1,204th Public Hearings and Regular Meeting held by the City Planning Commission on August 29, 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)

#08-57-2023 RESOLVED, That the City Planning Commission does hereby recommend to the City Council that Petition 2023-07-02-10 submitted by Technical Group Inc. requesting waiver use approval under Section 6.51 of the Livonia Zoning Ordinance, as amended, to construct and operate a drive-thru coffee shop (Scooter's Coffee) and convert the existing building on the property into an ice cream shop (Lickity Split) at 19100 Farmington Road, located on the southeast corner of Seven Mile and Farmington Roads in the Northwest 1/4 of Section 10, be denied for the following reasons:

1. The use and location of the buildings are contrary to the goals and objectives of the Future Land Use Plan section of the Livonia Vision 21 Master Plan (Book 2 of 4, Land Development), which, among other things, identifies the site as part of a Mixed Development Center with specific design guidelines that strive to redevelop properties into higher-density mixed-use cores of activity with engaging streetscapes comprised of varied storefronts and activities, including gathering spaces, buildings located close to streets to create a walkable, pedestrian-friendly environment, and

with parking and other essential infrastructure hidden off the street.

2. The petitioner has failed to affirmatively show that the project complies with all of the Special Waiver Use Standards for Planned General Developments as outlined in Section 5.02 of the Livonia Zoning Ordinance, as amended, and the General Waiver Requirements and General Standards of Section 13.13 of the Livonia Zoning Ordinance, as amended, including demonstrating that the location, size, and character of the development will be in harmony with the appropriate and orderly development of the surrounding neighborhood.

3. That the petitioner has failed to show that a drive-thru restaurant is needed or appropriate in this area, and

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

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

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

AYES: Ventura, Bongero, Wilshaw

NAYS: Long, Caramagno

ABSENT: Dinaro

ABSTAIN: None

ATTACHMENTS

1. 2023-07-02-10_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: August 31, 2023



Maureen Miller Brosnan, Mayor

Date: September 01, 2023

**Pastor 4g's LLC
34018 Beacon St
Livonia, MI 48150
734-522-3800**

08/30/2023

Madam Clerk,

We are appealing the decision on the Petition 2023-07-02-10 from 08/29/2023
Tuesdays meeting to City Council.

Thank you

A handwritten signature in black ink, appearing to read 'John R Pastor', with a long horizontal line extending to the right.

John R Pastor

Petition 2023-07-02-10 submitted by Technical Group Inc.
requesting waiver use approval under Section 6.51 of the Livonia Zoning Ordinance, as amended, to construct and operate a drive-thru coffee shop (Scooter's Coffee) and convert the existing building on the property into an ice cream shop (Lickity Split) at 19100 Farmington Road, located on the southeast corner of Seven Mile and Farmington Roads in the Northwest 1/4 of Section 10.

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

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

For filing fee see below for computation

Date Filed: 7/25/2023 Petition: 2023-07-02-10

Site Address: 19100 Farmington Rd. Livonia, MI 48152 Sidwell 038990027001 Zoning of Property C2

Requesting Approval To New building - drive through coffee shop

Applicant: Shaheen BouMaroun Business/Company: Technical Group Inc.

Applicant's Address: 27300 Haggerty Rd. Ste. F2 City: FARMINGTON HILLS State: MI Zip Code: 48377

Applicant's Phone # (248) 426.8000 Applicant's Email Mail@technicalgroupinc.net

Contact Person: Shaheen BouMaroun Business/Company: Technical Group Inc.

Contact's Address: 27300 Haggerty Rd. Ste. F2 City: FARMINGTON HILLS State: MI Zip Code: 48377

Contact's Phone # (248) 426.8000 Contact's Email Mail@technicalgroupinc.net

Please provide the following information:

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

RECEIVED
JUL 26 2023
CITY OF LIVONIA
PLANNING COMMISSION

You are invited and encouraged to review your proposal with the Planning Department staff. Only one set of preliminary drawings will be necessary for this analysis.

FEE COMPUTATION	\$700.00 (\$400 publication fee plus \$300 base review fee) plus
_____ sq. ft. of new construction x \$20.00 per 1,000 sq. ft. plus \$30 per lot or unit for residential construction.	(NOTE: Round off to nearest 1,000) + <u>740</u>
	Total Amount Due \$ <u>740</u>

Owner of Property: Pastor 4 G's LLC

Owner's Address: 38018 Beacon St. #1533 City: Livonia State: MI Zip Code: 48150

Owner's Phone # (734) 812-1343 Owner's Email jpastor@ghpastor.com

Signature of Owner: [Signature] Print Name: John R Pastor

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

on this 25 day of July 2023

Signature of Notary: [Signature] My commission expires 10/24/2028

Acting in the County of Wayne

MICHELE SALEH
Notary Public - State of Michigan
County of Wayne
My Commission Expires Jun 24, 2028
Acting in the County of WAYNE

UNAPPROVED MINUTES

1

MINUTES OF THE 1,204th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, August 29, 2023, the City Planning Commission of the City of Livonia held its 1,204th 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, Jacob Uhazie, Planning and Economic Development Coordinator, 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 2023-07-02-10 Scooters/Lickity Split

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2023-07-02-10 submitted by Technical Group Inc. requesting waiver use approval under Section 6.51 of the Livonia Zoning Ordinance, as amended, to construct and operate a drive-thru coffee shop (Scooter's Coffee) and convert the existing building on the property into an ice cream shop (Lickity Split) at 19100 Farmington Road, located on the southeast corner of Seven Mile and Farmington Roads in the Northwest 1/4 of Section 10.

Mr. Taormina: Thank you. This is a request to construct and operate a drive-thru coffee shop, as well as convert an existing building that is located on the property into an ice cream parlor. The property is at the southeast corner of Seven Mile and Farmington Roads. This is a zoning map showing you that the zoning of the property is C-2 (General Business). This corner property was previously occupied by a gas station that was demolished sometime around 2010. In 2018, the site was enlarged by about 0.3 of an acre with surrounding land to the south and east that was split from the adjacent animal hospital property. The added property included a 12,000 square foot building that sits in the southwest corner of the property. This is the building that would be converted to the ice cream parlor. The site today is roughly 6.65 acres with 148 ½ feet of frontage on Seven Mile Road and 190 feet of frontage on Farmington Road. Under Section 6.51, drive-thru restaurants require waiver-use approval. The proposed Scooters coffee would provide drive-thru facilities and some outdoor seating, but no interior seating. The building would be positioned in the northeast corner of the site with parking provided on the west half between the restaurant and Farmington Road. Scooters would occupy a one-story building roughly 677 square feet in size. Two driveways would provide access to the site: one on Seven Mile Road and the other on Farmington Road. Floor plans submitted with the application show the layout of the Scooters which includes the preparation area and one unisex restroom. The traffic lane serving the drive up would commence on the south side of the building and loop around to the pickup window, which is on the east side. There would be a menu board and an order kiosk that would be in the southeast corner. Stacking for roughly four vehicles and a bypass lane would be provided. Looking at the outside of the building, the exterior would consist mainly of brick and Hardie® panels, which is a composite siding. There would also be red canvas awnings above the windows and the doors. The structure would have a gently sloping shed type roof with a maximum height of roughly 19 feet. Looking at the Lickity Split, the existing building is at the south end of the property. The building would be renovated into the ice cream parlor. The building is about 1,197 square feet in size. The floor plan for this business shows a food preparation area, a single restroom, and a front interior dining area with 12 seats. There would be no drive-thru facilities. Outdoor dining is shown on the west side of the building, but no seating plan is provided. The existing building has a flat roof and is composed mostly of CMU and brick. The brick and the block would be covered with the same

brick and Hardie® siding that would be used for the Scooters restaurant. The plan is to make the appearance of both buildings consistent. Once completed, they would have very similar design features, including the red awnings above the doorways and the windows. The renderings show dark brown for the brick and a lighter brown or beige color for the siding. Parking for the two businesses is based on the floor area and the number of employees. The plans indicate that there would be four employees. The collective number of required parking spaces is 19, per the ordinance. This includes 7 for the Scooters and 12 for the Lickity Split. The plan shows a total of 19 off-street parking spaces in compliance with the ordinance. Where the property abuts residential on the east side, the ordinance requires screening. The plan shows a six-foot-high opaque privacy fence that would run from the southeast corner of the property north for approximately 90 feet. One house would be affected with the screening and that is 19025 Westmore. Currently there is a wooden privacy fence located along the property line. If the opaque fence is to be constructed, the privacy wooden privacy fence would have to be removed. The updated landscape plan shows landscaping throughout the site, including placement of trees and shrubs outside of the right of way along both Farmington and Seven Mile Roads. There's also a double dumpster enclosure that would be located in the southeast corner of the property. All stormwater management would be handled underground. Lighting shown is 20 feet in height, which complies with the zoning standards. For signage, both buildings would be allowed two wall signs. Scooters is allowed a total of 58 square feet. The plan shows two wall signs. A 25 square foot sign on the north side of the building and a 77 square foot sign on the west side facing Farmington Road. Also shown are three, six square foot blank sign panels on each side of the building. The elevation for the Lickity Split shows one wall sign that is 11 square feet. As it stands now, the Scooters would have excess signage that would have to be approved by the Zoning Board of Appeals. Also provided is a ground sign in the northwest corner. That site would be limited to 30 square feet in area and that is what is being shown. 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 August 17, 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 waiver use at this time, but would like to note the following items: 1. The subject parcel is assigned the address of #19100 Farmington Road. Once drawings have been submitted for permits, the Engineering Department will assign additional addresses if needed. 2. The legal description included with the submitted drawings appears to be correct, and should be used in conjunction with this project should the waiver use be approved. 3. The existing parcel is currently serviced by public sanitary sewer, water main and storm sewer. The submitted drawings do not include any information regarding proposed services to the buildings, but we do not believe there will be any negative impacts to the system with the proposed usages. 4. The submitted drawings do not indicate any storm sewer information, but the proposed development will be required to meet the Wayne County Stormwater Ordinance. The developer will need to obtain storm sewer permits through the Wayne County Department of Public Service prior to construction. 5. No construction or soil disturbance (including dumping of materials) should occur on the site until the owner obtains the appropriate permits. (Engineering Earthwork, SESC, etc.) 6. Any work within the Farmington Road or Seven Mile Road right-of-way's will require permitting through Wayne County." The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated August 21, 2023, which reads as follows: *This office has reviewed the revised site plan submitted in connection with a request to construct a commercial building on property located at the above referenced address. We have no objections to this proposal. A further detailed plan review will take place when this division receives an official plan set."* The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated August 22, 2023, which reads as follows: *"I have reviewed the plans in connection with the petition. I have no objections to the proposal."* The letter is signed by Paul Walters, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated August 29, 2023, which reads as follows: *" Pursuant to your request, the above-referenced Petition has been reviewed. 1. The van-accessible parking spaces are required to be 11' wide with a 5' hash space. The proposed accessible spaces are shown with only a 10' width. 2. Any signage not conforming to the sign ordinance would require a variance from the Zoning Board of Appeals. This Department has no further objections to this Petition. "* The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated August 3, 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 August 11, 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. Next we have an email correspondence, dated August 22. that reads, *"Hello, I'm a Lavanya resident and I want to voice my support for the proposal to put scooters coffee and lickety split on the corner of Farmington and Seven Mile, I think it would be a great addition to the neighborhood."* That email was from a Madeline Bacon, who does not give an address and then another letter of support dated August 25, that reads, *"I live near the corner of the proposed development and would love to see this bill, it would be a great improvement to the area and I support it."* That email is signed by Paige Grudzien. That is the extent of the correspondence.

Mr. Wilshaw: Thank you. Mr. Taormina. Is there any questions for our planning staff? Mr. Bongero.

Mr. Bongero: I don't know if it's going to Mark or to the petitioner, but do we know if there's been any environmental study or soils evaluation on this property?

Mr. Taormina: I am going to refer that to the owner of the property.

Mr. Wilshaw: Okay. Thank you. All right. We'll ask that question shortly.. Any other questions for our planning staff? I don't see any other questions. I do want to apologize to anyone in our audience about the noise from the fans. The air conditioning in the room is not working, and we've been undergoing this fan ventilation for the last few weeks, so I apologize for the noise. We'll try to do our best to make ourselves audible to you. Our petitioner is here. Mr. Pastor, good evening.

John, Pastor, Pastor 4G's LLC. 34018 Beacon, Livonia, Michigan 48150. I just want to thank you for taking the time to look at this petition. At the last meeting we were asked to do a couple of different layouts which we tried to do and every layout that we did just really didn't work out. So, I was fortunate enough to meet Mark out on site this morning, and hopefully came to the same

conclusion that where it's at is probably the best. We tied in the sidewalks if you can see from Seven Mile to the Scooters, Scooters to the ice cream place, ice cream place out to Farmington Road to at least get compliance of the walkability of the area also putting some outdoor patios. I'm not sure how many you know scooters, I don't know how many people are going to ever you know, get a coffee and actually sit out there. So, we did put a little area out there for a patio. They are putting a window in. Hopefully that it gets approved by corporate. That is a no no for some reason. I do know that it is in Plymouth, but you have to get each individual thing approved as it is. We took that into consideration. The fence along the property line for the residential actually is one foot on our property already. I did try to...I knocked on the door today and nobody answered to try to see if they want to keep the fence , you know, a different fence. The weird thing about that is it's only going to be part of the fence because the 90 feet isn't their whole property, and it also goes to the east The corner of the fence actually goes north and then east. So, behind the barber shop and the old cupcake place that is all board-on-board fence. So, it'd be kind of weird if we didn't opaque fence and tied it in there, but we'll wait to see what you end up, or if we can get hold of the the neighbor to see which way they prefer to go. Okay. And then I just wanted to reiterate that it is the thin brick with the Masonite or Hardy board siding with that. It didn't show very well. That where the brown is, that is the thin brick. And yes, for the soil, yes, we actually...when we bought the property originally probably I think it was in 2009-2010, somewhere around there, we actually...before we bought it, it already was cleaned up. Speedway or I think was a Knight's gas station, which was owned by Speedway, Speedway had to clean it up. They took the tanks out and all that stuff. I actually did a BEA not only on that site, but also the old...the property that I bought from the Allen Animal Hospital, just to protect to make sure that there was...that there was no environmental or grant background and stuff. So we do have a clean slate and ready to go ahead. Thanks. And with that I'll listen to any comments or questions.

Mr. Wilshaw: Thank you, Mr. Pastor.

Mr. Pastor: I'm sorry. We also do have the franchisee here of Scooters here. Brian Bender, if he has any questions about the Scooters.

Mr. Wilshaw: And the ice cream shop, you are going to be the owner of it initially?

UNAPPROVED MINUTES

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- Mr. Pastor: Well, over my wife's dead body. She might... but yeah, our intent is to own and operate the ice cream shop.
- Mr. Wilshaw: Okay. All right. Very good. Well, thank you, Mr. Pastor. Let's see if there's any questions for you. Any questions for our petitioner?
- Mr. Wilshaw: Mr. Bongero.
- Mr. Bongero: One other question. I missed the study meeting last week. So, the issue with parking for the barber shop, How does this all come into play? It looks like obviously they're parking way into your property. But...
- Mr. Pastor: Yeah, I submitted a letter to the Planning Commission, from Allen Animal Hospital that gave them verbal permission from when they had it to let him use it. I talked to him and I said that he could use it for that time, but you know, it's development, it is our property and all that stuff. So, I'm not sure where, you know...
- Mr. Bongero: That's between you and him. Okay.
- Mr. Pastor: Well, I'm sure that he is here this evening. I'm sure he's not happy, but then again, he's had the use of that property for free for a long time.
- Mr. Bongero: Okay.
- Mr. Wilshaw: Thank you, Mr. Bongero. Any other questions for our petitioner?
- Mr. Caramagno: Mr. Chairman.
- Mr. Wilshaw: Mr. Caramagno.
- Mr. Caramagno: John, I had a note here about that fence on Westmore. So, you're saying that that vinyl fence, if you put that up, that will only go two thirds of that neighbor?
- Mr. Pastor: I don't think it's the whole backyard, because when I was there today, the backyard I think is longer than 90 feet. So, you're not going to get that whole backyard. And then up the north side of the property going east, that's also board on board. The same fence that goes all the way up.

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Mr. Caramagno: So, what would be the plan there? It's pretty unsightly the way it sits. I'm sure you don't want to look at it from your side, the way it sits now.

Mr. Pastor: I was going to leave it up to the I was going to talk to the neighbors see what they wanted to do as if you know, actually the fence itself is not in that bad of shape. I think it really just needs to be painted, reconditioned, but I think it surely would look really bad if we use the vinyl fence with that combination with that. It wouldn't look right.

Mr. Caramagno: It's a tricky situation, I agree.

Mr. Pastor: Again, you know, remember, it's on our property, I don't care that it's there. You know, it's not affecting our site plan or anything of that nature. So...

Mr. Caramagno: John, the property to the to the east of your drive thru? Will that go right up to the property line where Alex's barbershop is or will there be room there?

Mr. Pastor: I think there's about a five foot buffer there before it hits the...so you have a five foot landscape buffer, then you have the emergency lane, then you have to drive thru lane, then you have the building.

Mr. Caramagno: Okay. And then I got a question for Mark. Mark, did we determine is parking allowed in that alley? If cars were to park there facing, say westbound...is there any restriction to parking cars in that alley?

Mr. Taormina: Not that I'm aware of. I was there today, and it's not posted as far as no parking. If it became an issue for public safety in terms of emergency access, then they could possibly post it, but I don't know if that would become an issue. The alley is probably around 14 to 17 feet wide. So, it's not a real wide area. If a fire apparatus had to get back there, any parking in alley could constrict the movement of any large emergency vehicles.

Mr. Caramagno: Okay. All right. So, there is as of right now, there is no restriction in the event of a fire...everything's on the table, right? Okay. Thank you.

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

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- Mr. Long: Thank you. Mr. Taormina, you said that the gas station was knocked down around 2010. To your recollection, have there been any other proposed uses for this parcel since then, that have come in front of us or...Mr. Pastor?
- Mr. Pastor: I've owned it. No, we've been marketing it for a long, long time. As some of you may know, I'm actually a builder of restaurants and stuff, and I try my darndest to get a restaurant there, but they're all too close in proximity, whether it be a Burger King, McDonald's, Kentucky Fried Chicken, Taco Bell, and all that stuff. They're just...it was just too close to the other stores in town. So that's why it's taken so long to get even the Scooters to...actually I talked to Biggby first, and they did not...they chose not to go up to our property.
- Mr. Long: And you mentioned from the study session we had, we had asked you to go back and look at different configurations on the parcel and you say that you've done that. And one of the keys to locating it back where it's at was traffic direction, was it not?
- Mr. Pastor: The traffic with the drive thru and stuff. Yeah, that's where the biggest problem is. When we put it up towards that close, then now you have a reverse drive thru, and it's cutting across everybody, and that's where the...then your walkability is actually more in danger of people. Because of that drive thru lane, people are going to be crossing over that all the way through.
- Mr. Long: And the way it's configured right now, you think that the sidewalk that has been proposed as well is in a pretty secure pretty safe space, we're going to not going to have a whole lot of traffic going across it?
- Mr. Pastor: A lot better than what it was, and again, it just wasn't shown before and now especially with having a couple of the patios and all that stuff again, you're just not walking, you can actually stand there for a while if you so choose. It's the best scenario of what we have with the property that we have to work with.
- Mr. Long: We can't get everything we want on it, but...
- Mr. Pastor: Trust me, I would love to have a Meijer there, but for some reason, I don't think my property...
- Mr. Long: Okay, thank you, Mr. Chair.

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

Mr. Wilshaw: Any other questions, Mr. Taormina.

Mr. Taormina: Just a point of clarification on the question about the width of the alley. The right of way for the alley is 20 feet, but the gravel portion appears to be probably 15 to 17 feet wide. I think there's a grass strip along the south edge of the travelled portion of the alley, between that and the fence that Mr. Pastor was referring to, that runs along the north side of that abutting residential property.

Mr. Wilshaw: Okay, thank you for that clarification. Is there any other comments or questions from anyone on the commission? If not, Mr. Pastor, we'll have you sit down for a moment, and we'll see if there's anyone else in the audience wishing to speak for or against this petition. Feel free to come to our podium.

Mr. Wilshaw: Good evening. We're just going to ask for your name and address for our record.

Alex Koch, 33315 West Seven Mile Road, Livonia, MI. I bought that building in 1980 and Livonia restricted me which I can understand because of the parking but at the time I bought it there was parking in front. Okay, but then the county took that from me, basically so I have that, that's gone. And then I've been parking on the lot next to me. I know Mr. Pastor says that I was given permission. I don't know who gave me that because I just been parking there. Okay. And I've been keeping a lot up. I shovel the snow I cut the grass. I you know, I've been keeping the place, you know, nice. And if you...the way this building is going to be that he's going to build, even if...there's no way to get customers to get out of my parking lot, because you'd have to back out down the alley. And I'd be I just because it's going to kill me. You're going to take all my parking not you folks personally, okay, but they're gonna take all my parking, and they won't be able to even get out. So, the pollution, when they were digging that out, I went over to talk to the head man that was digging it out, doing the remediation on the soil and I asked him, I said, How clean is this when you get done? Because they had a big hole. He said, This is considered clean enough. I says, Well, what does that mean? He says, Well, that means that you can't cook food. You can reheat food, but you can't cook food. Okay, so I don't know who told Mr. Pastor that that was clean. Because the man that I talked to back then he said, it's not clean. It's clean enough.

Okay, and my property is probably all polluted from that too from the gas station, because the tanks were just leaking. They were leaking fuel like crazy, and, but the biggest problem I have is parking. You know, if they pave the whole thing and pave my lots of my customers to turn out, that'd be wonderful. I mean, I have no problem with the coffee shop. I think my customers will love it. Okay, get a cup of coffee and what have you. But the only thing I'm worried about is where they're gonna park. And, you know, people say, Well, you could park down the street and that, but I don't think a lot of people don't treat it like a bunch of cars parking down there, in front of the front of their houses. And, you know, basically, if I don't have any parking, you're basically killing me. I mean, that's the end of me. Because there's no way I'm going to...you can't run a business without parking, and there's no way they're gonna get in and out, and there's no way they're gonna get out of my parking lot. Now, the only way I could say that I could do it is if, if the ice cream coffee shop just paved everything, and then my customers would park against the wall, you know, go parked in the wall, just back out and leave that would work, but that's about the only way I can figure that you can do it. And maybe I'm missing something. But that's it.

Mr. Wilshaw: Understood. Okay. Very good. Thank you.

Mr. Koch: Okay. Well, let me ask my wife I supposed to say anything else.

Mr. Wilshaw: Got everything covered, Mr. Coach? Anyone else wishing to speak for or against this petition in our audience? I don't see anyone else coming forward. Mr. Pastor, is there anything else that you'd like to add before we make our decision?

Mr. Pastor: No.

Mr. Wilshaw: You're all set.

Mr. Pastor: If there are any other questions, I'm just here to answer them.

Mr. Wilshaw: Let's see. Is there any other questions for our Petitioner before we have a motion? I don't see any other questions. I think we're all set. In that case I'll close the public hearing and a motion is an order

On a motion by Long, seconded by Caramagno, it was

RESOLVED, That the City Planning Commission does hereby recommend to the City Council that Petition 2023-07-02-10 submitted by Technical Group Inc. requesting waiver use approval under Section 6.51 of the Livonia Zoning Ordinance, as amended, to construct and operate a drive-thru coffee shop (Scooter's Coffee) and convert the existing building on the property into an ice cream shop (Lickity Split) at 19100 Farmington Road, located on the southeast corner of Seven Mile and Farmington Roads in the Northwest 1/4 of Section 10, be approved subject to the following conditions:

1. The Site Plan identified as Sheet C-2, dated August 28, 2023, as revised, prepared by Technical Group, Inc., is hereby approved and shall be adhered to.
2. That the issue concerning splitting the property, as outlined in the correspondence dated August 3, 2023, from the Department of Assessment, shall be resolved to the satisfaction of the Assessment Department. That appropriate recordable legal instrumentation, such as a cross-access agreement, that gives notice and outlines the terms of how the properties would share parking and access, be supplied to the Inspection Department at the time a building permit is applied for.
3. That the Landscape Plan identified as Sheet LS-1, dated August 28, 2023, as revised, prepared by Technical Group, Inc., is hereby approved and shall be adhered to..
4. That all disturbed lawn areas shall be sodded in lieu of hydro-seeding.
5. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.
6. That the maximum customer seating count for the ice cream parlor shall not exceed a total of nineteen (19) interior seats.
7. That the Building Elevation Plan for Scooter's Coffee, identified as Sheet A-2, dated August 28, 2023, as revised, prepared by Technical Group, Inc., is hereby approved and shall be adhered to.

8. That the Building Elevation Plan for Lickity Split, identified as Sheet A-3, dated August 28, 2023, as revised, prepared by Technical Group, Inc., is hereby approved and shall be adhered to.
9. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character material and color to other exterior materials on the building.
10. That the three walls of the trash dumpster area shall be constructed out of building materials that shall complement that of the buildings and the enclosure gates shall consist of opaque and durable steel or composite panels.
11. That all pole mounted light fixtures shall not exceed a height of twenty feet (20') above grade and shall be shielded to minimize glare trespassing on adjacent properties and roadway.
12. That only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.
13. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the buildings or around the windows.
14. That unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.
15. That the issue concerning emergency vehicle access, as outlined in the correspondence dated August 10, 2023, from Livonia Fire & Rescue, shall be resolved to the satisfaction of the Fire Department and Inspection Department.
16. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time of application for building permits; and
17. Per Section 13.13 of the Livonia Zoning Ordinance, this approval is valid for one (1) year from the date of approval

by the City Council. Unless a building permit is obtained, this approval shall be null and void after the one (1) year period.

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

The motion failed due to lack of support.

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

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

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

#08-57-2023 **RESOLVED**, That the City Planning Commission does hereby recommend to the City Council that Petition 2023-07-02-10 submitted by Technical Group Inc. requesting waiver use approval under Section 6.51 of the Livonia Zoning Ordinance, as amended, to construct and operate a drive-thru coffee shop (Scooter's Coffee) and convert the existing building on the property into an ice cream shop (Lickity Split) at 19100 Farmington Road, located on the southeast corner of Seven Mile and Farmington Roads in the Northwest 1/4 of Section 10, be denied for the following reasons:

1. The use and location of the buildings are contrary to the goals and objectives of the Future Land Use Plan section of the Livonia Vision 21 Master Plan (Book 2 of 4, Land Development), which, among other things, identifies the site as part of a Mixed Development Center with specific design guidelines that strive to redevelop properties into higher-density mixed-use cores of activity with engaging streetscapes comprised of varied storefronts and activities, including gathering spaces, buildings located close to streets to create a walkable, pedestrian-friendly environment, and with parking and other essential infrastructure hidden off the street.
2. The petitioner has failed to affirmatively show that the project complies with all of the Special Waiver Use Standards for Planned General Developments as outlined in Section 5.02

of the Livonia Zoning Ordinance, as amended, and the General Waiver Requirements and General Standards of Section 13.13 of the Livonia Zoning Ordinance, as amended, including demonstrating that the location, size, and character of the development will be in harmony with the appropriate and orderly development of the surrounding neighborhood.

3. That the petitioner has failed to show that a drive-thru restaurant is needed or appropriate in this area, and
4. That the petitioner has failed to comply with all the concerns deemed necessary for the safety and welfare of the City and its residents.

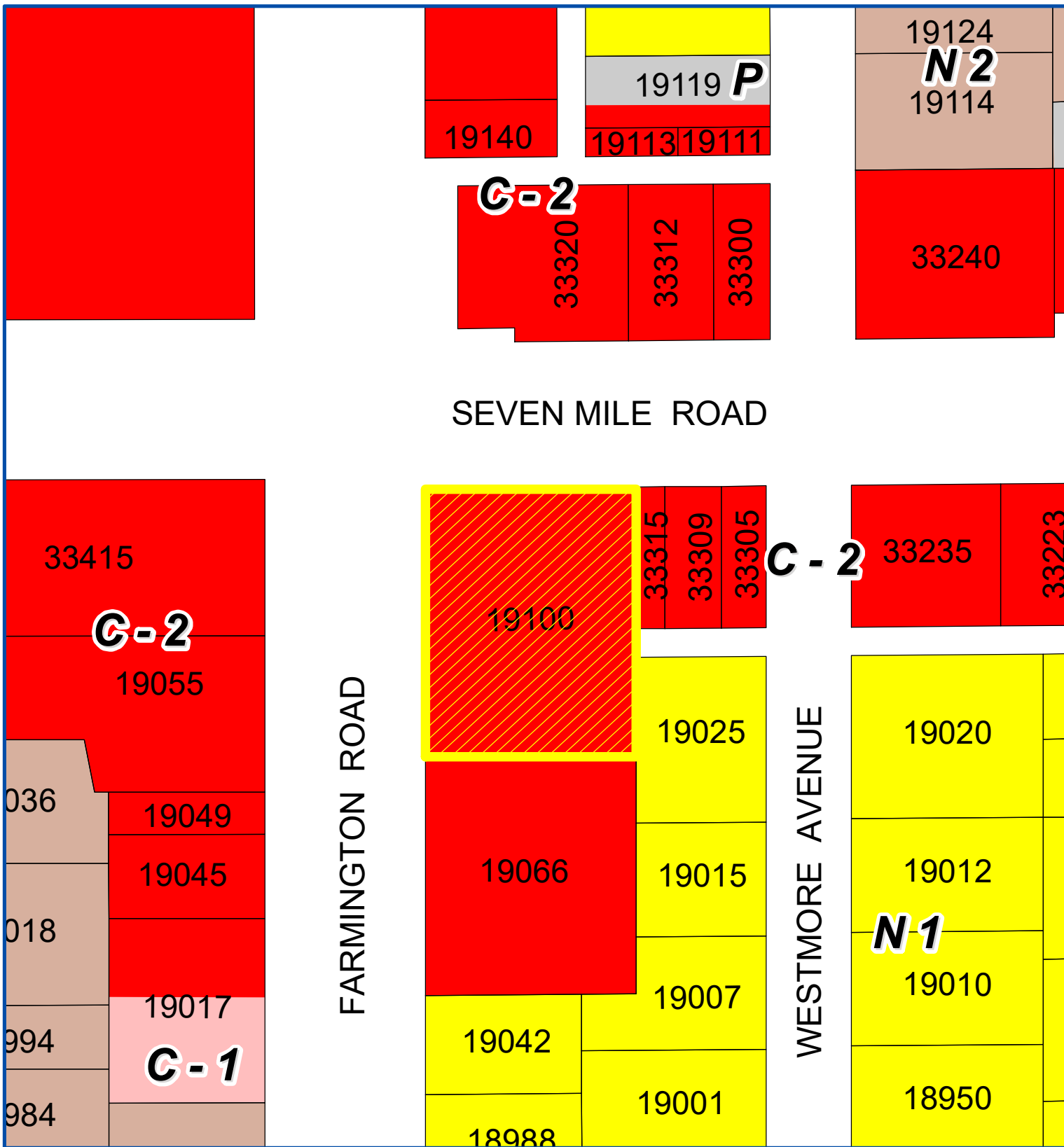
FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 of Livonia Zoning Ordinance, as amended.

Mr. Wilshaw: Is there any discussion? The petitioner will have 10 days in which to appeal the decision in writing to the City Council.

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

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

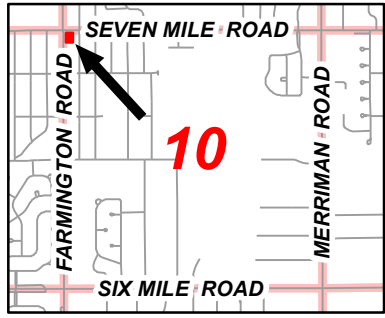
AYES:	Ventura, Bongero, Wilshaw
NAYS:	Long, Caramagno
ABSENT:	Dinaro
ABSTAIN:	None



SEVEN MILE ROAD

FARMINGTON ROAD

WESTMORE AVENUE



Address & Zoning Map

Petition 2023-07-02-10
 Technical Group Inc.
 19100 Farmington Road



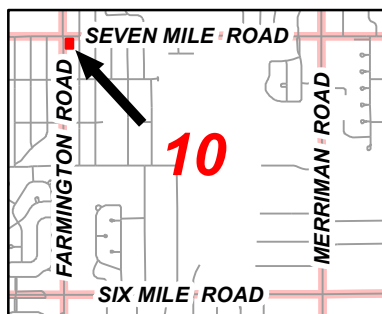
Not to Scale



SEVEN MILE ROAD

FARMINGTON ROAD

WESTMORE AVENUE



Aerial Map

Petition 2023-07-02-10
Technical Group Inc.
19100 Farmington Road



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 1

Petition 2023-07-02-10 submitted by Technical Group Inc. requesting waiver use approval under Section 6.51 of the Livonia Zoning Ordinance, as amended, to construct and operate a drive-thru coffee shop (Scooter's Coffee) and convert the existing building on the property into an ice cream shop (Lickity Split) at 19100 Farmington Road, located on the southeast corner of Seven Mile and Farmington Roads in the Northwest 1/4 of Section 10.

August 22, 2023: Study Meeting:

This petition requests waiver use approval for constructing a new drive-thru restaurant called Scooter's Coffee and converting an existing building into an ice cream parlor called Lickity Split. The subject site is located at the southeast corner of Seven Mile and Farmington Roads. This parcel was previously occupied by a gas station which was demolished in 2010. The site is vacant except for an existing accessory building near the southwest corner. The zoning is C-2, General Business.

In 2018, the former corner gas station site was combined with a portion of the property to the south occupied by the Allen Animal Hospital (19066 Farmington Road). Approximately 0.30 acres of land was divided from the animal hospital property and added to the gas station site. The corner property increased from 100.00 feet of frontage on Seven Mile Road to 148.50 feet and 150.00 feet along Farmington Road to 190.00 feet. The portion of the property where the accessory building sits was initially part of the animal hospital site. This building would be renovated and occupied by the proposed Lickity Split ice cream store.

The petitioner proposes constructing and operating a drive-thru Scooter's Coffee restaurant under the provisions of the Zoning Ordinance pertaining to waiver uses as outlined in Section 6.51. A drive-thru restaurant is defined as a structure or portion of a structure that is maintained, operated, and advertised or held out to the public as a place where food, confections, frozen dessert, and beverages are purchased by customers from a drive-up window while seated in their motor vehicle and where no consumption of such food or beverage, when purchased at the drive-thru, shall take place anywhere on the site or within the structure. The proposed Scooter's Coffee is classified as a drive-thru restaurant because it would only provide drive-thru facilities and offer no interior or outdoor patio seating.

Scooter's Coffee would be positioned on the east half of the property, towards the site's northeast corner. Parking is provided on the west half of the site, between the restaurant and Farmington Road. The plans show a one-story building containing a gross floor area (GFA) of 677 square feet. Two (2) driveways would provide access to the site: one (1) off Seven Mile Road and one (1) off Farmington

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Road. The floor plan shows the restaurant's general interior layout, which includes a food and beverage prep area and a single unisex restroom.

Drive-up window service is planned along the east side of the building. The traffic lane serving the drive-up window would commence on the south side of the building and loop around to the pick-up window on the east side. Restaurants with drive-thru services must provide sufficient waiting (stacking) space for each drive-up service facility, including the space at the pick-up window. The plan appears to provide space for approximately four (4) vehicles between the window and the menu board. Per the ordinance, service lanes for drive-up windows must be at least ten feet (10') wide. Drive-up establishments must also provide a bypass lane for vehicles that wish to circumvent the drive-up window. The proposed service lane's width along the building's east side would measure twenty feet (20'), providing ample space for drive-up and by-pass lanes.

The exterior of the coffee shop would consist mainly of brick and Hardie® panels, which is a durable composite material. Red canvas awnings would be installed over the windows and doors of the building. The structure would have a gently sloping shed-type roof. The highest point of the building, measured from the finish ground elevation to the most elevated part of the roofline, would be approximately nineteen feet (19').

The other part of this petition involves converting the existing accessory building into an ice cream parlor. The proposed Lickity Split would offer an interior dining area with twelve (12) interior seats and no drive-thru facilities. The existing building is one-story in height and contains a GFA of about 1,197 square feet. The building is located in the southwest corner, facing Farmington Road. The floor plan shows the general layout of the facility, including a rear food prep area, a single restroom, and a front dining area. The plans show a patio on the west side of the building, presumably to accommodate an outdoor dining area; however, no seating plan is provided.

The ice cream parlor building would have a flat roof. Presently, the exterior façade is comprised of concrete masonry units (CMU) and bricks. As part of the renovation, the existing brick and block would be covered with thin brick and the same Hardie® siding and trim products used on the Scooter's. Also consistent with the Scooter's design, the ice cream parlor would have red canvas awnings installed over the windows and doors. Once completed, the two (2) buildings would have similar design features. As it appears on the renderings, the color of the brick on both buildings would be dark brown, and the siding would be a lighter brown or beige color.

Parking for both restaurants would be based on the gross floor area and the number of employees. The plans indicate a total of four (4) employees is needed

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for both restaurants. Accordingly, the collective number of required parking spaces would be nineteen (19), with Scooters requiring seven (7) spaces ($677 \div 125 + 2$ employees) and Lickity Split requiring twelve (12) spaces ($1,197 \div 125 + 2$ employees). The site plan shows a total of nineteen (19) off-street parking spaces, including five (5) adjacent to Scooter's Coffee, seven (7) in the northwest corner of the site adjacent to Farmington Road, and seven (7) on the north side of the ice cream parlor. Two (2) barrier-free spaces are shown. One (1) is next to the entrance of the Scooter's, and the other is next to the customer entrance of the Lickity Split.

Where this property abuts residential along the east property line, the Zoning Ordinance requires either a six-foot (6') high masonry wall or an opaque fence with or without a twenty-foot (20') wide greenbelt buffer with no fewer than one (1) tree every twenty (20) feet (minimum of 50% evergreen trees), subject to City Council review and approval. The plans show a six-foot (6') high opaque privacy fence without a greenbelt. The proposed fence would run from the southeast corner of the property north for approximately ninety feet (90') along the east property line.

Correspondence from Assessment indicates that if this proposal is approved, the property should be divided into two (2) separate tax parcels. The current plan does not show where the parcel division would occur or how this would affect cross-parking and access, which will require a perpetual easement agreement.

The provided landscape plan shows plantings along both street frontages and around the two (2) buildings. Under Section 10.03 of the Zoning Ordinance, with 119 feet of road frontage along Seven Mile Road (not including the driveway), the site requires no fewer than three (3) full-size deciduous or evergreen trees, one (1) ornamental (flowering) tree, and twenty-four (24) shrubs. With 158 feet of road frontage along Farmington Road, the site requires at least four (4) full-size deciduous or evergreen trees, two (2) ornamental (flowering) trees, and thirty-two (32) shrubs. The submitted landscape plan shows some of the required plant materials planted in the right-of-way of both Seven Mile and Farmington Roads. Plant materials outside property lines are not part of the site's landscaping.

A double dumpster enclosure would be constructed near the southeast corner of the site, behind both the proposed Scooter's and Lickity Split buildings. Based on the site details, Sheet C-3, the enclosure walls would be eight feet (8') in height and constructed of concrete masonry units (CMU). The swing gates would consist of Trex® panels.

The stormwater runoff would be detained underground. Correspondence from the Engineering Department indicates that the site is currently served by public sanitary sewer, water main, and storm sewer. The petitioner must provide drainage

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and stormwater treatment details to the Engineering Department before obtaining building permits.

A photometric plan provides information on site lighting, including the fixtures’ type, height, location, and illumination levels. The size of the light poles is consistent with the guidelines of the City of Livonia Outdoor Lighting Policy for the installation of exterior lighting in all non-residential zoning districts, which specifies that pole-mounted lights should not exceed a height of twenty (20) feet above grade.

For wall signage, Scooter’s would be allowed a total of fifty-eight (58) square feet and Lickity Split forty-four (44) square feet. Both buildings would be allowed two (2) wall signs. The elevation plan for Scooter’s shows two (2) signs, including a twenty-five (25) square foot sign on the side of the building facing Seven Mile Road and a seventy-seven (77) square foot sign on the side facing Farmington Road. Also shown are three (3), six (6) square foot blank sign panels on each side of the building. The plan for the Lickity Split shows one (1) wall sign that measures eleven (11) square feet. Any signage over what the Zoning Ordinance allows would require variances from the Zoning Board of Appeals.

Each site would be allowed one (1) ground sign not to exceed thirty (30) square feet in area, six feet (6’) in height, and with a minimum setback of ten feet (10’) from any right-of-way line. The plans indicate only one proposed ground sign in the site’s northwest corner. The Site Detail Plan C-3.1 shows a conforming ground sign identifying both Scooter’s and Lickity Split.

The Livonia Vision 21 Future Land Use Map includes this site within the Seven Mile and Farmington Roads ‘Mixed Development Center.’ Mixed Development Centers are intended to provide higher-density mixed-use cores of activity, addressing residents’ desire for walkable neighborhoods and creating gathering spaces. All uses are to be designed to maximize pedestrian and bicycle connectivity and circulation. Appropriate uses include office, general retail commercial, food service, and attached and upper-story residential. Automotive-oriented uses such as gas stations, auto repair, or drive-through facilities are not appropriate in the mixed development areas. Additionally, buildings in mixed development areas should be located close to the street to create a walkable, pedestrian-friendly environment, and parking areas should be located in rear yards. For mixed development areas, the Master Plan recommends building setbacks from arterial streets be a maximum of thirty feet (30’).

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August 29, 2023: Public Hearing:

Approving Resolution: The request to construct and operate a drive-thru coffee shop and convert the existing building on the property into an ice cream shop at 19100 Farmington Road, is hereby approved subject to City Council approval and the following conditions:

1. The Site Plan identified as Sheet C-2, dated August 16, 2023, as revised, prepared by Technical Group, Inc., is hereby approved and shall be adhered to.
2. That the issue concerning splitting the property, as outlined in the correspondence dated August 3, 2023, from the Department of Assessment, shall be resolved to the satisfaction of the Assessment Department. That appropriate recordable legal instrumentation, such as a cross-access agreement, that gives notice and outlines the terms of how the properties would share parking and access, be supplied to the Inspection Department at the time a building permit is applied for.
3. That the Landscape Plan identified as Sheet LS-1, dated August 16, 2023, as revised, prepared by Technical Group, Inc., is hereby approved and shall be adhered to..
4. That all disturbed lawn areas shall be sodded in lieu of hydro-seeding.
5. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.
6. That the maximum customer seating count for the ice cream parlor shall not exceed a total of nineteen (19) interior seats.
7. That the Building Elevation Plan for Scooter’s Coffee, identified as Sheet A-2, dated August 16, 2023, as revised, prepared by Technical Group, Inc., is hereby approved and shall be adhered to.
8. That the Building Elevation Plan for Lickity Split, identified as Sheet A-3, dated August 16, 2023, as revised, prepared by Technical Group, Inc., is hereby approved and shall be adhered to.
9. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character material and color to other exterior materials on the building.

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10. That the three walls of the trash dumpster area shall be constructed out of building materials that shall complement that of the buildings and the enclosure gates shall consist of opaque and durable steel or composite panels.
11. That all pole mounted light fixtures shall not exceed a height of twenty feet (20') above grade and shall be shielded to minimize glare trespassing on adjacent properties and roadway.
12. That only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.
13. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the buildings or around the windows.
14. That unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.
15. That the issue concerning emergency vehicle access, as outlined in the correspondence dated August 10, 2023, from Livonia Fire & Rescue, shall be resolved to the satisfaction of the Fire Department and Inspection Department.
16. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time of application for building permits; and
17. Per Section 13.13 of the Livonia Zoning Ordinance, this approval is valid for one (1) year from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void after the one (1) year period.

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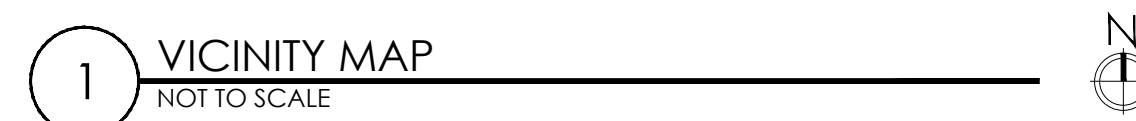
Denying Reasons: That the request to construct and operate a drive-thru coffee shop and convert the existing building on the property into an ice cream shop at 19100 Farmington Road, is hereby denied for the following reasons:

1. The use and location of the buildings are contrary to the goals and objectives of the Future Land Use Plan section of the Livonia Vision 21 Master Plan (Book 2 of 4, Land Development), which, among other things, identifies the site as part of a Mixed Development Center with specific design guidelines that strive to redevelop properties into higher-density mixed-use cores of activity with engaging streetscapes comprised of varied storefronts and activities, including gathering spaces, buildings located close to streets to create a walkable, pedestrian-friendly environment, and with parking and other essential infrastructure hidden off the street.
2. The petitioner has failed to affirmatively show that the project complies with all of the Special Waiver Use Standards for Planned General Developments as outlined in Section 5.02 of the Livonia Zoning Ordinance, as amended, and the General Waiver Requirements and General Standards of Section 13.13 of the Livonia Zoning Ordinance, as amended, including demonstrating that the location, size, and character of the development will be in harmony with the appropriate and orderly development of the surrounding neighborhood.
3. That the petitioner has failed to show that a drive-thru restaurant is needed or appropriate in this area, and
4. That the petitioner has failed to comply with all the concerns deemed necessary for the safety and welfare of the City and its residents.

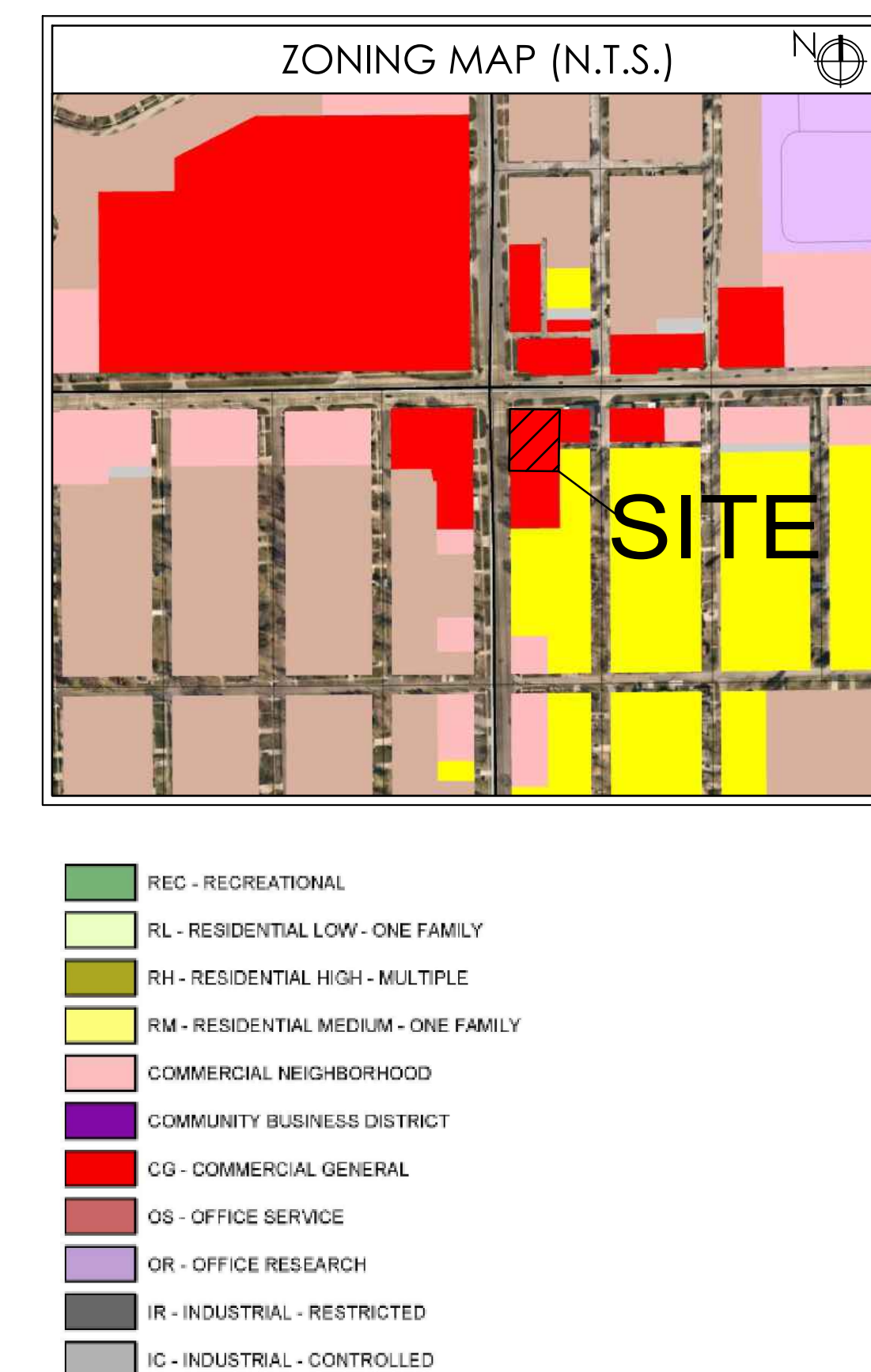


1900 FARMINGTON RD
LIVONIA, MI 48152

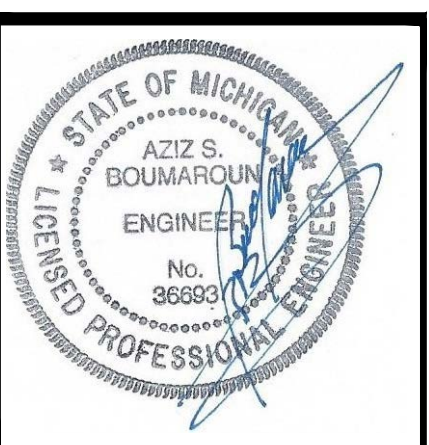
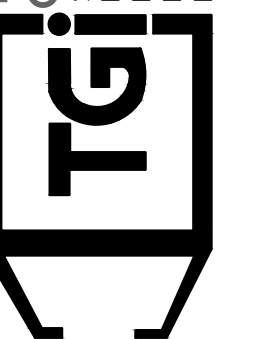
A-1	BUILDING FLOOR PLAN
A-2	SCOOTERS ELEVATIONS
A-3	LICKITY SPLITA ELEVATIONS
A-4	WALL SECTIONS



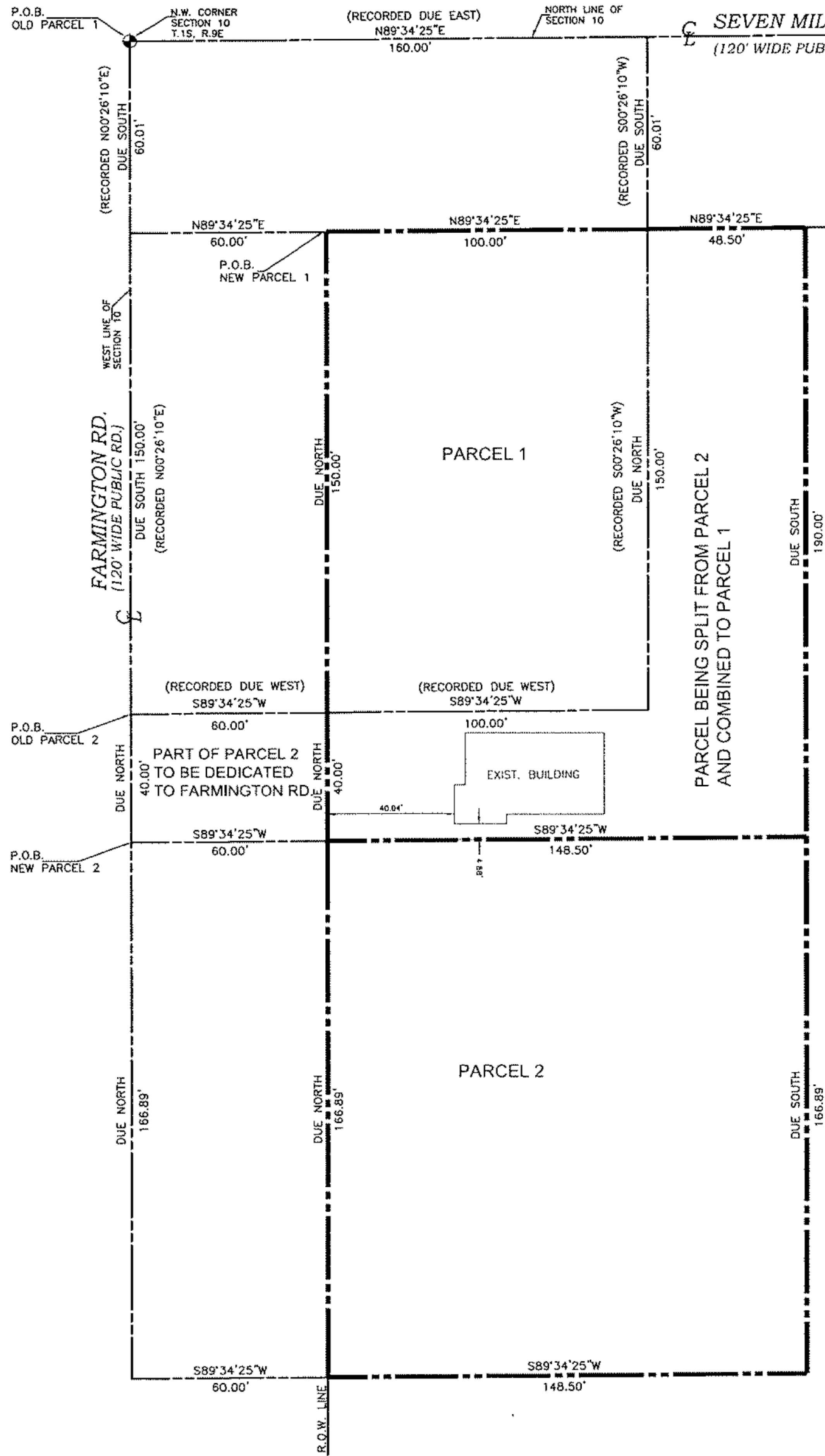
<u>PROJECT CONTACTS:</u>	
<u>ARCHITECT</u> TECHNICAL GROUP INC 27300 HAGGERTY RD SUITE F-2 FARMINGTON HILLS, MI 48331 PHONE: (248) 426-8000 EMAIL: MAIL@TECHNICALGROUPINC.NET	<u>BUILDING DEPARTMENT</u> 33000 CIVIC CENTER DRIVE LIVONIA, MI 48154 CITY HALL
<u>OWNER</u> GEORGE H. PASTOR & SONS 34018 BEACON ST #1533 LIVONIA, MI 48150 PHONE: (734)-812-1343 EMAIL: JPASTOR@GHPASTOR.COM	<u>PLANNING AND ZONING</u> MARK S TAORMINA 33000 CIVIC CENTER DRIVE CITY HALL, 3RD FLOOR LIVONIA, MI 48154



TECHNICAL GROUP, INC.
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F:(248) 426-7004
E:mail@technicalgroupinc.net



PROJECT SCOOTERS 19100 FARMINGTON RD. LIVONIA, MI 48152	SHEET TITLE TITLE SHEET
DO NOT SCALE THIS PRINT. USE FIGURED DIMENSIONS ONLY.	
JOB # TG-23744	
SHEET T-1	



DESCRIPTION BEFORE LOT SPLIT

PARCEL 1
TAX ID: 46-036-09-0027-000
LAND SITUATED IN THE CITY OF LIVONIA IN THE COUNTY OF WAYNE IN THE STATE OF MI.
APARCEL OF LAND BEING THAT PART OF THE NORTHWEST 1/4 OF SECTION 10, TOWN 1 SOUTH, RANGE 9 EAST,
DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 10; THENCE EAST ALONG THE SECTION LINE
160.00 FEET; THENCE SOUTH 0 DEGREES 26 MINUTES 10 SECONDS WEST 210.00 FEET; THENCE WEST 160.00 FEET TO
THE WEST LINE OF SECTION 10; THENCE NORTH 0 DEGREES 26 MINUTES 10 SECONDS EAST ALONG THE SECTION LINE
210.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.771 ACRE OF LAND, MORE OR LESS. EXCEPTING THEREFROM
THE NORTH 60.00 FEET AND THE WEST 60.00 FEET THEREOF, PREVIOUSLY CONVEYED TO THE BOARD OF WAYNE
COUNTY ROAD COMMISSIONERS FOR HIGHWAY RIGHT-OF-WAY PURPOSES,
(CONTAINING 0.3443 ACRES NET)

PARCEL 2:
TAX ID: 46-036-09-0028-000
A PART OF THE NORTHWEST 1/4 OF SECTION 10, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF
LIVONIA, WAYNE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT
THE NORTHWEST CORNER OF SAID SECTION 10; THENCE DUE SOUTH, 210.01 FEET, ALONG THE
WEST LINE OF SAID SECTION 10 AND THE CENTERLINE OF FARMINGTON ROAD, TO THE POINT OF
BEGINNING; THENCE NORTH 89°34'25" EAST, 160.00 FEET; THENCE DUE NORTH, 150.00 FEET, TO
THE SOUTHERLY RIGHT-OF-WAY OF SEVEN MILE ROAD (60.00 FEET 1/2 RIGHT-OF-WAY); THENCE
NORTH 89°34'25" EAST, 48.50 FEET, ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID SEVEN MILE
ROAD, TO THE WESTERLY LINE OF "GARDEN GROVE SUB.," AS RECORDED IN LIBER 54 OF PLATS, ON
PAGE 80, WAYNE COUNTY RECORDS; THENCE DUE SOUTH, 356.89 FEET, ALONG THE WESTERLY
LINE OF SAID "GARDEN GROVE SUB.," THENCE SOUTH 89°34'25" WEST, 208.50 FEET, ALONG A
NORTHERLY LINE OF SAID "GARDEN GROVE SUB.," TO THE WEST LINE OF SAID SECTION 10 AND THE
CENTERLINE OF SAID FARMINGTON ROAD, (SAID POINT BEING DUE NORTH, 2224.38 FEET FROM THE
WEST 1/4 CORNER OF SAID SECTION 10); THENCE DUE NORTH, 206.88 FEET, ALONG THE WEST
LINE OF SAID SECTION 10 AND THE CENTERLINE OF SAID FARMINGTON ROAD, TO THE POINT OF
BEGINNING, CONTAINING 0.87 ACRES, ALL OF THE ABOVE BEING SUBJECT TO EASEMENTS, RESTRICTIONS
AND RIGHT-OF-WAYS OF RECORD.

DESCRIPTION OF PART OF PARCEL 2 TO BE DEDICATED TO FARMINGTON RD. R.O.W.

PART OF THE NORTHWEST 1/4 OF SECTION 10, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY,
MICHIGAN;
BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10; THENCE
DUE SOUTH, 210.01 FEET, ALONG THE WEST LINE OF SAID SECTION 10 AND THE CENTERLINE OF FARMINGTON ROAD, TO
THE POINT OF BEGINNING; THENCE NORTH 89°34'25" EAST PARALLEL TO THE NORTH LINE OF SAID SECTION 10, 160.00
FEET; THENCE DUE NORTH PARALLEL TO THE WEST LINE OF SAID SECTION 10, 150.00 FEET, TO THE SOUTHERLY
RIGHT-OF-WAY OF SEVEN MILE ROAD (60.00 FEET 1/2 RIGHT-OF-WAY); THENCE NORTH 89°34'25" EAST PARALLEL TO THE
NORTH LINE OF SAID SECTION 10, 48.50 FEET, ALONG SOUTHERLY RIGHT-OF-WAY OF SAID SEVEN MILE ROAD, TO THE
WESTERLY LINE OF "GARDEN GROVE SUB.," AS RECORDED IN LIBER 54 OF PLATS, ON PAGE 80, WAYNE COUNTY
RECORDS; THENCE DUE SOUTH, 190.00 FEET, ALONG THE WESTERLY LINE OF SAID "GARDEN GROVE SUB.," AND
PARALLEL TO THE WEST LINE OF SAID SECTION 10; THENCE SOUTH 89°34'25" WEST PARALLEL TO THE NORTH LINE OF
SAID SECTION 10, 206.50 FEET, THENCE DUE NORTH ALONG THE WEST LINE OF SAID SECTION 10 AND THE CENTERLINE
OF FARMINGTON ROAD, 40.00 FEET, TO THE POINT OF BEGINNING; EXCEPT THE WESTERLY 60.00 FEET (1/2
RIGHT-OF-WAY OF FARMINGTON ROAD), ALL THE ABOVE CONTAINING 0.585 ACRES (GROSS), (0.3034 ACRES NET,
EXCLUDING THE 60 FEET FARMINGTON ROAD RIGHT-OF-WAY), SUBJECT TO EASEMENTS, RESTRICTIONS AND
RIGHT-OF-WAYS OF RECORD, IF ANY.

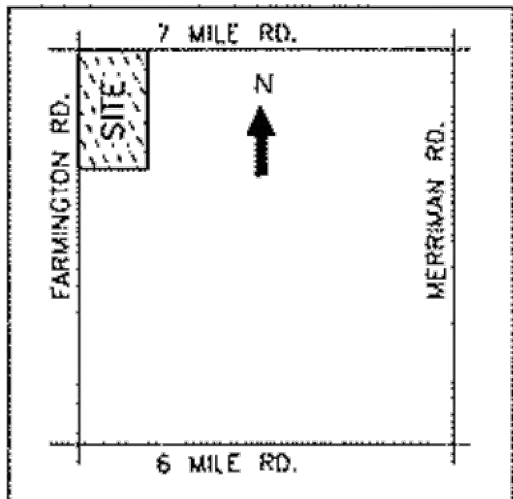
DESCRIPTION OF PARCEL BEING SPLIT FROM PARCEL 2 AND COMBINED TO PARCEL 1

PART OF THE NORTHWEST 1/4 OF SECTION 10, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY,
MICHIGAN;
BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10; THENCE
DUE SOUTH, 210.01 FEET, ALONG THE WEST LINE OF SAID SECTION 10 AND THE CENTERLINE OF FARMINGTON ROAD, TO
THE POINT OF BEGINNING; THENCE NORTH 89°34'25" EAST PARALLEL TO THE NORTH LINE OF SAID SECTION 10, 160.00
FEET; THENCE DUE NORTH PARALLEL TO THE WEST LINE OF SAID SECTION 10, 150.00 FEET, TO THE SOUTHERLY
RIGHT-OF-WAY OF SEVEN MILE ROAD (60.00 FEET 1/2 RIGHT-OF-WAY); THENCE NORTH 89°34'25" EAST PARALLEL TO THE
NORTH LINE OF SAID SECTION 10, 48.50 FEET, ALONG SOUTHERLY RIGHT-OF-WAY OF SAID SEVEN MILE ROAD, TO THE
WESTERLY LINE OF "GARDEN GROVE SUB.," AS RECORDED IN LIBER 54 OF PLATS, ON PAGE 80, WAYNE COUNTY
RECORDS; THENCE DUE SOUTH, 190.00 FEET, ALONG THE WESTERLY LINE OF SAID "GARDEN GROVE SUB.," AND
PARALLEL TO THE WEST LINE OF SAID SECTION 10; THENCE SOUTH 89°34'25" WEST PARALLEL TO THE NORTH LINE OF
SAID SECTION 10, 206.50 FEET, THENCE DUE NORTH ALONG THE WEST LINE OF SAID SECTION 10 AND THE CENTERLINE
OF FARMINGTON ROAD, 40.00 FEET, TO THE POINT OF BEGINNING; EXCEPT THE WESTERLY 60.00 FEET (1/2
RIGHT-OF-WAY OF FARMINGTON ROAD), ALL THE ABOVE CONTAINING 0.585 ACRES (GROSS), (0.3034 ACRES NET,
EXCLUDING THE 60 FEET FARMINGTON ROAD RIGHT-OF-WAY), SUBJECT TO EASEMENTS, RESTRICTIONS AND
RIGHT-OF-WAYS OF RECORD, IF ANY.

DESCRIPTION AFTER LOT SPLIT:

PARCEL 2:
PART OF THE NORTHWEST 1/4 OF SECTION 10, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY,
MICHIGAN;
BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10; THENCE
DUE SOUTH, 250.01 FEET, ALONG THE WEST LINE OF SAID SECTION 10 AND THE CENTERLINE OF FARMINGTON ROAD, TO
THE POINT OF BEGINNING; THENCE NORTH 89°34'25" EAST PARALLEL TO THE NORTH LINE OF SAID SECTION 10, 208.50
FEET TO THE WESTERLY LINE OF "GARDEN GROVE SUB.," AS RECORDED IN LIBER 54 OF PLATS, ON PAGE 80, WAYNE
COUNTY RECORDS; THENCE DUE SOUTH, 166.89 FEET, ALONG THE WESTERLY LINE OF SAID "GARDEN GROVE SUB.," AND
PARALLEL TO THE WEST LINE OF SAID SECTION 10; THENCE SOUTH 89°34'25" WEST PARALLEL TO THE NORTH LINE OF
SAID SECTION 10, AND ALONG A NORTHERLY LINE OF SAID "GARDEN GROVE SUB.," 208.50 FEET TO THE WEST LINE OF
SAID SECTION 10 AND THE CENTER OF SAID FARMINGTON ROAD, (SAID POINT BEING DUE NORTH 2224.38 FEET FROM
THE WEST 1/4 CORNER OF SAID SECTION 10); THENCE DUE NORTH ALONG THE WEST LINE OF SAID SECTION 10 AND THE
CENTERLINE OF FARMINGTON ROAD, 166.88 FEET, TO THE POINT OF BEGINNING; EXCEPT THE WESTERLY 60.00 FEET (1/2
RIGHT-OF-WAY OF FARMINGTON ROAD), ALL THE ABOVE CONTAINING 0.79879 ACRES (GROSS), (0.56891 ACRES NET,
EXCLUDING THE 60 FEET FARMINGTON ROAD RIGHT-OF-WAY), SUBJECT TO EASEMENTS, RESTRICTIONS AND
RIGHT-OF-WAYS OF RECORD, IF ANY.

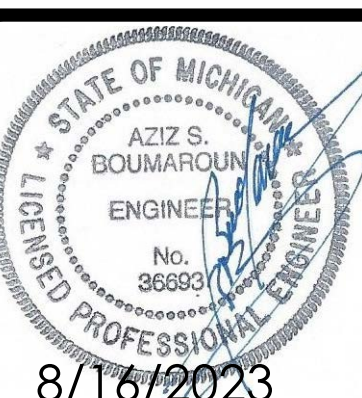
PARCEL 1
PART OF THE NORTHWEST 1/4 OF SECTION 10, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY,
MICHIGAN;
BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10; THENCE
DUE SOUTH, 60.01 FEET, ALONG THE WEST LINE OF SAID SECTION 10 AND THE CENTERLINE OF FARMINGTON ROAD,
THENCE NORTH 89°34'25" EAST PARALLEL TO THE NORTH LINE OF SAID SECTION 10, 60.00 FEET TO THE POINT OF
BEGINNING; THENCE NORTH 89°34'25" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF SEVEN MILE ROAD (60.00 FEET
1/2 RIGHT-OF-WAY), 148.50 FEET, TO THE WESTERLY LINE OF "GARDEN GROVE SUB.," AS RECORDED IN LIBER 54 OF
PLATS, ON PAGE 80, WAYNE COUNTY RECORDS; THENCE DUE SOUTH, 190.00 FEET, ALONG THE WESTERLY LINE OF SAID
"GARDEN GROVE SUB.," AND PARALLEL TO THE WEST LINE OF SAID SECTION 10; THENCE SOUTH 89°34'25" WEST
PARALLEL TO THE NORTH LINE OF SAID SECTION 10, 148.50 FEET, THENCE DUE NORTH ALONG THE EASTERLY
RIGHT-OF-WAY LINE OF FARMINGTON ROAD (60.00 FEET 1/2 RIGHT-OF-WAY), 190.00 FEET, TO THE POINT OF BEGINNING;
CONTAINING 0.6477 ACRES, SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAYS OF RECORD, IF ANY.



VICINITY MAP
NO SCALE



TECHNICAL GROUP INC.
27300 HAGGERTY RD. SUITE F2
LIVONIA, MI 48151
P: (248) 426-8000
F: (248) 426-7004
Email: technicalgroupinc.net



8/16/2023

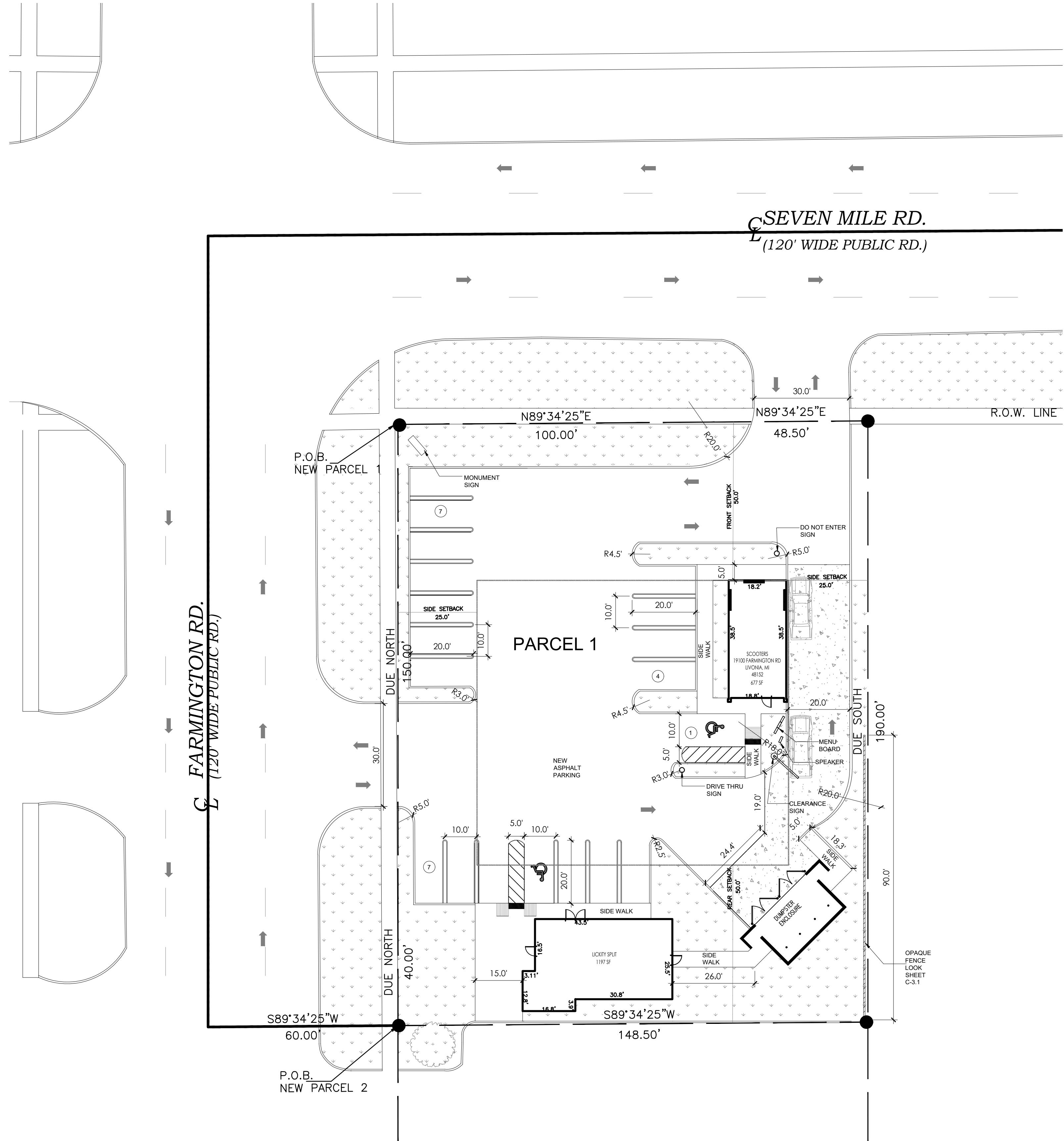
PROJECT
SCOOTERS
19100 FARMINGTON RD.
LIVONIA, MI 48152

SHEET TITLE
SURVEY

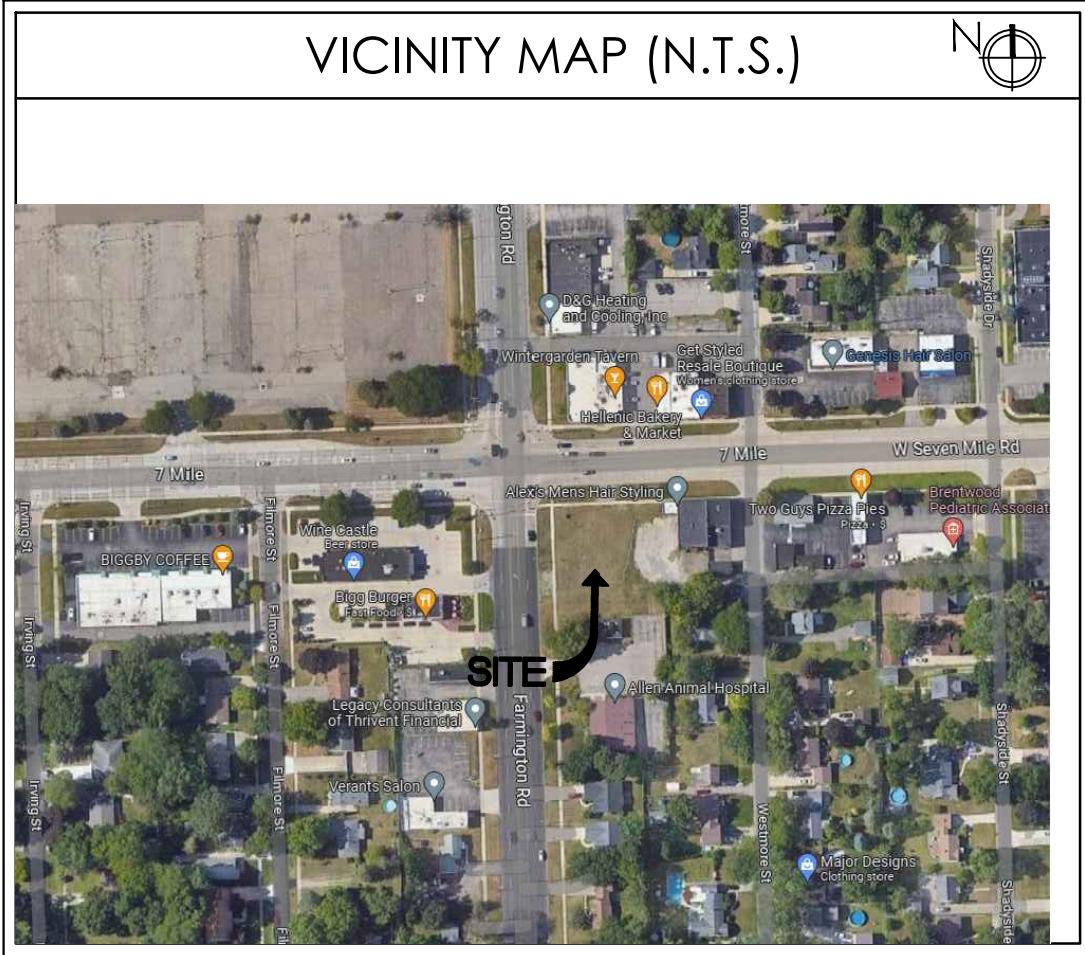
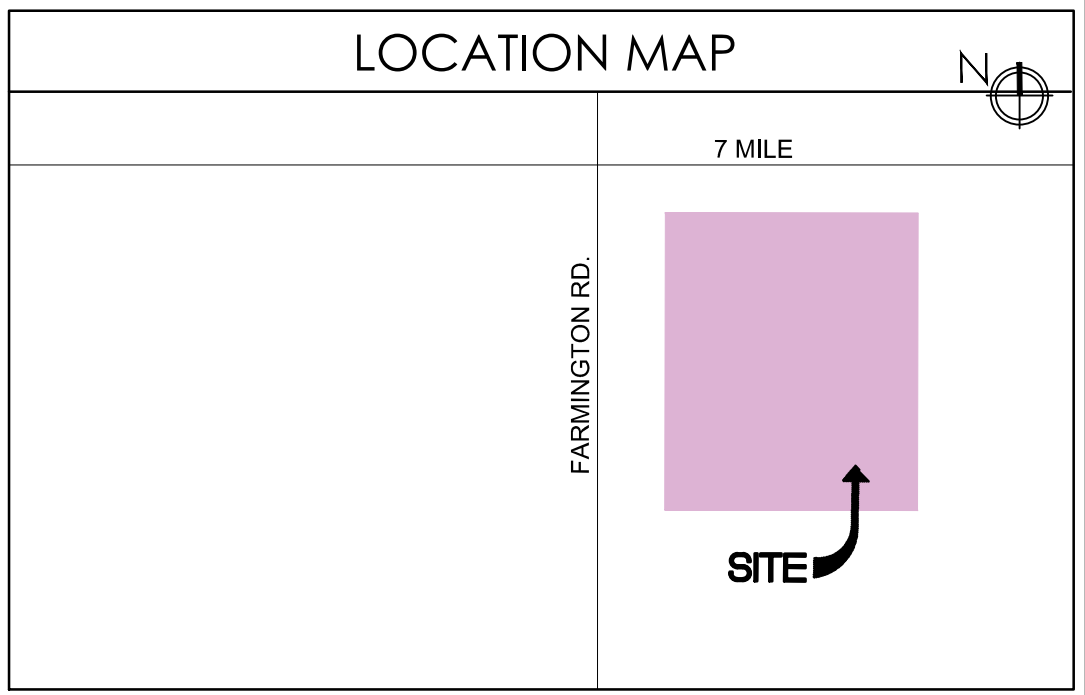
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JOB #
TG-23744

SHEET
C-1

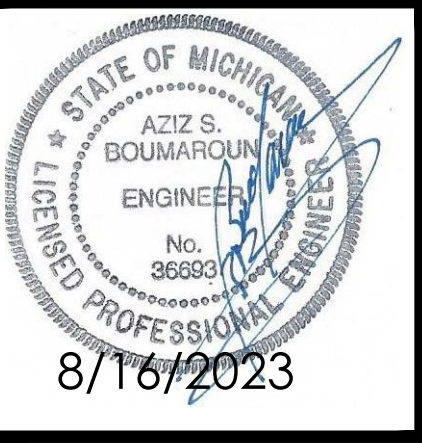
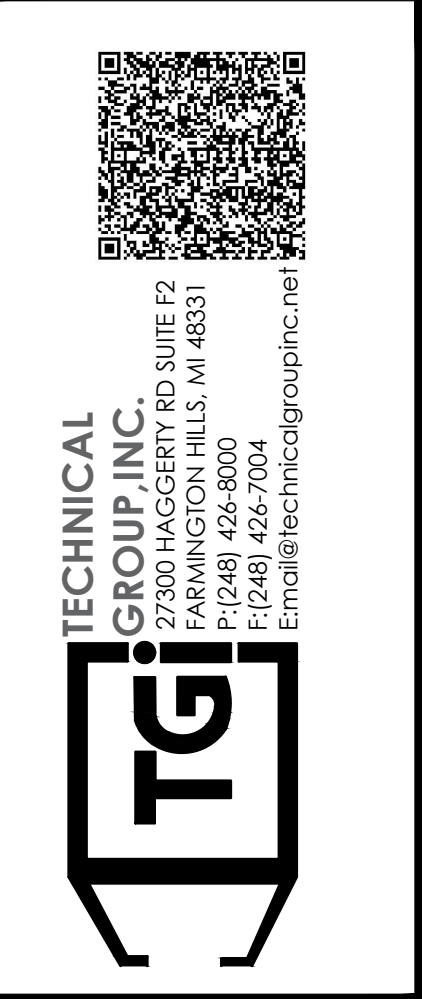


1
C1 PROPOSED SITE PLAN
SCALE: 1:20



PARKING CALCULATION	
TOTAL SITE AREA:	28,215 SQ. FT.
BUILDINGS AREA:	1874 SQ. FT.
EMPLOYEE FOR 2 STORES:	4
TOTAL BUILDINGS AREA:	1874 SQ. FT. / 125 SQ. FT. = 15
REQUIRED PARKING SPACES 4+15:	19
# OF HANDICAP SPACES :	2(1 VAN ACCESSIBLE)
PROVIDED PARKING SPACES:	19

No.	Date	By	Notes
1	8/07/2023	ZA	FOR SITE PLAN APPROVAL
2	8/16/2023	ZA	REVISED FOR SITE PLAN APPROVAL
Drawn By: ZA			
Checked: SB			
Scale: AS NOTED			
Date: 08.16.2023			

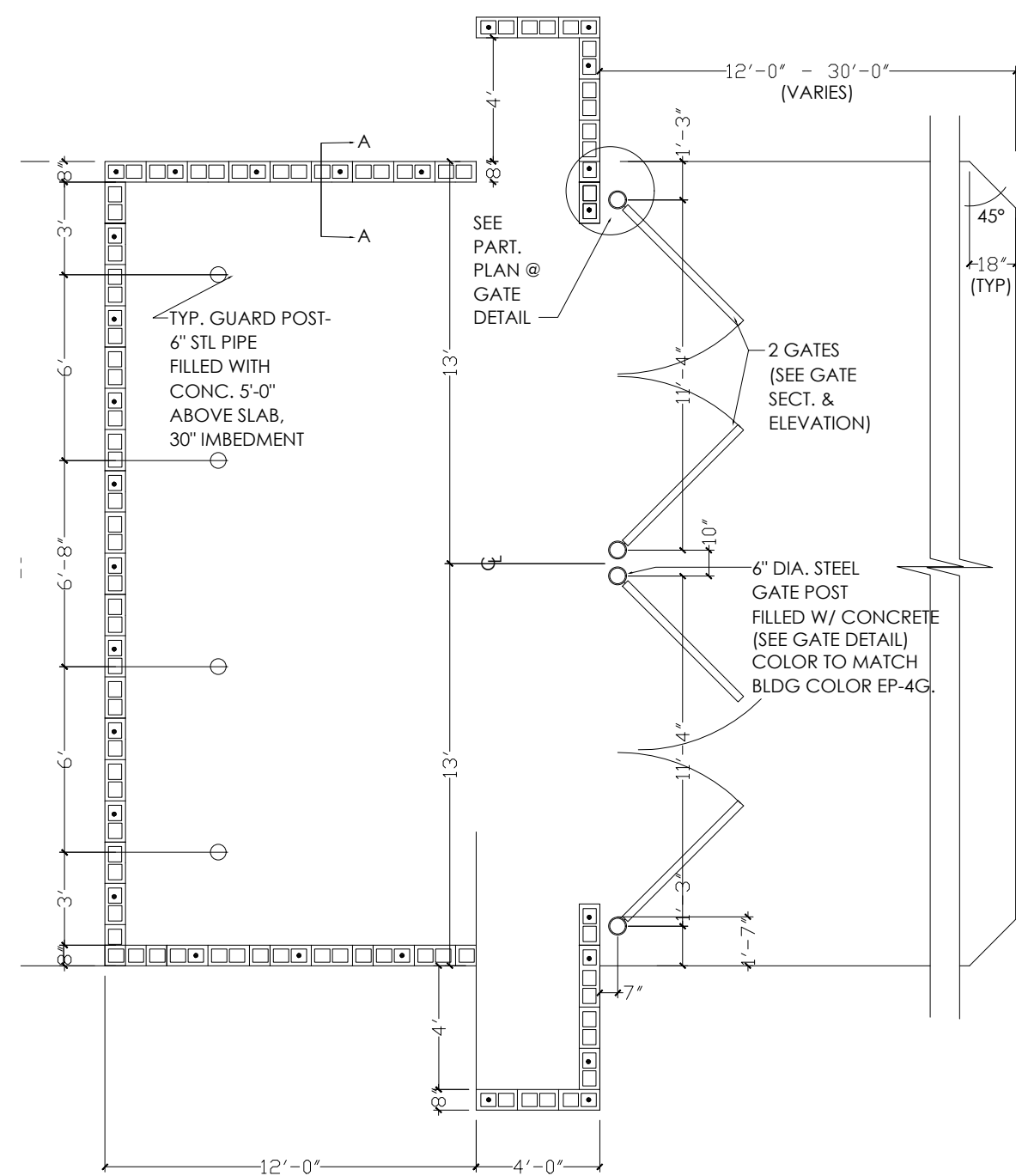


PROJECT SCOOTERS 19100 FARMINGTON RD. LIVONIA, MI 48152	SHEET TITLE PROPOSED SITE PLAN
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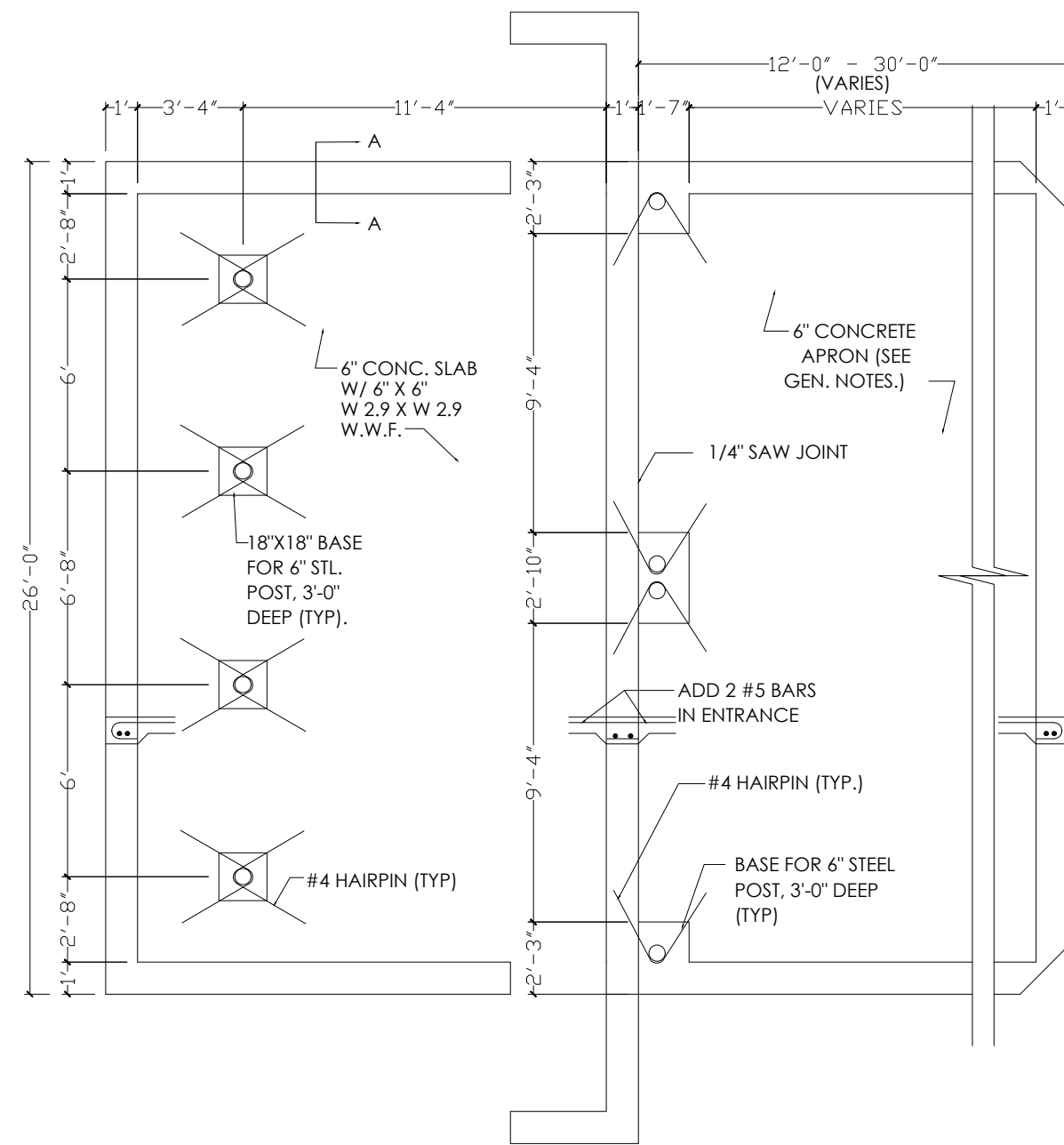
SHEET
C-2



TRASH ENCLOSURE PLAN

SCALE: 3/16" = 1'-0"

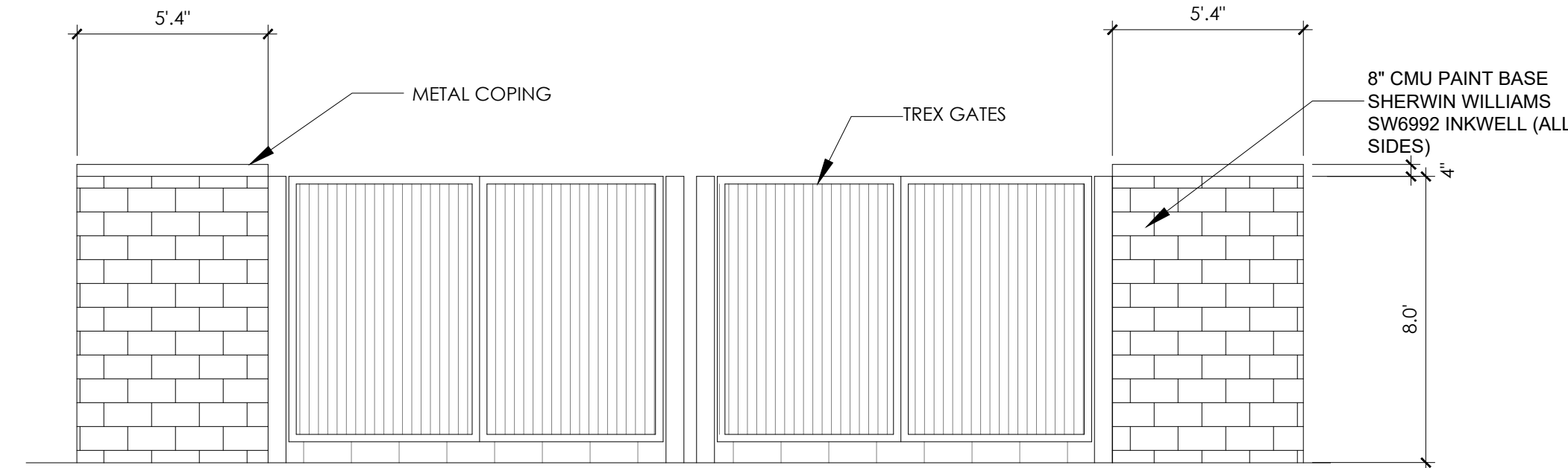
1



TRASH ENCLOSURE FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

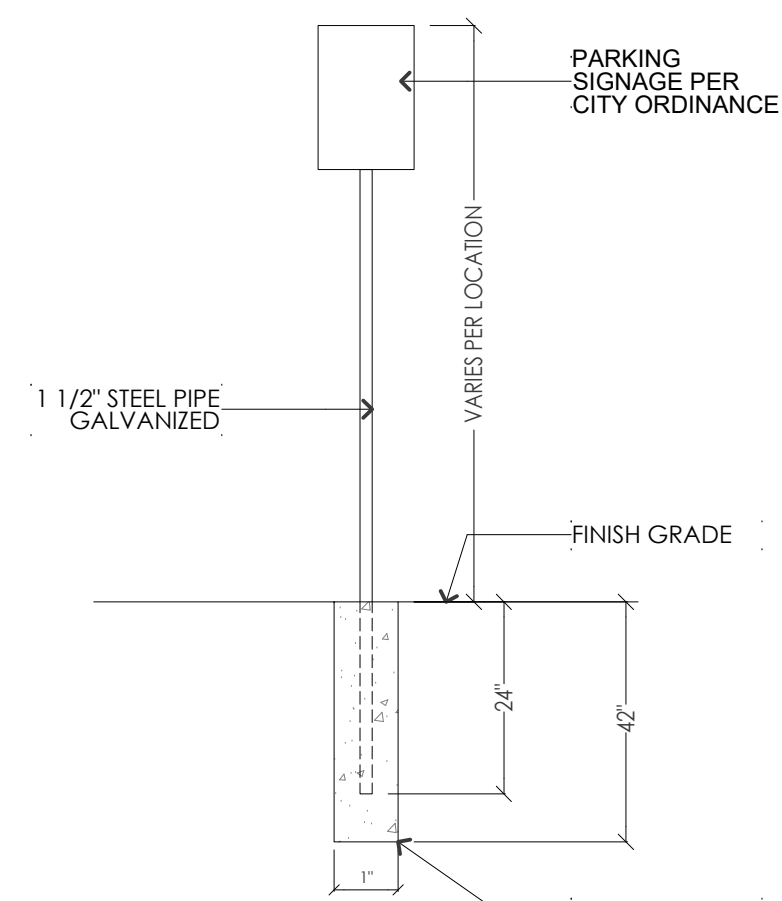
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TRASH ENCLOSURE FRONT ELEVATION

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

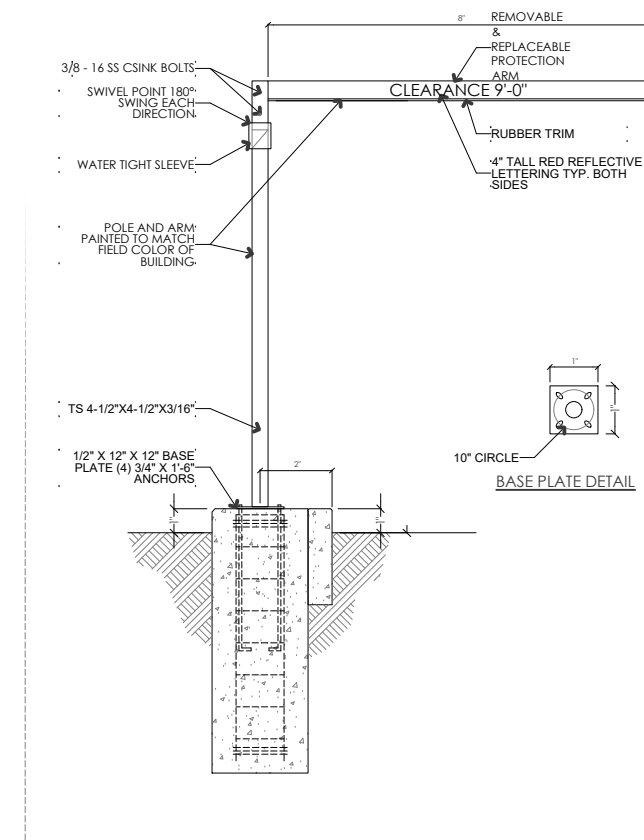
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SIGN DETAIL

SCALE: 1/2" = 1'-0"

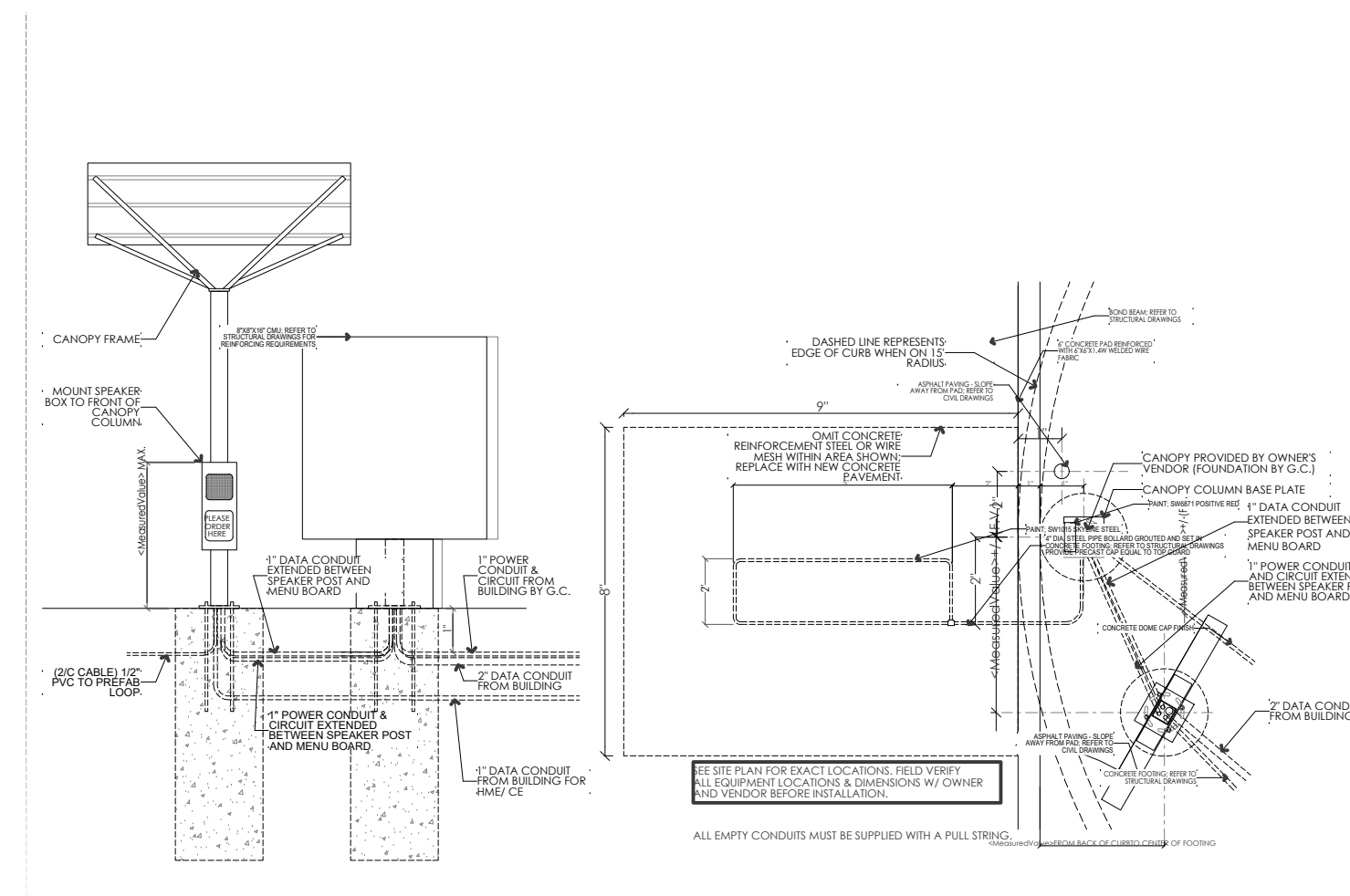
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HEIGHT CLEARANCE SIGN DETAIL

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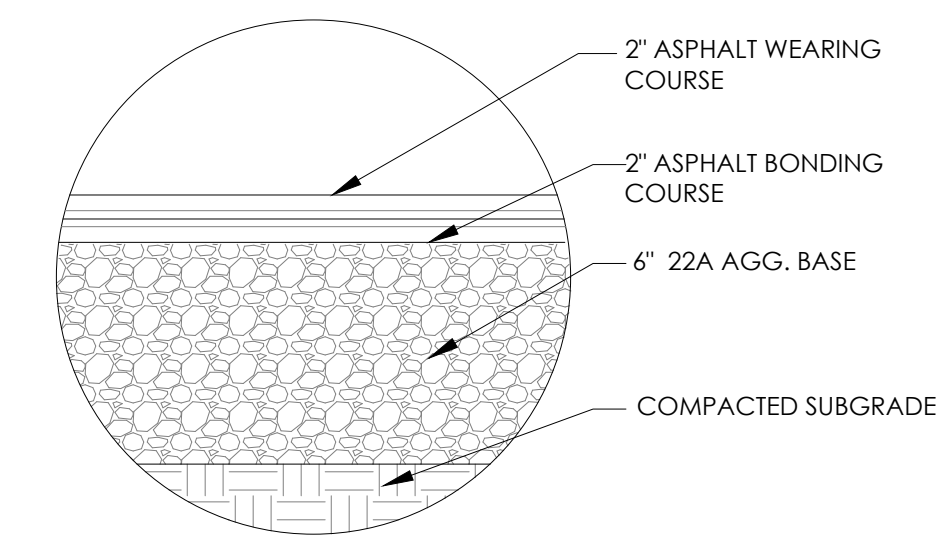
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MENU BOARD CALL BOX DETAIL

SCALE: 1/2" = 1'-0"

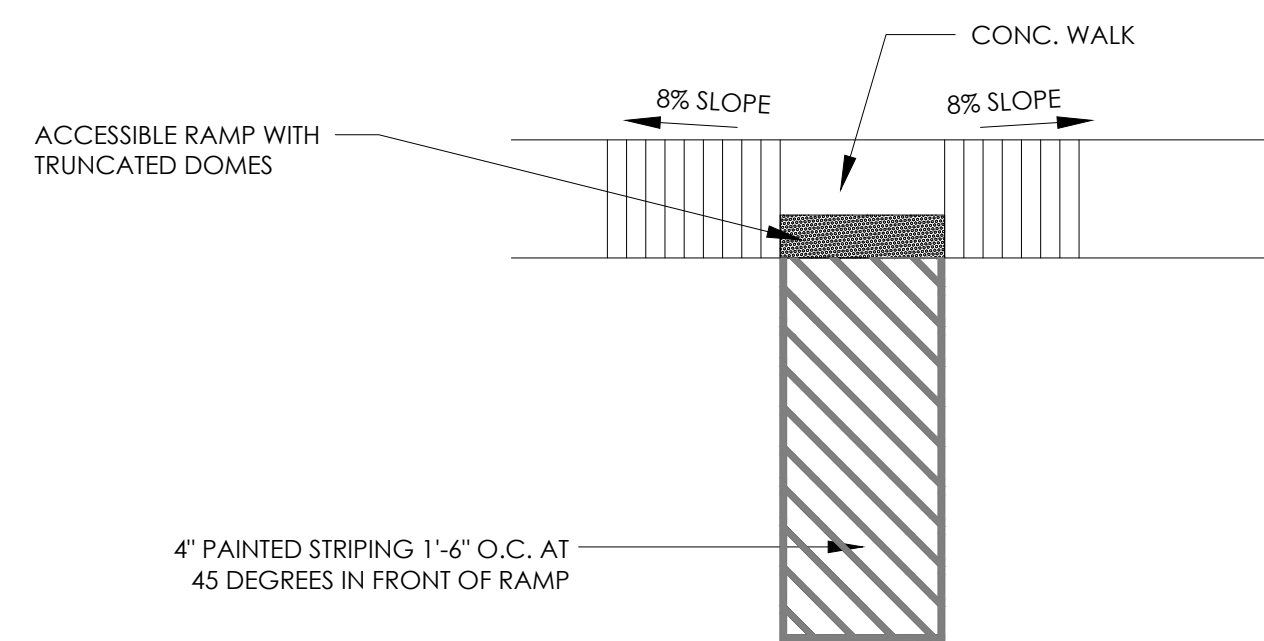
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ASPHALT PAVING DETAIL

NOT TO SCALE

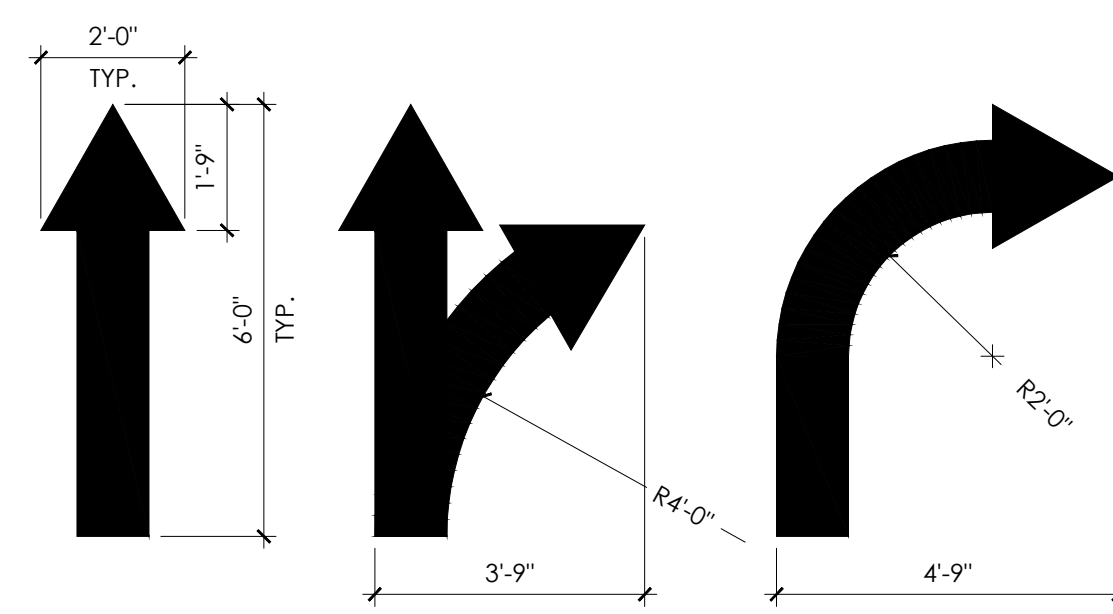
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ACCESSIBLE PARKING/RAMP DETAIL

NOT TO SCALE

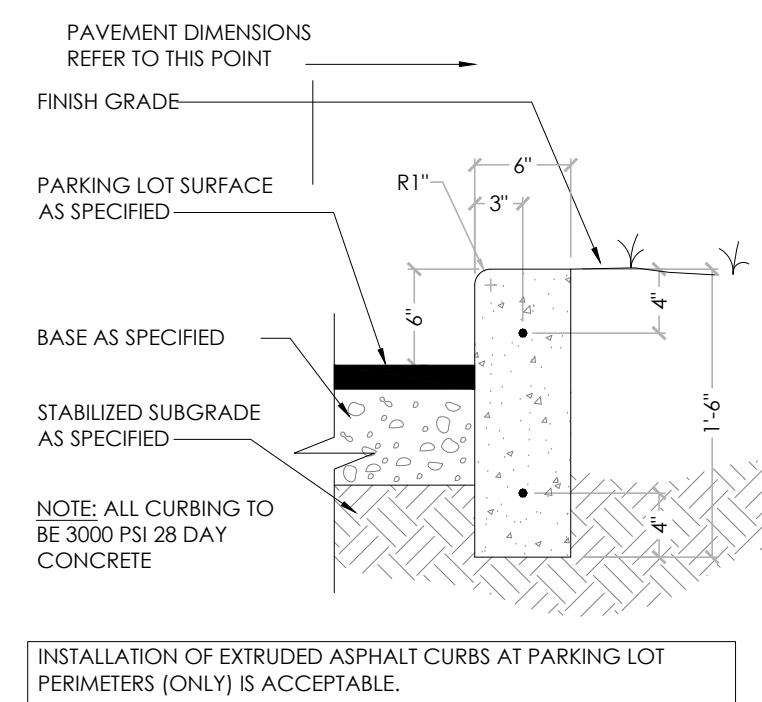
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PAINTED TRAFFIC SYMBOLS

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

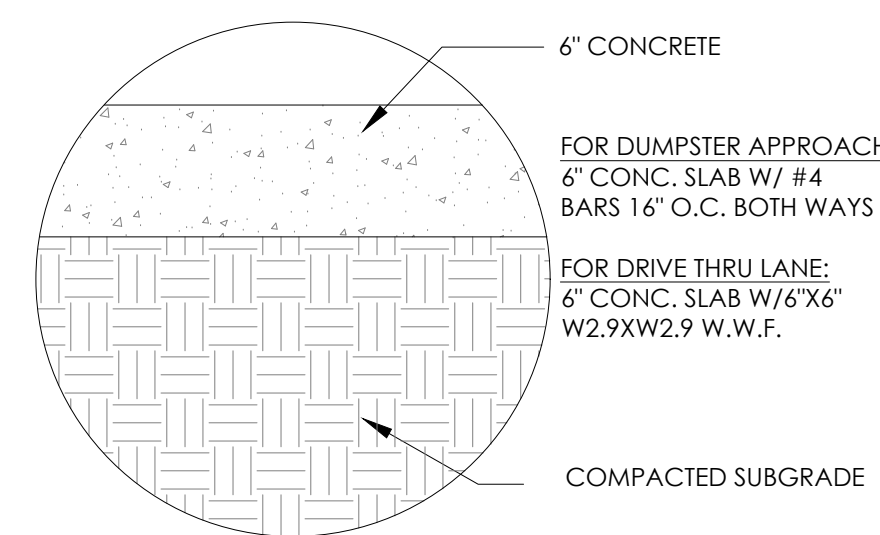
9



CURB DETAIL

NOT TO SCALE

10



CONCRETE DETAIL

NOT TO SCALE

11



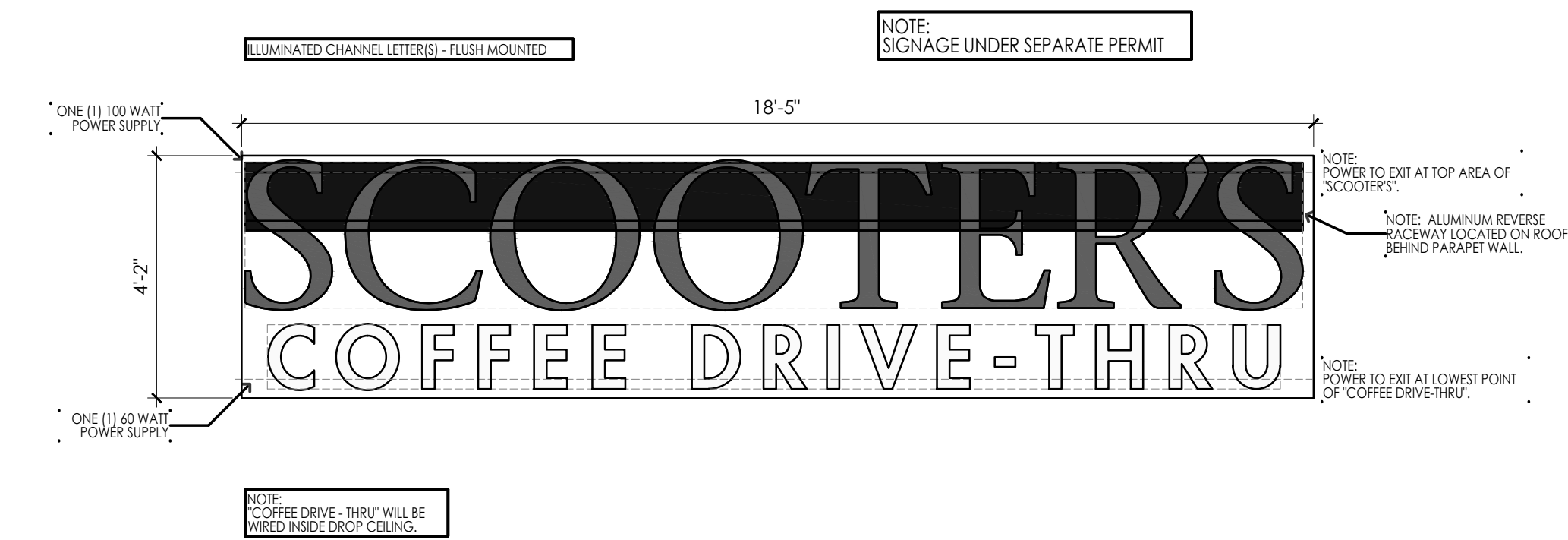
PROJECT
SCOOTER'S
19100 FARMINGTON RD.
LIVONIA, MI 48152

SHEET TITLE
SITE DETAILS

JOB #
TG-23744

SHEET
C-3

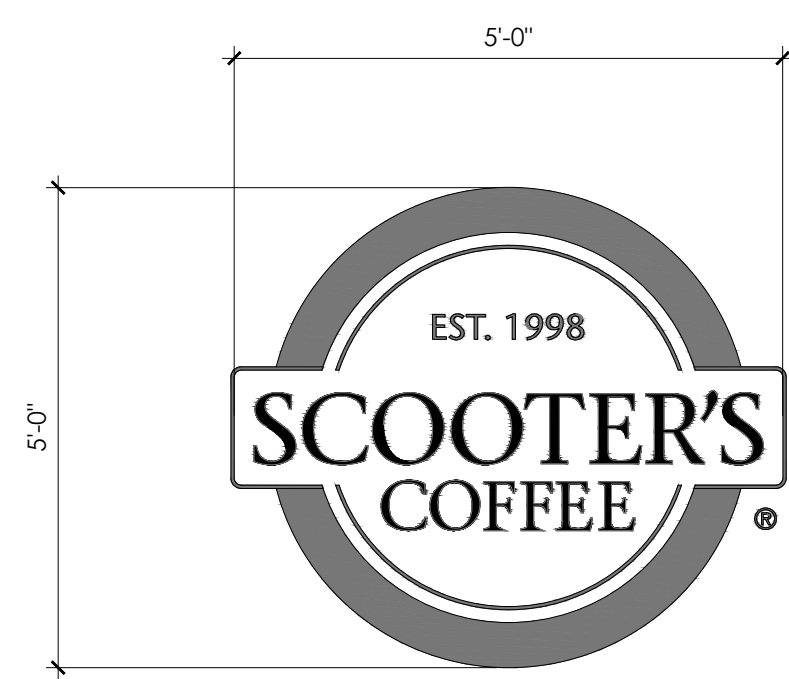
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INVERTED RACEWAY DETAIL

NOT TO SCALE

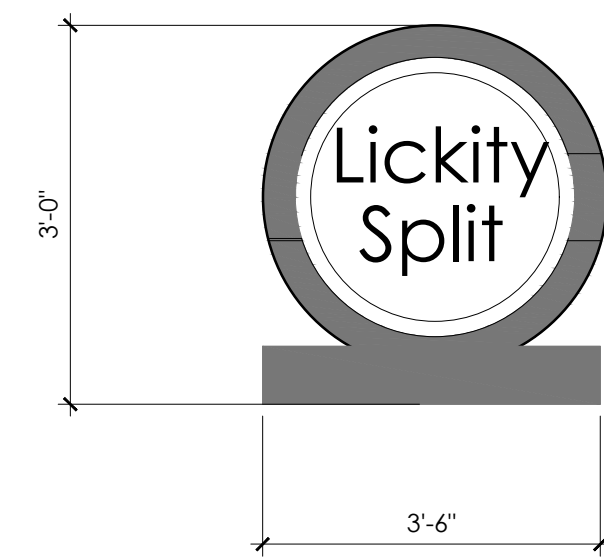
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SCOOTER'S FRONT SIGN

SCALE: 1/2" = 1'-0"

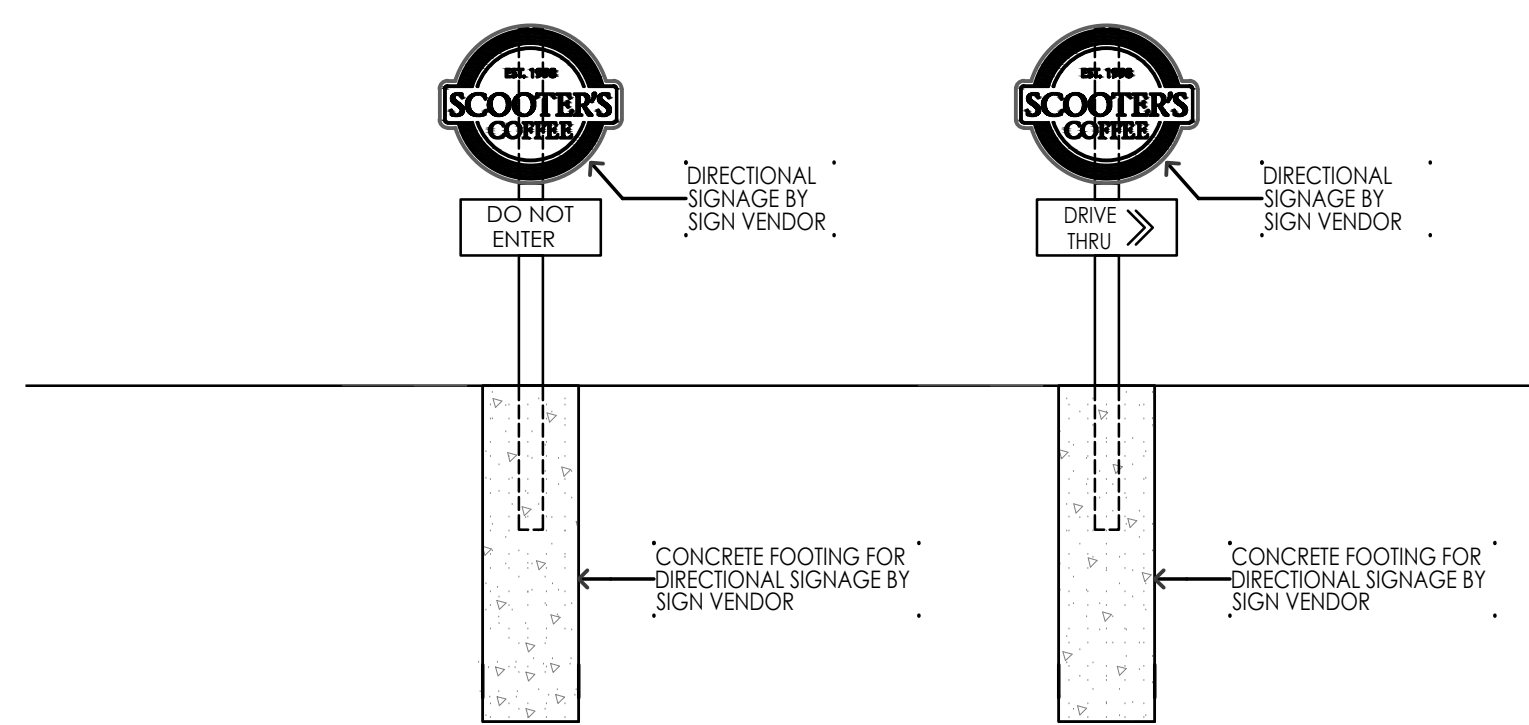
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LICKITY SPLIT

SCALE: 1/2" = 1'-0"

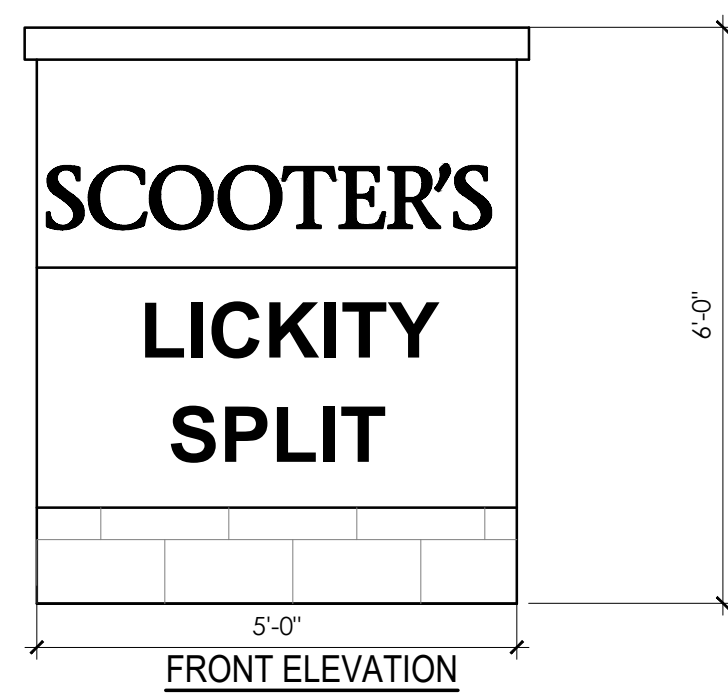
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DIRECTIONAL SIGNAGE - DETAIL

SCALE: 1/2" = 1'-0"

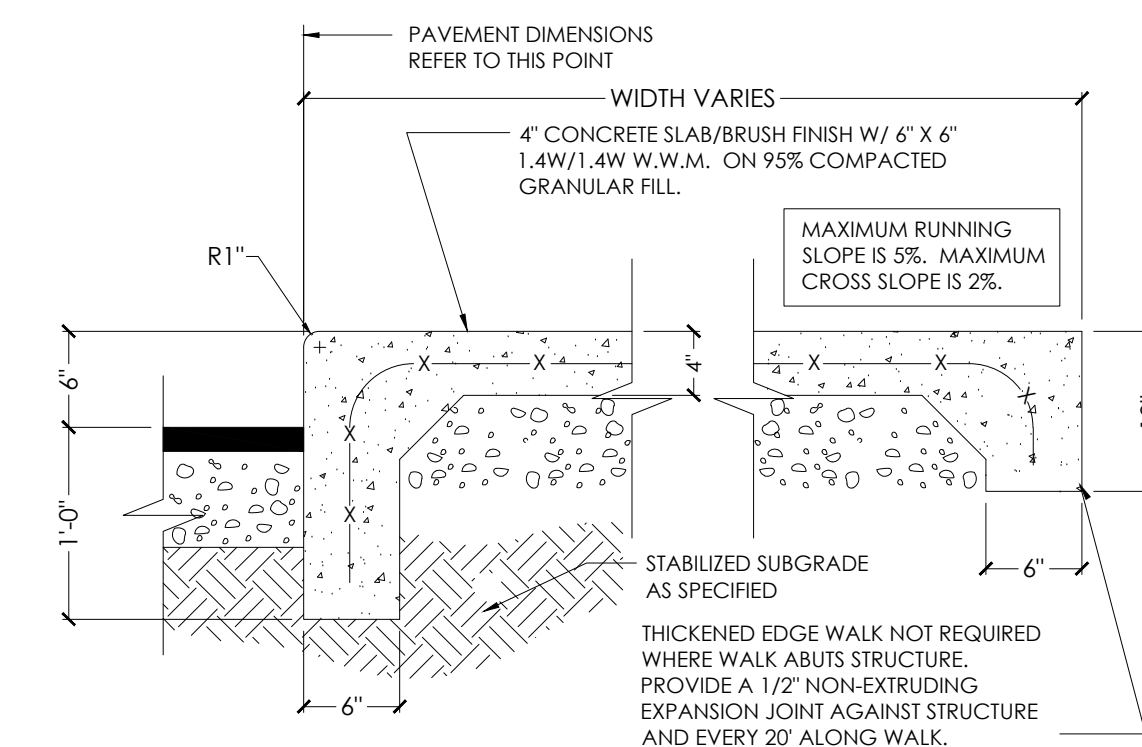
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MONUMENT SIGN ELEVATIONS

SCALE: 1/2" = 1'-0"

5



SIDE WALK DETAILS

NOT TO SCALE

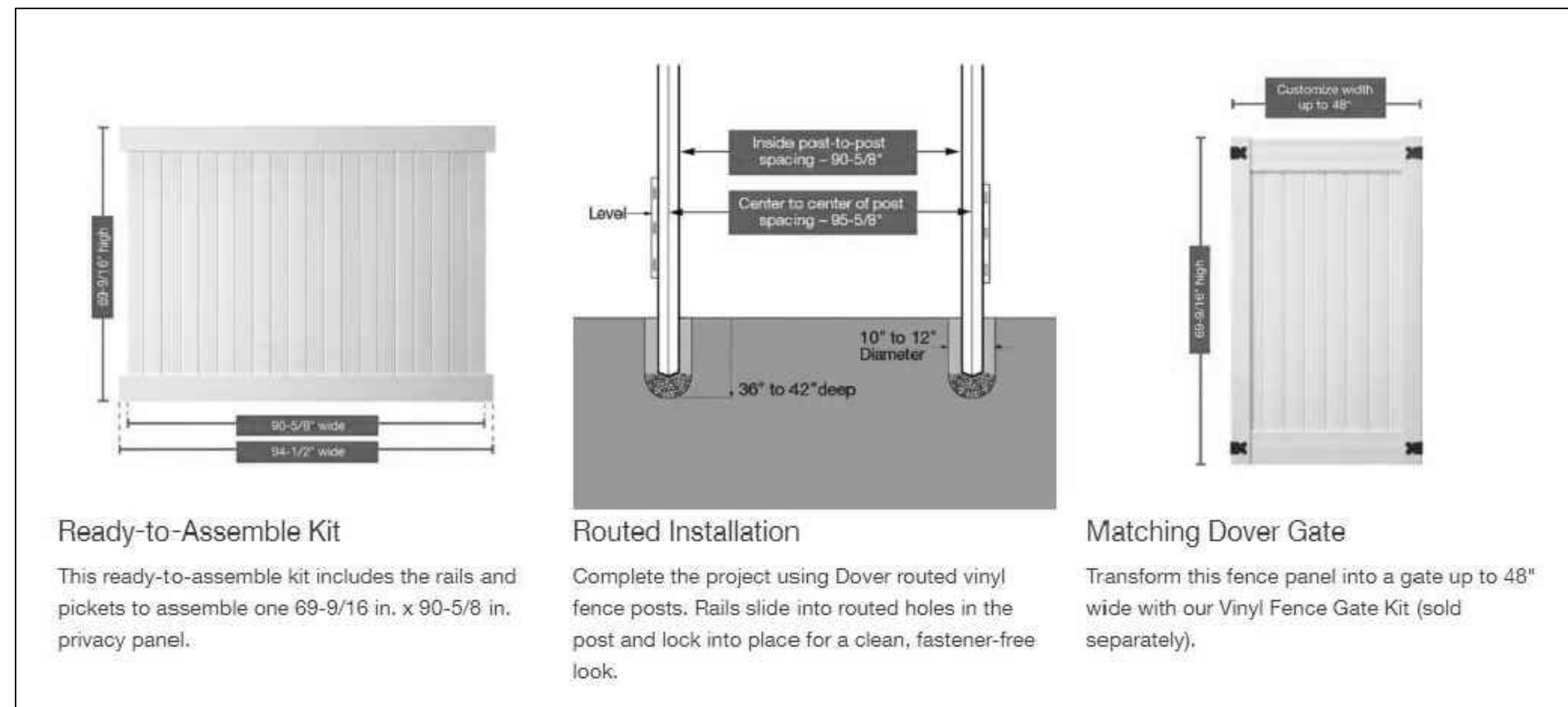
6

Dimensions			
Actual panel height (in.)	69.5 in	Actual panel thickness (in.)	1.5 in
Actual panel width (in.)	94.5 in	Nominal panel height (ft.)	6 ft
Nominal panel width (ft.)	8 ft		
Details			
Color Family	White	Color/Finish	White
Contact Type Allowed	Ground Contact	Features	UV Protected
Fencing Installation Type	No Dig	Fencing Product Type	Vinyl Fence Panels
Includes	Cap/top	Material	Vinyl
Nominal panel thickness (in.)	1.5 in	Number of pickets for panels	10
Number of rails for panels	2.0	Panel Assembly	Assembled Panel
Panel Design	Privacy	Panel Top Shape	Flat
Picket Top Style	Framed	Product Weight (lb.)	46 lb

FENCE PANEL SPECIFICATION

NOT TO SCALE

7



No.	Date	By	Notes
1	8/07/2023	ZA	FOR SITE PLAN APPROVAL
2	8/14/2023	ZA	REVISED FOR SITE PLAN APPROVAL
Drawn By: ZA			
Checked: SB			
Scale: AS NOTED			
Date: 08.16.2023			

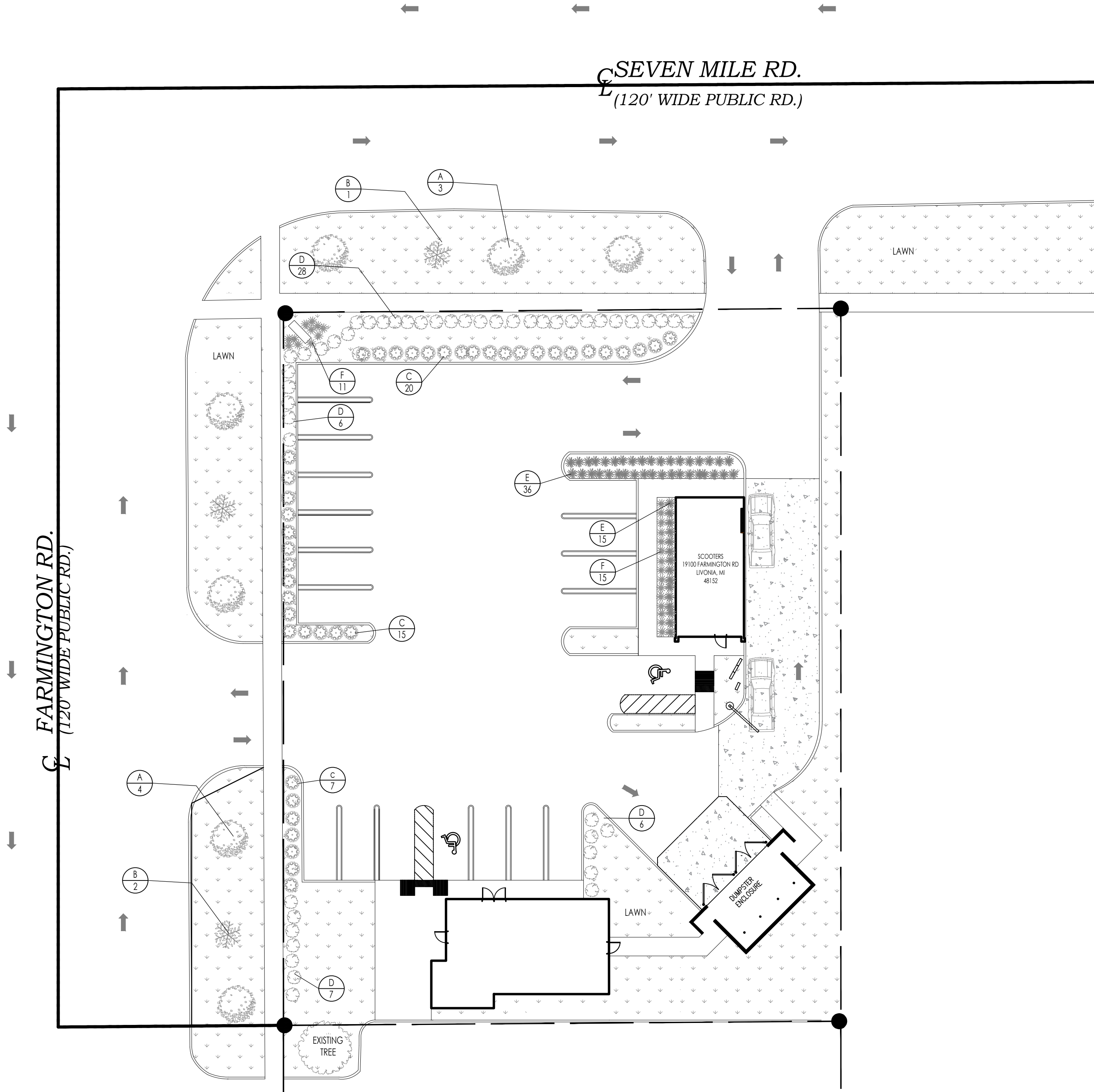
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TECHNICAL GROUP, INC.
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Email: technicalgroupinc.net



PROJECT SCOOTER'S 17100 FARMINGTON RD. LIVONIA, MI 48152	SHEET TITLE SITE DETAILS
JOB # TG-23744	
SHEET C-3.1	



1 PROPOSED LANDSCAPE PLAN
LS-1 SCALE: 1:20

LANDSCAPE
LANDSCAPE AREA PROVIDED:
7080/28,108= 25%

PLANT LISTING						
KEY	NEW QTY	BOTANICAL NAME	COMMON NAME	PLANTING HEIGHT	MATURE SIZE	
					HEIGHT	SPREAD
A	7	ABIES BALASAMEA	BALSAM FIR	8' (MIN.)	60'-0"	15'-20'
B	3	MAGNOLIA GRANDIFLORA	MAGNOLIA	24" (MIN.)	30'-50'	20'-30'
C	42	HYDRANGEA ARBORESCENS	SMOOTH HYDRANGEA	3' (MIN.)	3'-6"	3'-6"
D	47	SYRINGA VULGARIS	LILAC	3' (MIN.)	4'-6"	3'-7"
E	51	RUDBECKIA HIRTA	BLACK-EYED SUSAN	10" (MIN.)	1'-3"	12'-18"
F	26	SPIRAEA JAPONICA 'GOLDFLAME'	GOLD FLAME SPIREA	10" (MIN.)	16'-24"	24'-30"

LANDSCAPE NOTES:

- PLANTING:
- INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS AND WITH THE SPECIFICATIONS SET FORTH BY THE CITY OF LIVONIA.
 - IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN THE LANDSCAPING INSTALLED SO THAT IT IS HEALTHY, NEAT AND ORDERLY IN APPEARANCE AND IS FREE FROM REFUSE AND DEBRIS.
 - ALL PLANTINGS SHALL BE COMPLETED WITHIN THREE (3) MONTHS, AND NO LATER THAN NOVEMBER 30, FROM THE DATE OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY IF SUCH CERTIFICATE IS ISSUED DURING THE APRIL 1 - SEPTEMBER 30 PERIOD; IF THE CERTIFICATE IS ISSUED DURING THE OCTOBER 1 - MARCH 31 PERIOD; PLANTING SHALL BE COMPLETED NO LATER THAN THE ENSUING MAY 31: PLANTINGS SHALL THEREAFTER BE REASONABLY MAINTAINED, INCLUDING PERMANENCE AND HEALTH OF PLANT MATERIALS TO PROVIDE A SCREEN TO ABUTTING PROPERTIES AND INCLUDING THE ABSENCE OF WEEDS AND REFUSE.
 - ALL PLANTING BEDS TO BE FILLED WITH FOUR INCHES (4") OF RIVER ROCK, PLANTING BEDS TO HAVE ONE-EIGHTH BY FOUR INCH (1/8"x4") BLACK ANODIZED PERMA-LOC ALUMINUM EDGING, OR APPROVED EQUIVALENT, ON BORDERS.
 - DIG SHRUB PITS ONE FOOT (1') LARGER THAN THE SHRUB ROOTBALL, TREE PITS TWO FOOT (2') THAN TREE ROOTBALLS AND BACKFILL WITH ONE (1) PART TOP SOIL AND ONE (1) PART SOIL FROM EXCAVATED PIT.
 - REMOVE TWINE AND WIRE FROM ROOTBALL AND PLANT TOPS.
 - ORGANIC FRIABLE TOPSOIL SHALL BE EVENLY DISTRIBUTED AND FINE GRADED OVER ALL AREAS TO RECEIVE LAWNS AT UNIFORM DEPTH OF FOUR INCHES AFTER SETTLEMENT.
 - ALL NEW LAWN AREAS SHALL BE SODDED WITH A GRADE A SOD PLANTED OVER THE TOPSOIL.
 - TREES IN LAWN AREAS TO HAVE A THREE FOOT (3') CIRCLE OF MULCH SIX INCHES (6") DEEP, (HARDWOOD - NATURAL DARK BROWN).
 - TOPSOIL SHALL BE FERTILE, FRIABLE, AND REPRESENTATIVE OF PRODUCTIVE SOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH AND SHALL BE DARK ORGANIC NATURAL SURFACE SOIL, EXCLUSIVE OF PEAT, MUCK, AND/OR DARK BROWN OR BLACK LOAM, CLAY LOAM, SILT LOAM, OR SANDY LOAM.
 - REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS AND BE:

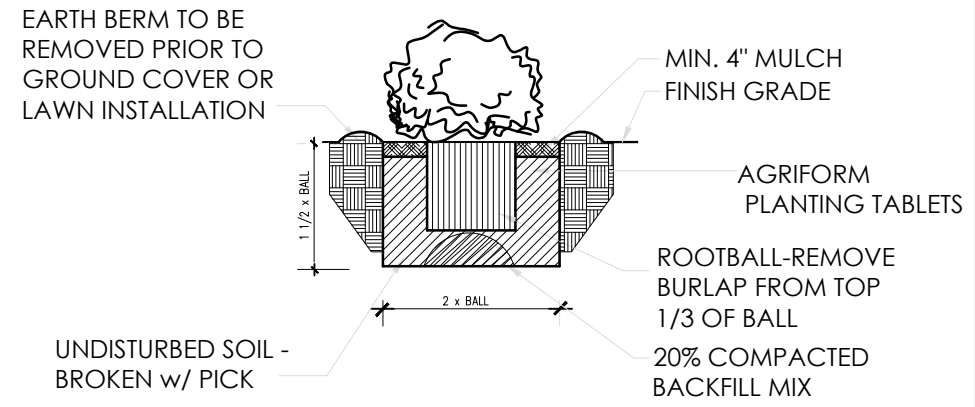
MATERIALS:

- * PLANT MATERIAL SIZES (MINIMUM)
- EVERGREEN TREES..... 6' MIN. HEIGHT
 - DECIDUOUS TREES..... 2 1/2" CALIPER
 - SMALL DECIDUOUS TREES..... 1-3/4" CALIPER
 - LARGE EVERGREEN SHRUBS..... 2' - 3' HEIGHT
 - DECIDUOUS SHRUBS..... 2' - 3' SPREAD
 - EVERGREEN SHRUBS..... 18" - 24" SPREAD
 - GROUND COVER..... 18" - 24" SPREAD

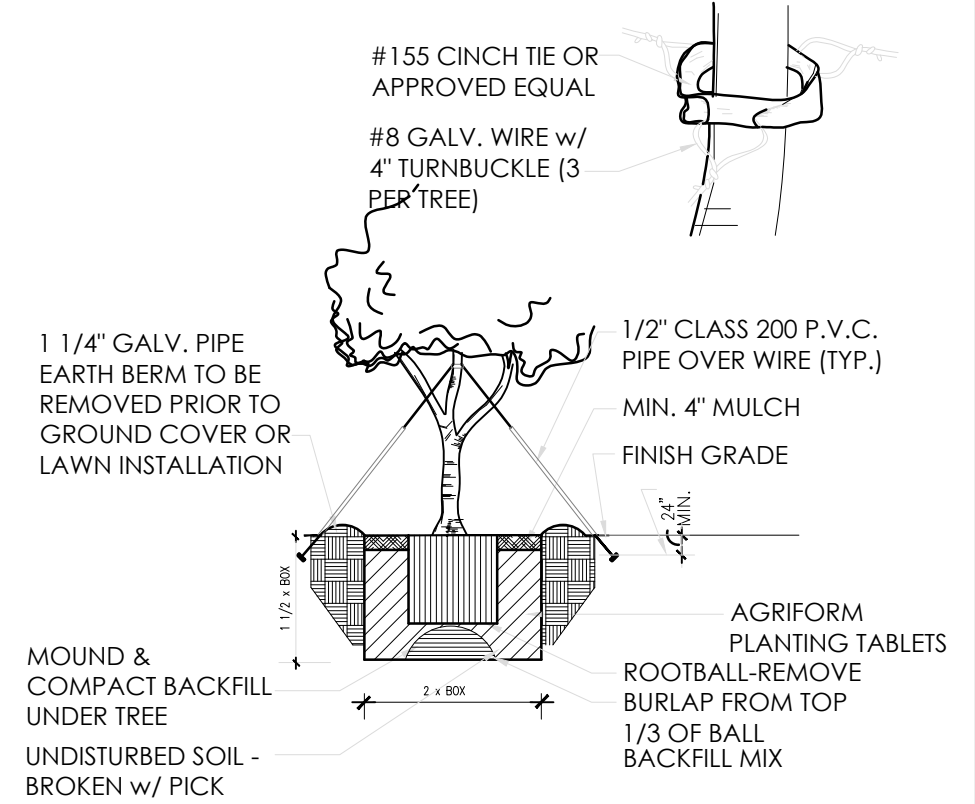
GENERAL:

- ALL LANDSCAPED AREAS SHALL BE EXCAVATED OF ALL BUILDING MATERIAL AND DEBRIS TO A MINIMUM DEPTH OF EIGHTEEN INCHES (18") AND BACKFILLED WITH A MEDIUM TEXTURED PLANTING SOIL. ALL LANDSCAPED AREAS ARE TO HAVE MINIMUM SIX INCHES (6") OF TOPSOIL AND ARE TO BE CROWNED A MINIMUM SIX INCHES (6") HIGHER THAN ADJACENT CURBS AND SIDEWALKS.
- ALL WRITTEN DIMENSIONS OVERRIDE SCALE DIMENSIONS ON PLAN.
- REPORT ALL CHANGES, SUBSTITUTIONS, OR DELETIONS TO THE ARCHITECT.
- ALL BIDDERS MUST INSPECT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- ALL SPECIFICATIONS SUBJECT TO CHANGE DUE TO EXISTING SITE CONDITIONS.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIAL.
- DO NOT PLANT DECIDUOUS OR EVERGREEN TREES DIRECTLY OVER UTILITY LINES. MAINTAIN A FIVE FOOT (5') DISTANCE FROM CENTER OF UTILITIES FOR PLANTING HOLES. CALL MISS DIG FORTY-EIGHT (48) HOURS PRIOR TO LANDSCAPE CONSTRUCTION FOR FIELD LOCATION OF UTILITY LINES.
- MEASUREMENT AND QUANTITIES ARE ESTIMATES ONLY AND CONTRACTOR IS RESPONSIBLE FOR HIS/HER OWN QUANTITIES. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR 100% OF SOD REQUIRED INCLUDING AREAS IN R.O.W.
- THE INSTALLATION OF SPRINKLERS ARE REQUIRED TO ENSURE THE MAINTENANCE OF ALL LANDSCAPING LOCATED IN PERMANENTLY IMPROVED FRONT YARDS.
- G.C. TO PROVIDE IRRIGATION. IRRIGATION TO BE DESIGNED BY OTHER, RAIN SENSOR & TIMER AS PART OF SPRINKLER SYSTEM DESIGN.

SHRUB PLANTING



BOX TREE & GUYING DETAIL



No.	Date	By	Notes
1	8/07/2023	TA	FOR SITE PLAN APPROVAL
2	8/16/2023	TA	REVISED FOR SITE PLAN APPROVAL
Drawn By: TA			
Checked: SB			
Scale: AS NOTED			
Date: 08.16.2023			



PROJECT SCOOTERS 19100 FARMINGTON RD. LIVONIA, MI 48152	SHEET TITLE LANDSCAPE PLAN
DO NOT SCALE THIS PRINT. USE FIGURED DIMENSIONS ONLY.	
JOB # TG-23744	SHEET LS-1

Pictures and Information of Landscape Materials

Petition 2023-07-02-10 - Scooter's & Lickity Split

A Balsam Fir



Type: Evergreen

Uses: living Christmas tree

Growth Rate: Slow - 12"/year

Height: 40-50 feet high

Shape: symmetrical pyramid

Foliage: dark green needles

B Magnolia



Type: Broadleaf Evergreen

Leaves: simple & broadly ovate

Growth Rate: Fast

Height: 60-80 feet high

Shape: pyramid

Foliage: dark green needles

Pictures and Information of Landscape Materials

Petition 2023-07-02-10 - Scooter's & Lickity Split

page 2

Prepared by the Planning Department

C

Smooth Hydrangea



Type: deciduous shrub
Usage: hedges, borders
Leaves: dark green

Height: 3-5 feet high
Width: 4-6 feet wide
Foliage: white hydrangea

D

Lilac



Type: Shrub
Usage: Ornamental
Assets: Low-Maintenance

Height: 12-15 feet high
Width: 8-12 feet wide
Flower Colors: pink, purple

Pictures and Information of Landscape Materials

Petition 2023-07-02-10 - Scooter's & Lickity Split

page 3

Prepared by the Planning Department

E Black-Eyed Susan



Type: Perennial Flower

Usage: mass plantings

Assets: drought & heat tolerant

Height: 2-3 feet high

Shape: clump forming

Flowers: Showy

E Gold Flame Spirea



Type: Shrub

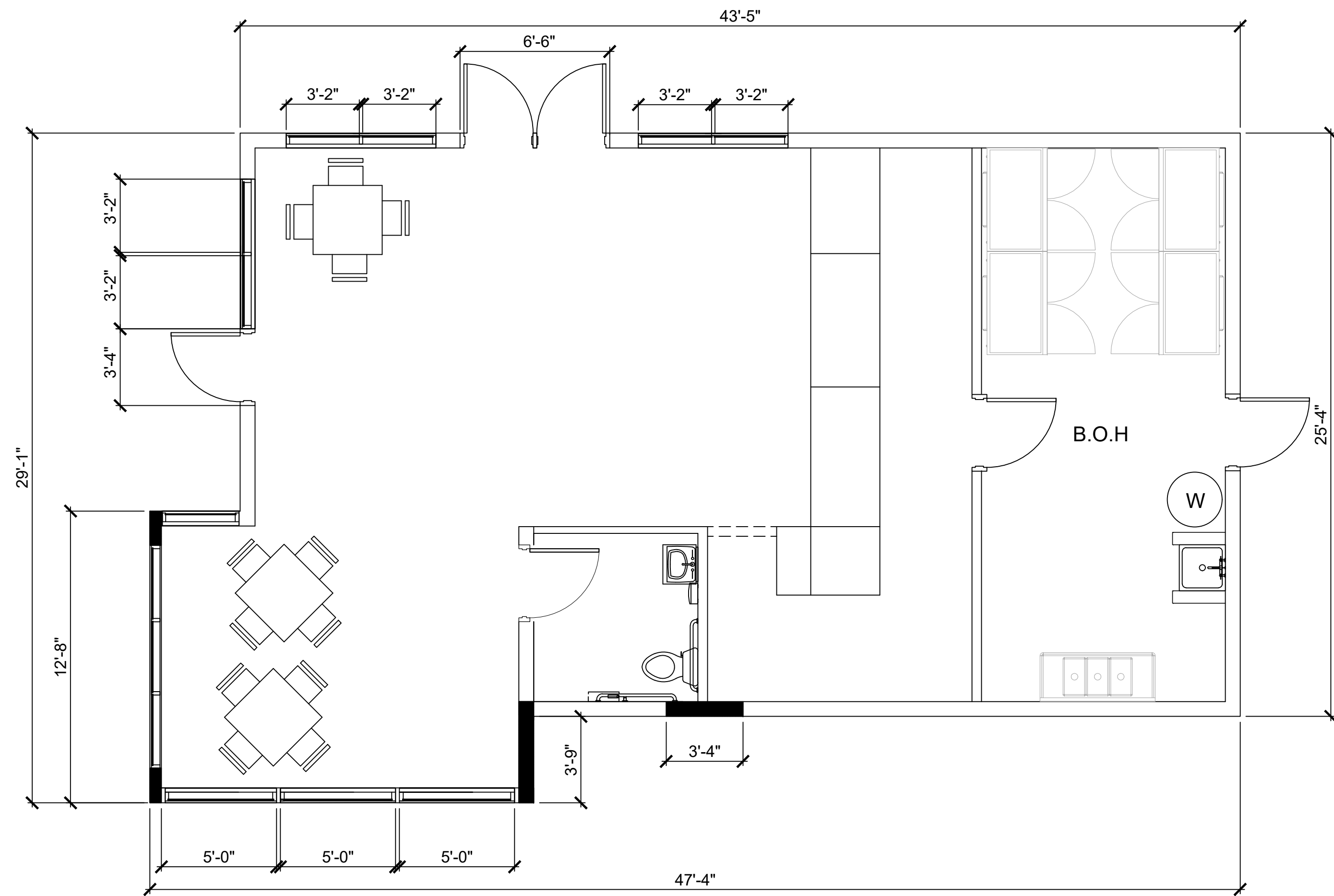
Assets: performs best in full sun

Usage: borders

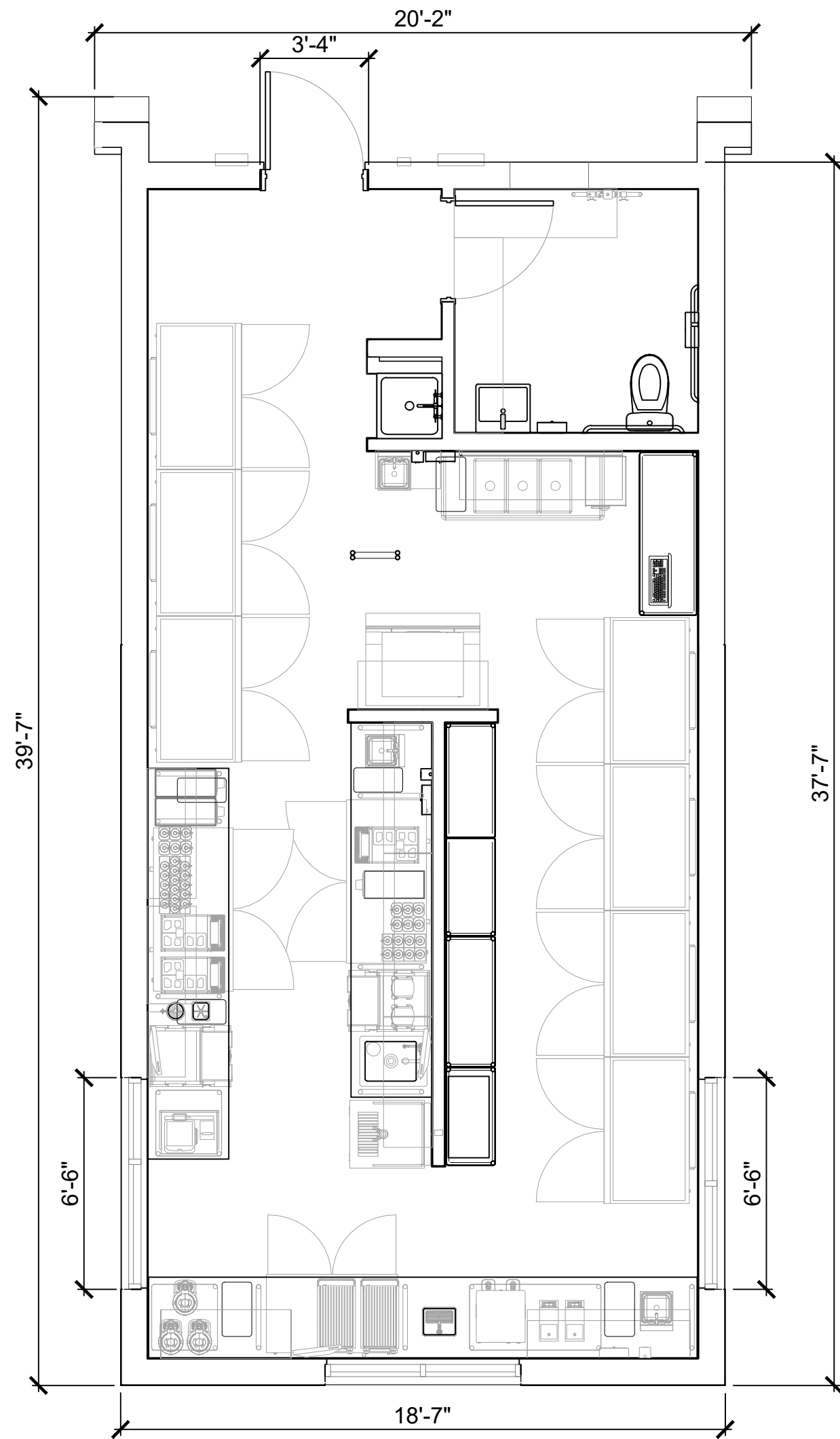
Height: 3-4 feet high

Shape: spreading/clumping

Foliage: eye-catching



2 LICKITY SPLIT FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 SCOOTERS FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND					
---	TO BE DEMOLISHED				
---	EXISTING TO REMAIN				
---	NEW WALL				

TAG KEY	ELEVATION TAG	SECTION TAG	SCOPE TAGS	WALL TAG	DOOR TAG	WINDOW TAG
	SEE SHEET A-2				SEE SHEET A-1.1	SEE SHEET A-1.1

No.	Date	By	Notes
1	8/07/2023	ZA	FOR SITE PLAN APPROVAL
2	8/16/2023	ZA	REVISED FOR SITE PLAN APPROVAL
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Drawn By: ZA			
Checked: s8			
Scale: AS NOTED			
Date: 08.16.2023			

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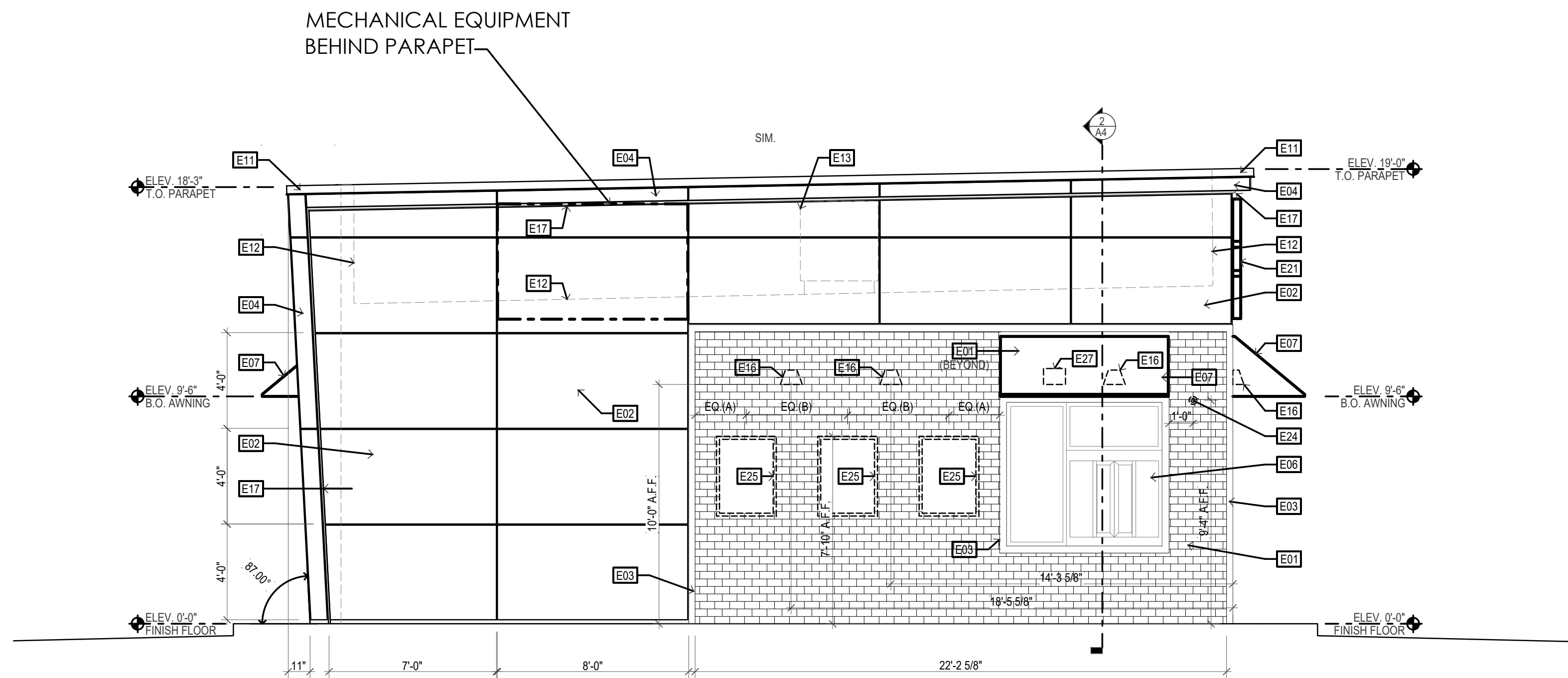


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724-8000
724-8000
Email: info@tggroupinc.net



PROJECT SCOOTERS 19100 FARMINGTON RD. LYONNA, MI 48132	SHEET TITLE PROPOSED FLOOR PLAN
JOB # TG-23744	
SHEET A-1	

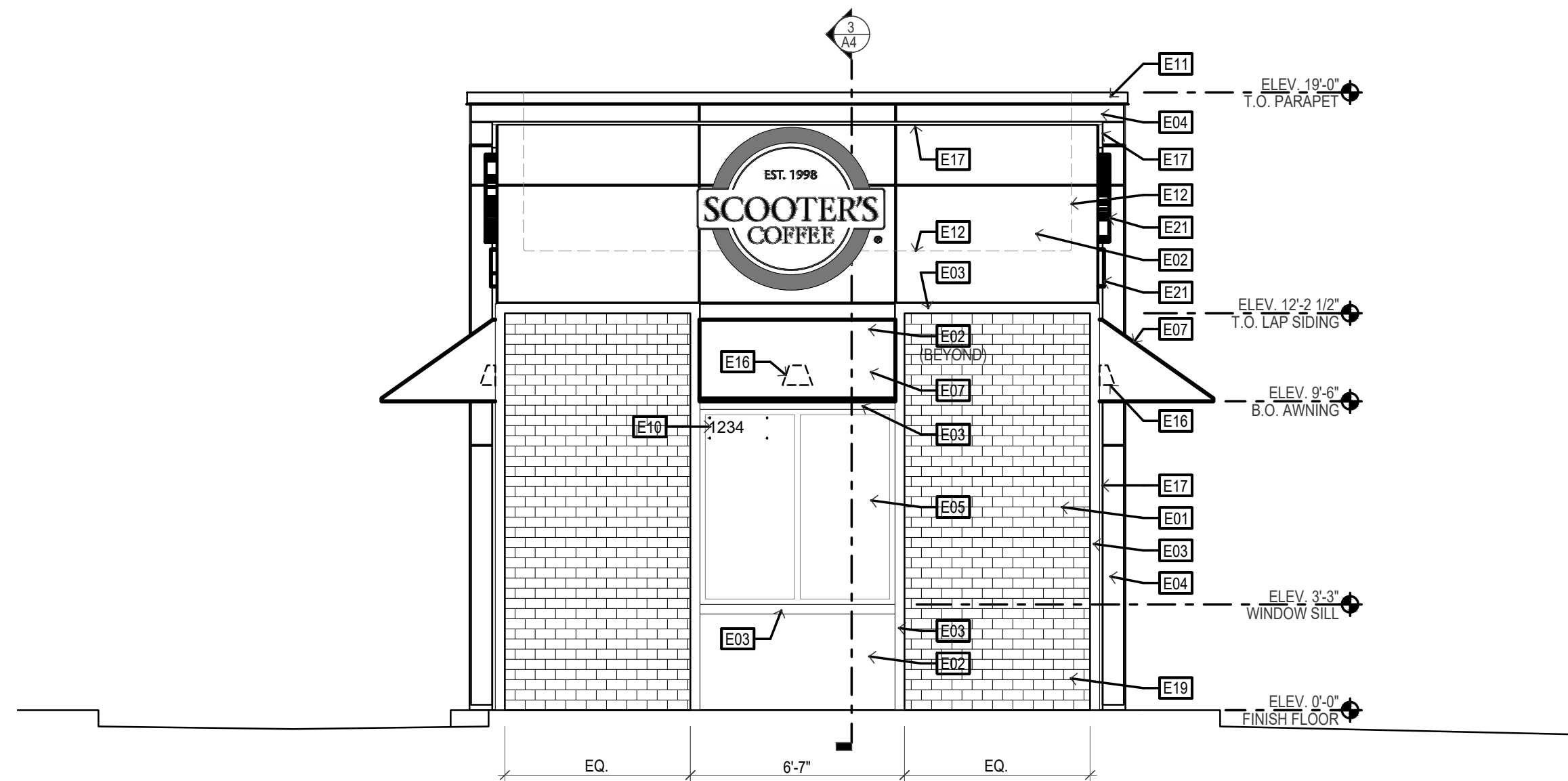
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DRIVE-THRU ELEVATION

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

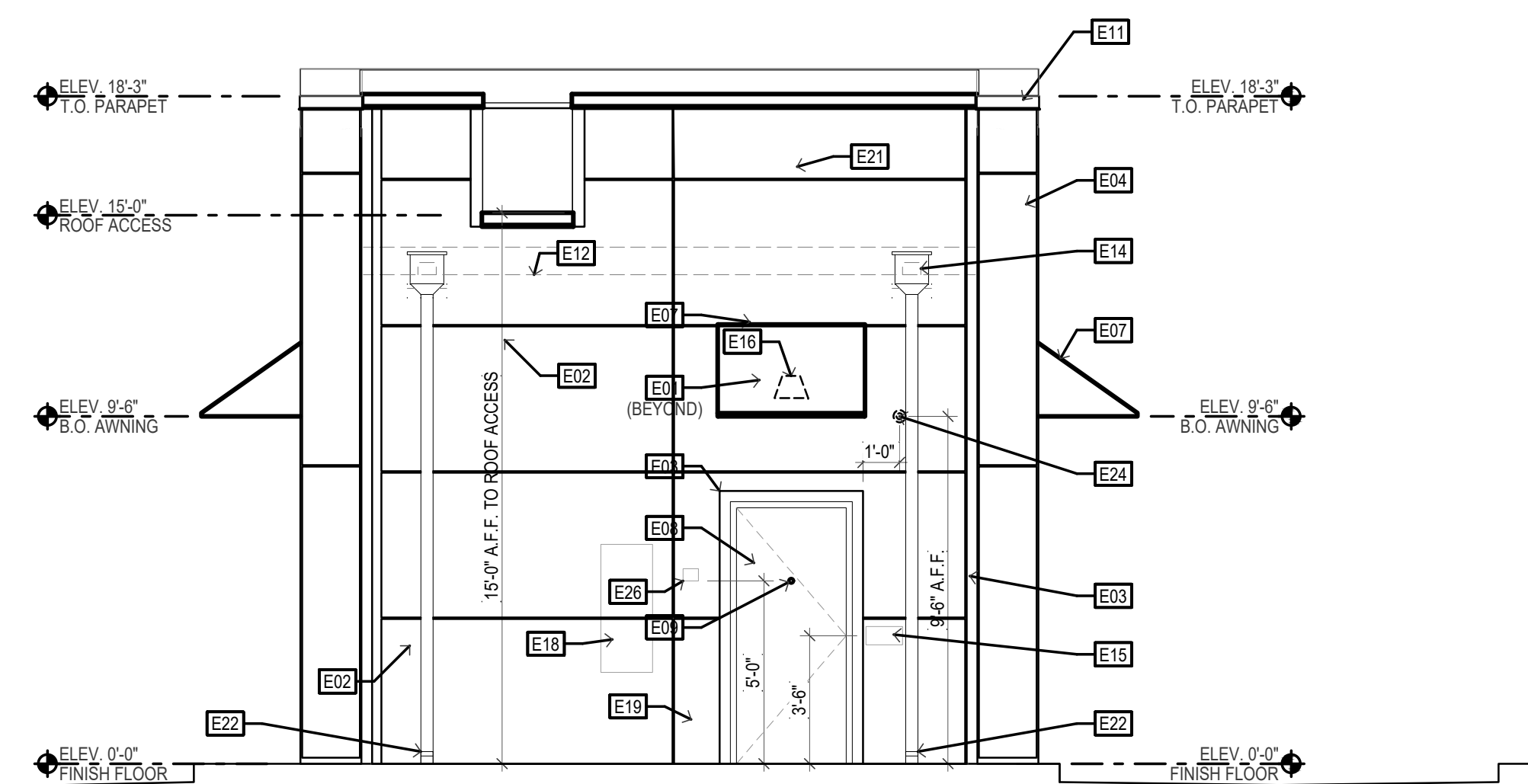
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FRONT ELEVATION

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

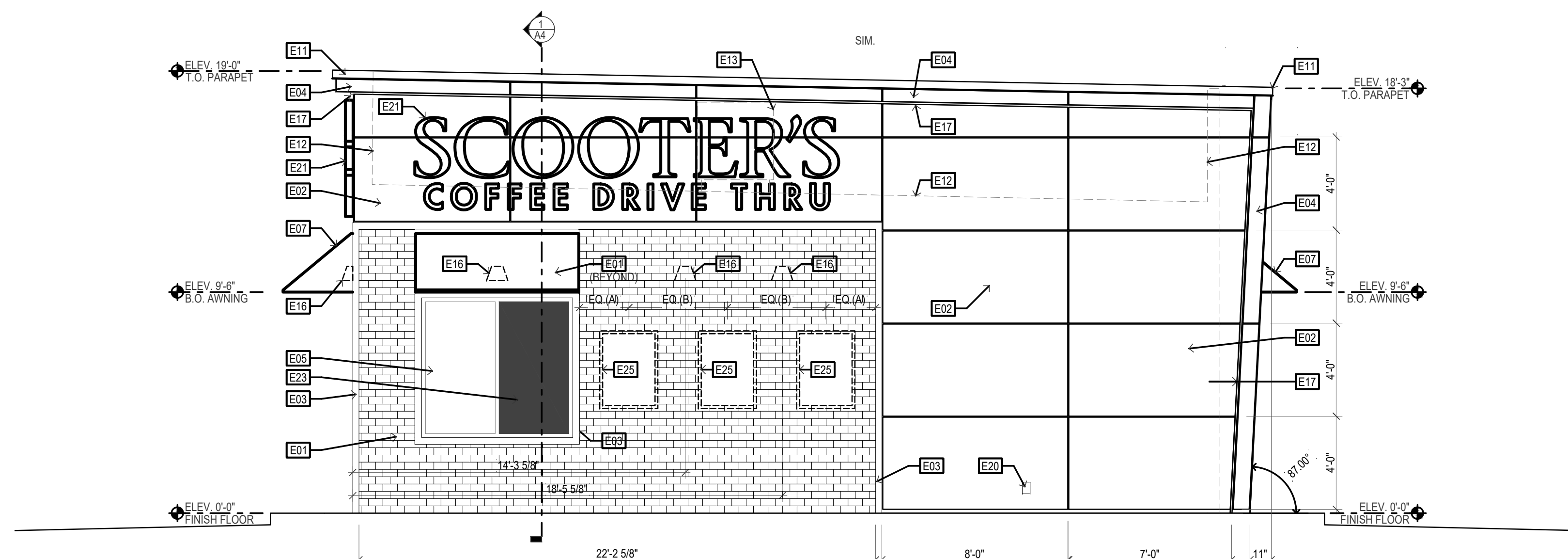
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REAR ELEVATION

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

2



SIDE ELEVATION

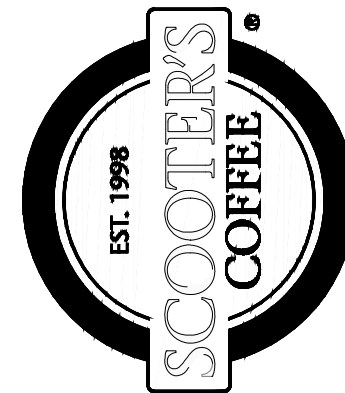
SCALE: 1/4" = 1'-0"

1

EXTERIOR ELEVATION KEYNOTES:

- E01 GLEB-GREY THIN BRICK VENEER, STACKED BOND-COLOR:ROSEWOOD, PAPER CUT
E02 HARDIE-PANEL SYSTEM - SMOOTH FINISH; COLOR: SW1015 SKYLINE STEEL
E03 3 1/2" HARDIE TRIM; COLOR: SHERWIN WILLIAMS SW6992 INKWELL, EGGSHELL FINISH.
E04 HARDIE-PANEL FASCIA AND SOFFITS; COLOR: SHERWIN WILLIAMS SW6992 INKWELL, EGGSHELL FINISH.
E05 INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS.
E06 QUICKSERVE 48X48 WINDOW - COLOR: DARK BRONZE.
E07 AWNING BY OTHERS - COLOR: RED
E08 INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW6992 INKWELL.
E09 WIDE ANGLE PEEP HOLE PER HARDWARE SPECIFICATIONS.
E10 PROVIDE ADDRESS LABEL ON FRONT WINDOW; REFER TO NOTES ON SHEET G0.3
E11 22 GAUGE METAL PARAPET CAP. COLOR EQUAL TO FIRESTONE MATTE BLACK.
E12 LINE OF ROOF BEYOND.
E13 MECHANICAL UNIT BEYOND; REFER TO MECHANICAL DRAWINGS.
E14 ROOF SCUPPER AND DOWNSPOUT; REFER TO DETAILS.
E15 CONTRACTOR SHALL PROVIDE A BLACK MAILBOX APPROXIMATELY 15 INCHES WIDE BY 6 INCHES TALL. MAILBOX SHALL BE EQUAL TO GIBRALTAR WALL MOUNTED METAL MAILBOX.
E16 WALL MOUNTED LIGHT FIXTURE; REFER TO ELECTRICAL DRAWINGS.
E17 LED LIGHT BAND; REFER TO ELECTRICAL DRAWINGS.
E18 ELECTRIC SERVICE; REFER TO ELECTRICAL DRAWINGS.
E19 ELECTRICAL OUTLETS; REFER TO ELECTRICAL DRAWINGS.
E20 HOSE BIBB; REFER TO PLUMBING DRAWINGS.
E21 PROPOSED SIGNAGE BY OTHERS UNDER SEPARATE PERMIT.
E22 CONNECT DOWNSPOUTS TO UNDERGROUND PIPING; REFER TO CIVIL DRAWINGS
E23 SPANDREL GLASS
E24 NEW SECURITY CAMERA BY OTHERS.
E25 OWNER PROVIDED SIGN PANELS. PANELS TO BE MOUNTED BY G.C. (WHEN PROVIDED) IN OWNER SPECIFIED LOCATION USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE)
E26 KNOX BOX 3200 STANDARD CAPACITY MODEL 3270, COLOR: BLACK, RECESSED MOUNT.
E27 EXTERIOR SPEAKER BY OWNER'S VENDOR.

TAMLYN XTREMETRIM EXTERIOR ALUMINUM TRIM				
TRIM TYPE	TRIM ID	TRIM LOCATION	ITEM ID	NOTES:
2 PIECE PROFILE	RVC	VERTICAL REVEAL	RVC516	
HORIZONTAL PROFILE	XZS	BASIC HORIZONTAL Z	XZS516W	
OUTSIDE CORNER	XOCR	REVEAL OPEN OUTSIDE CORNER	XOCR516	
INSIDE CORNER	XICLP	LOW PROFILE INSIDE CORNER	XICLP516	
SPECIALTY PROFILE	XHM	SOFFIT H MOLD	XHMS168	
SPECIALTY PROFILE	XWF	WINDOW HEAD FLASHING	XWF114	



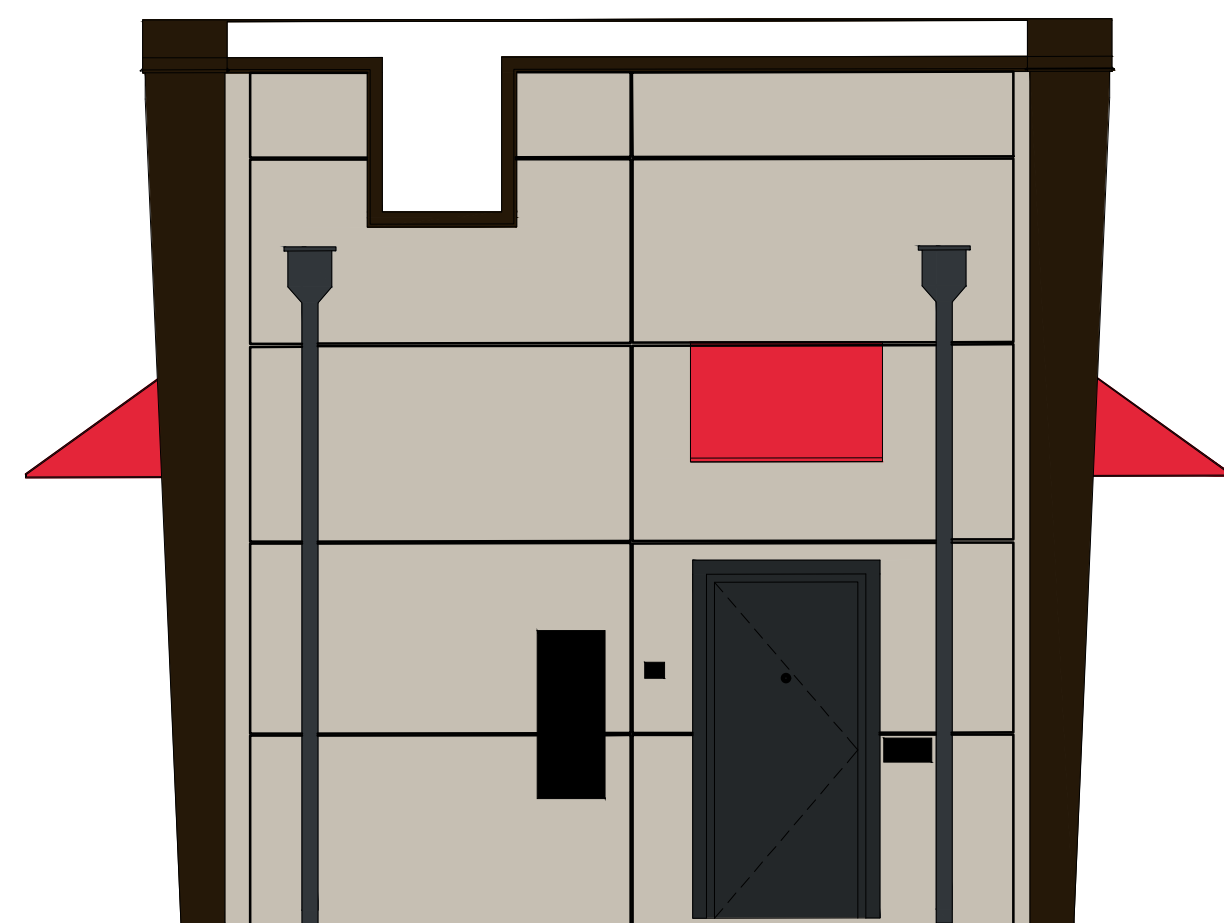
PROJECT
SCOOTER'S
19100 FARMINGTON RD.
LIVONIA, MI 48152

SHEET TITLE
EXTERIOR ELEVATIONS

DO NOT SCALE THIS PRINT. USE FIGURED DIMENSIONS ONLY.

JOB #
TG-23744

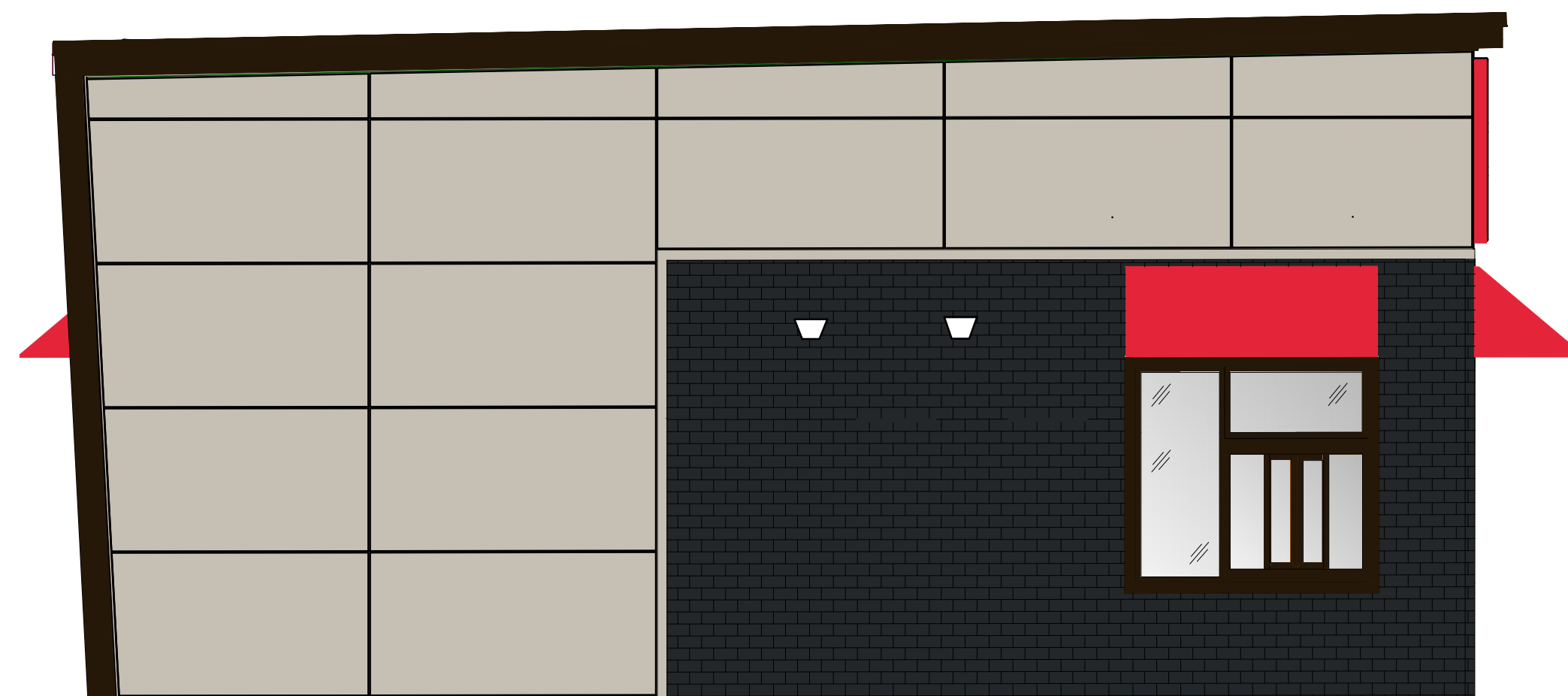
SHEET
A-2



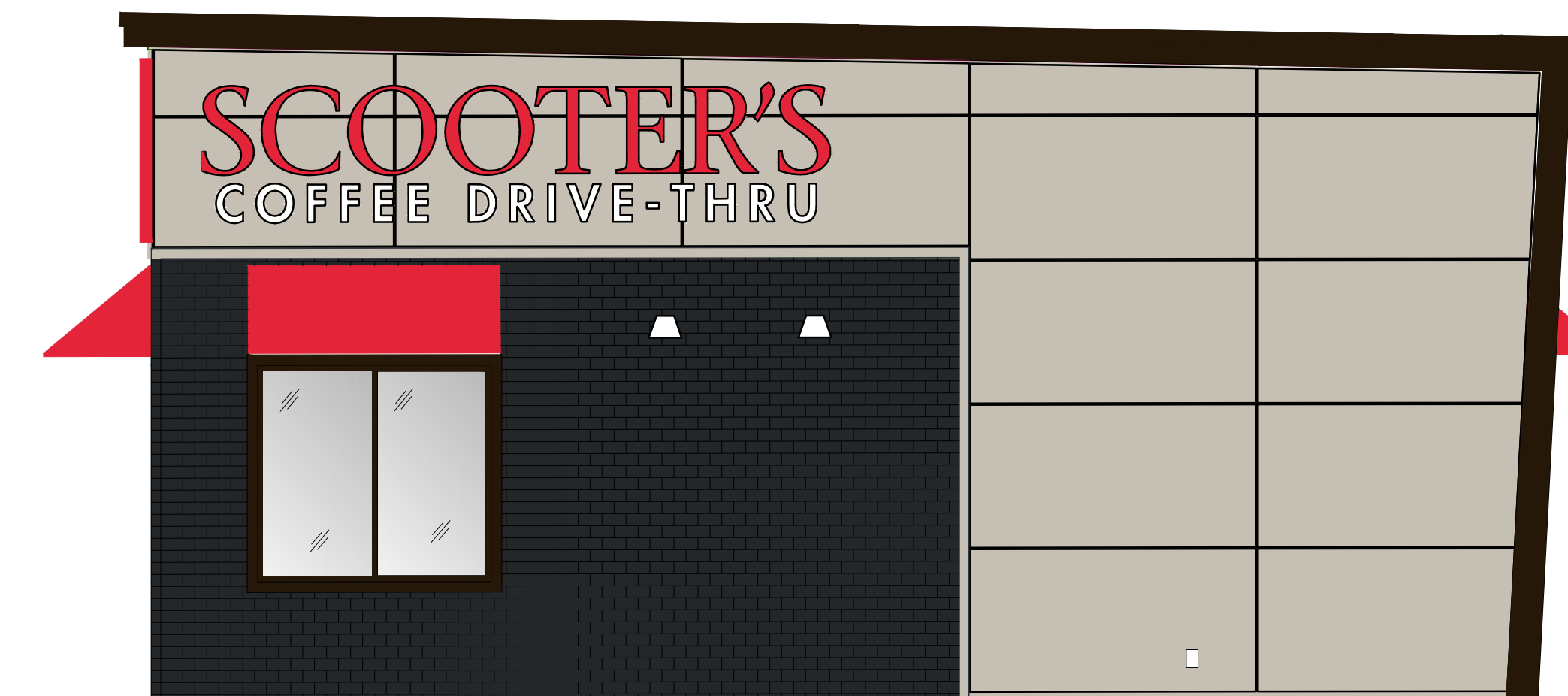
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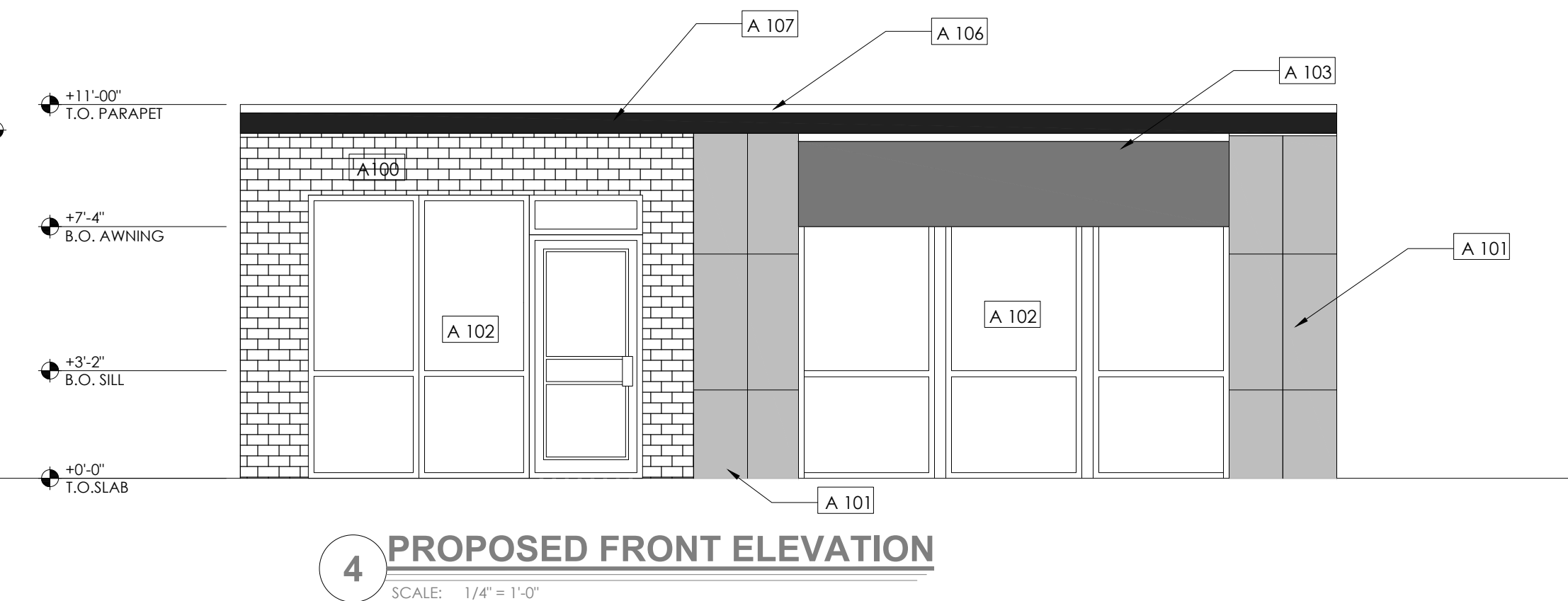
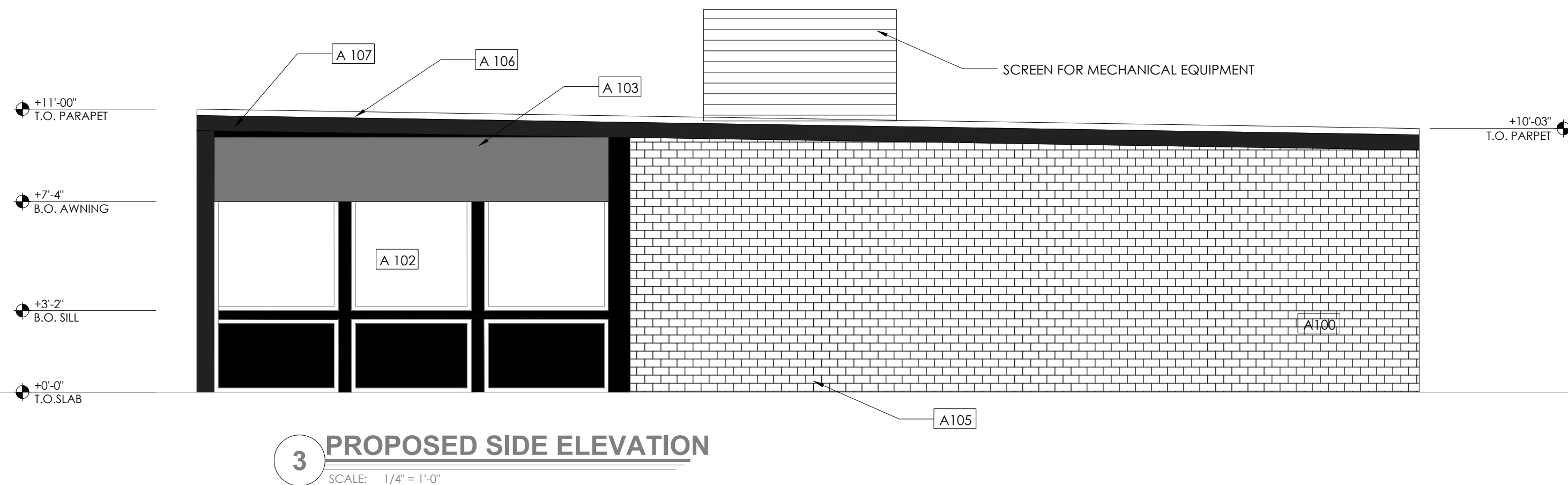
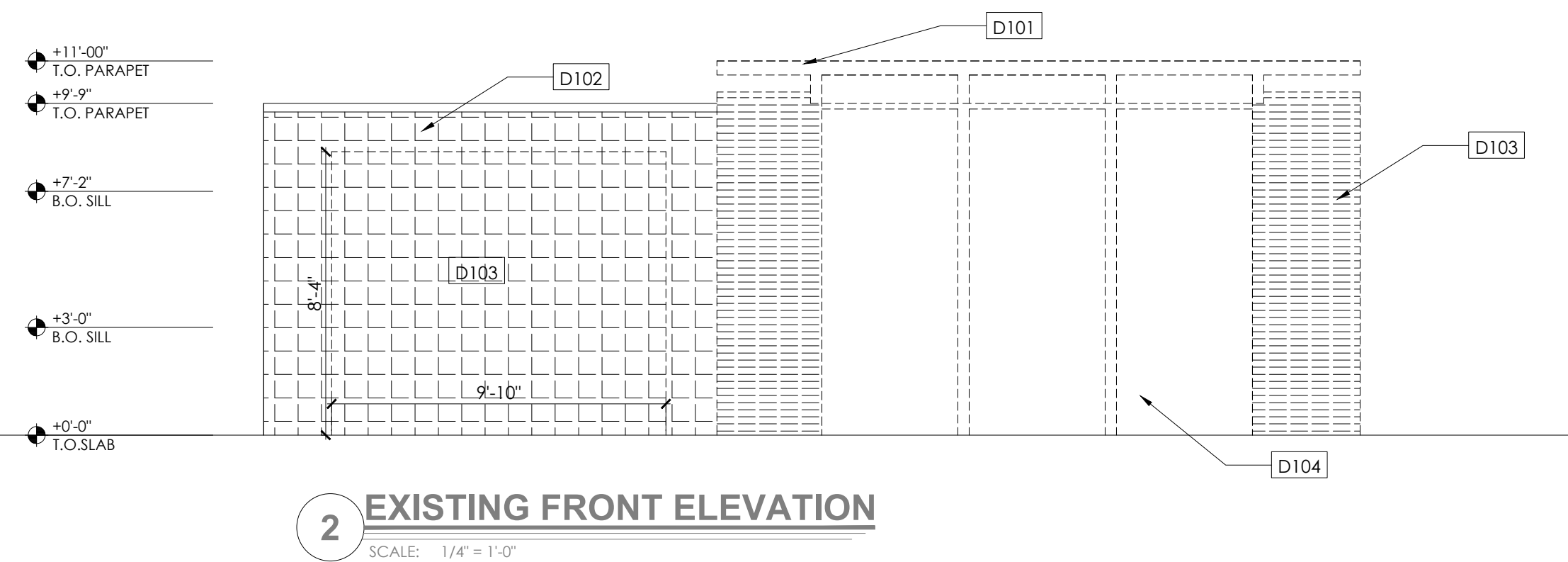
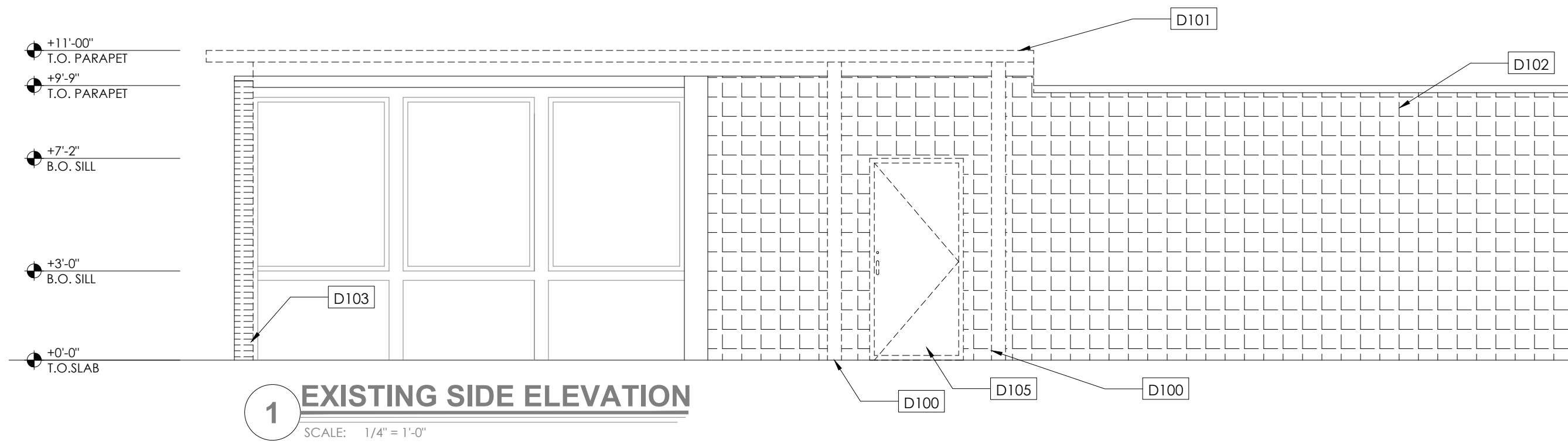
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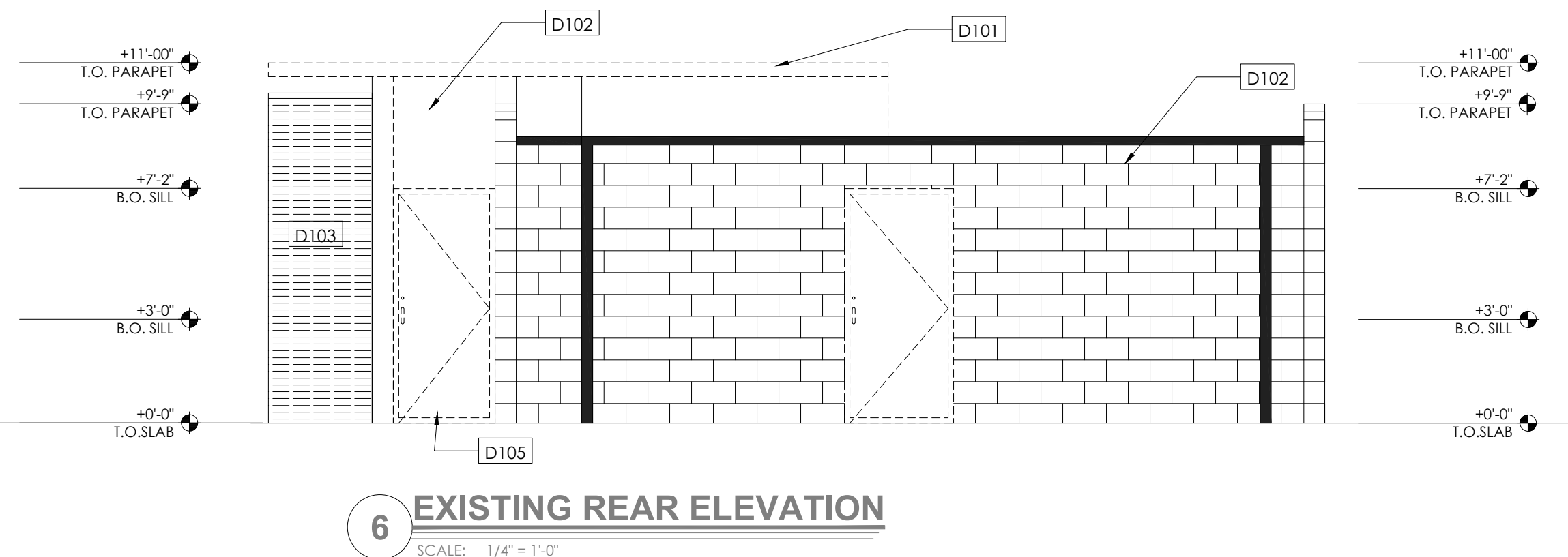
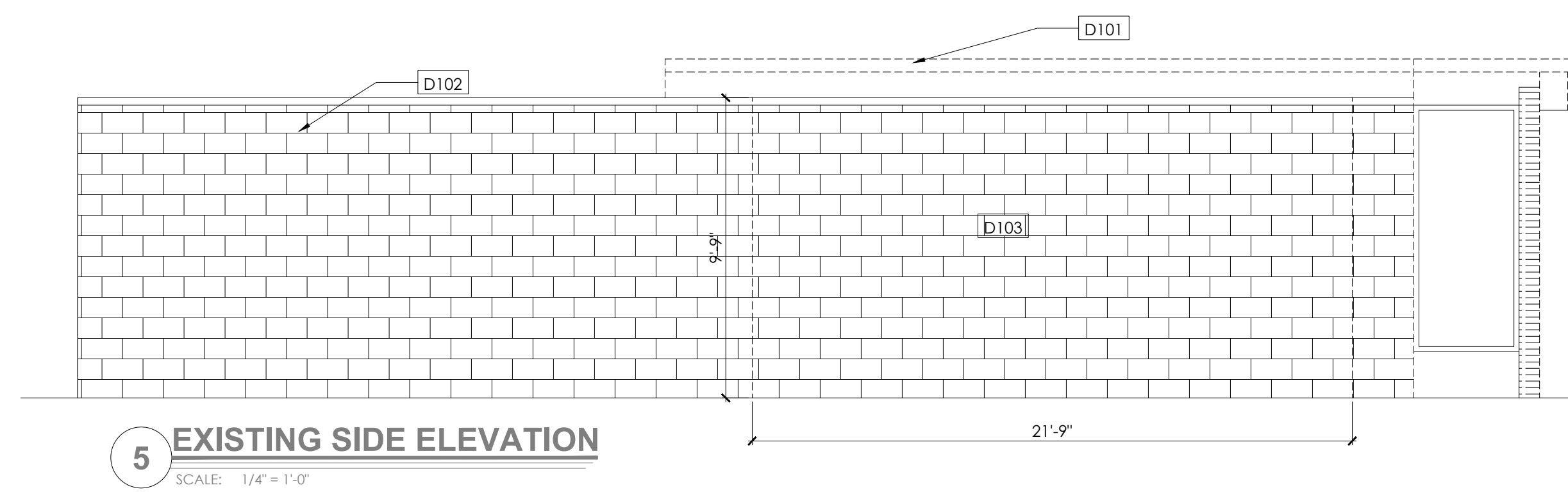
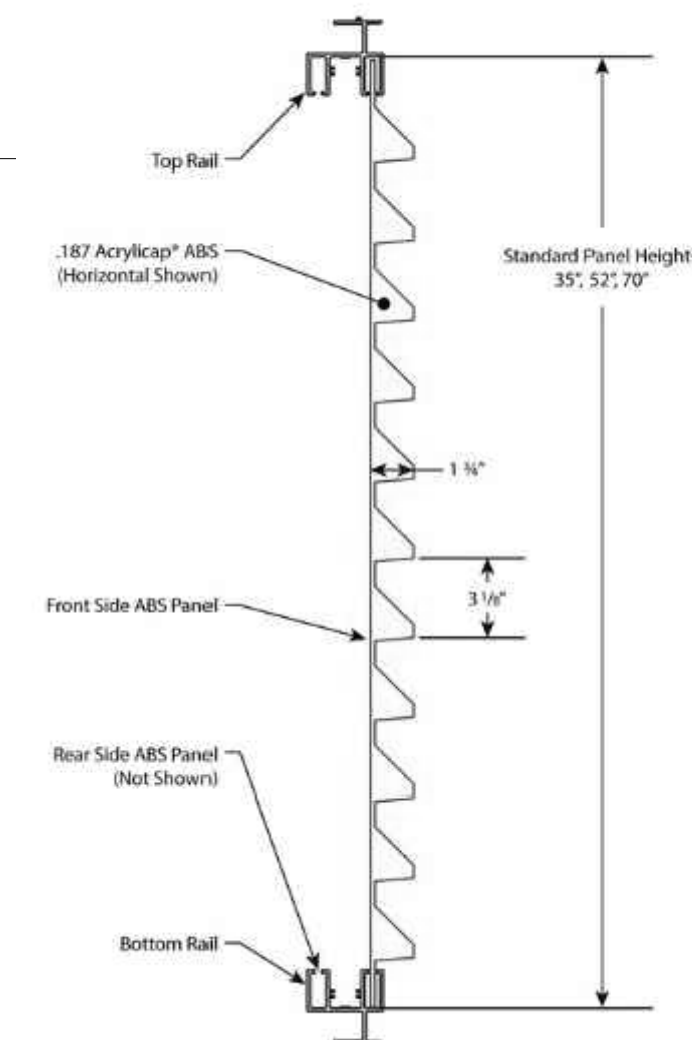
3 DRIVE-THRU ELEVATION
SCALE: 1/4" = 1'-0"



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

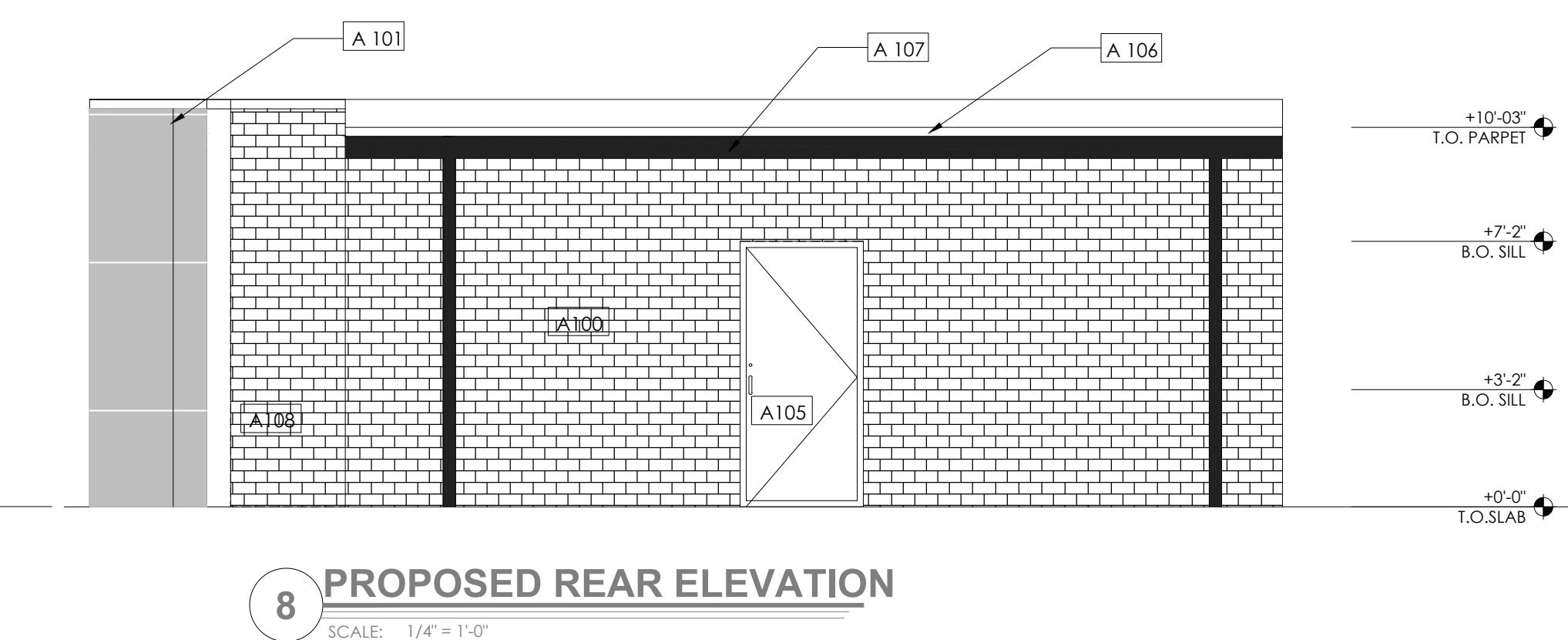
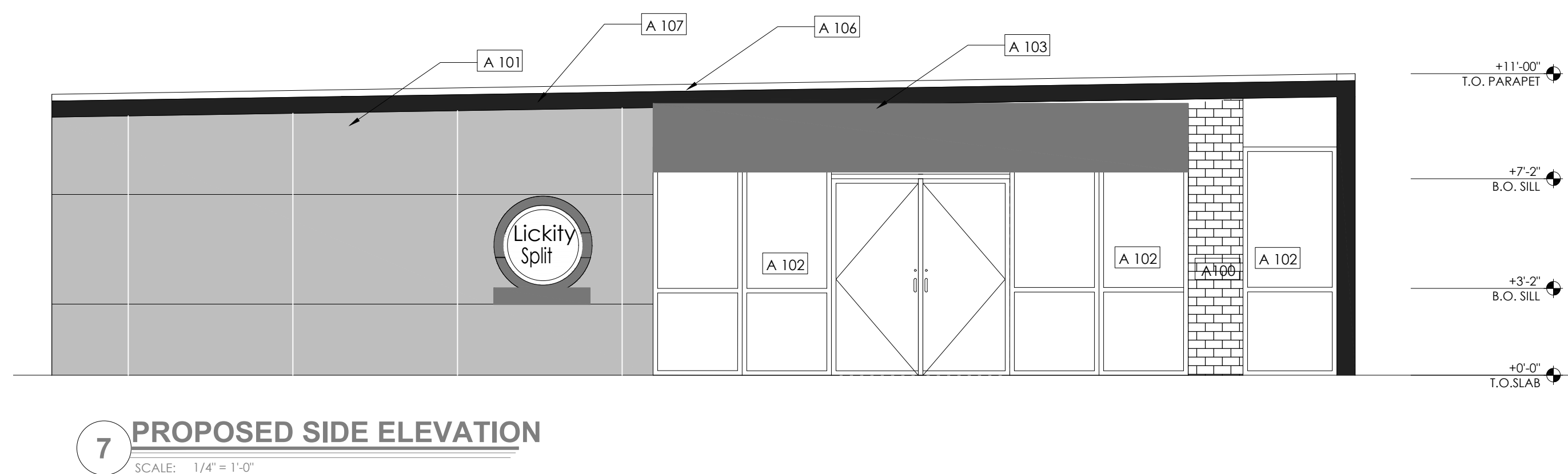


LOUVER ACRYLICAP® ABS CROSS-SECTION



DEMO SCOPE OF WORK

- D100 REMOVE COLUMN.
- D101 REMOVE ROOF.
- D102 REMOVE MATERIALS.
- D103 DEMO WALLS.
- D104 REMOVE AND REPLACE WITH NEW WINDOWS
- D105 DEMO DOORS



PROPOSED SCOPE OF WORK

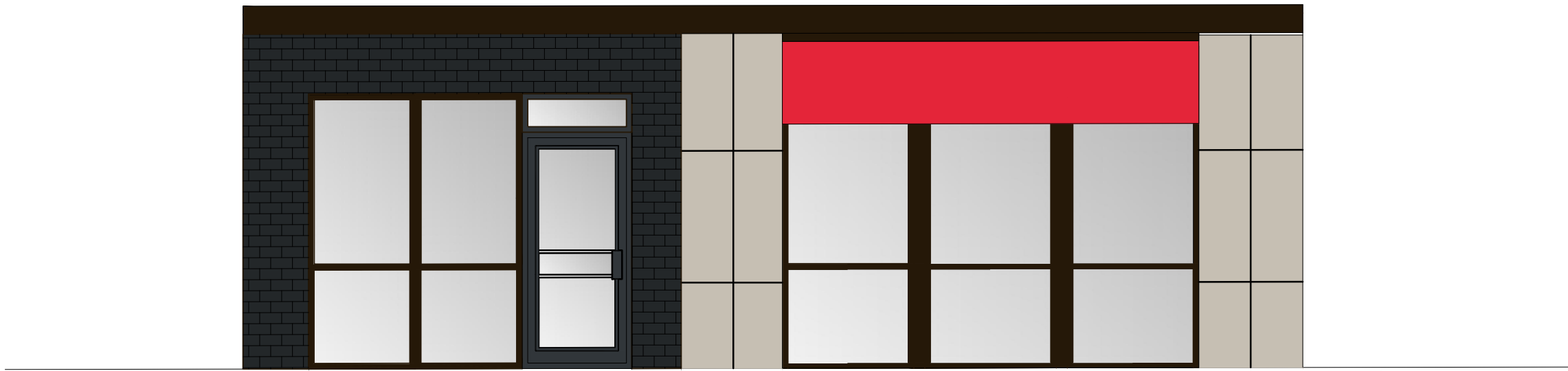
- A100 GLEB-GREY THIN BRICK VENEER, STACKED BOND-COLOR:ROSEWOOD, PAPER CUT
- A101 HARDIE-PANEL SYSTEM - SMOOTH FINISH; COLOR: SW1015 SKYLINE STEEL.
- A102 INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS.
- A103 AWNING BY OTHERS - COLOR: RED
- A104 PROPOSED SIGNAGE BY OTHERS UNDER SEPARATE PERMIT.
- A105 INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW6992 INKWELL
- A106 22GAUGE METAL PARAPET CAP. COLOR EQUAL TO FIRESTONE MATTE BLACK
- A107 HARDIE-PANEL FASCIA AND SOFFITS; COLOR: SHERWIN WILLIAMS SW6992 INKWELL, EGG SHELL FINISH.
- A108 INSTALL NEW WALL

No.	Date	By	Notes
1	6/9/2023	TA	FOR REVIEW
Drawn By: TM			
Checked: SB			
Scale: AS NOTED			
Date: 08.16.2023			

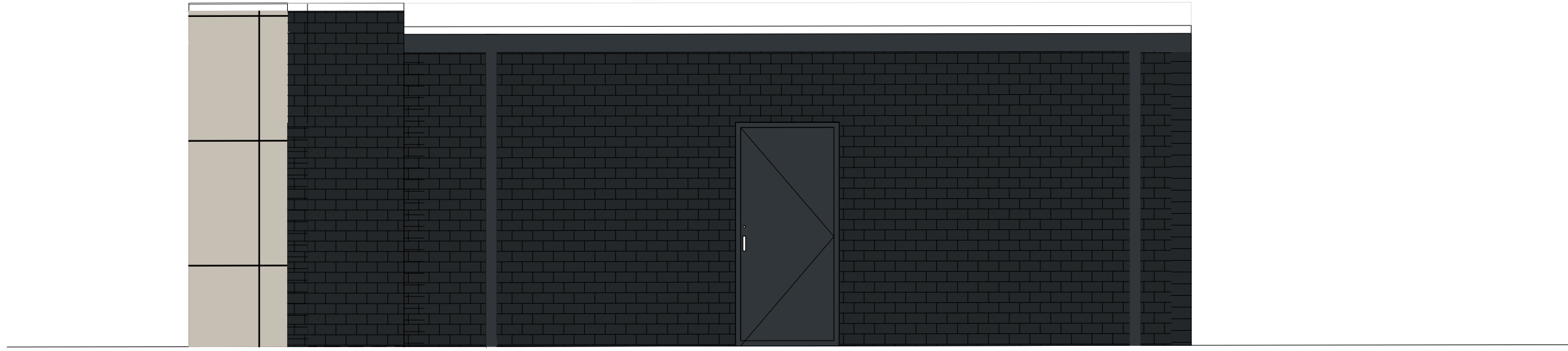
LICKITY SPLIT



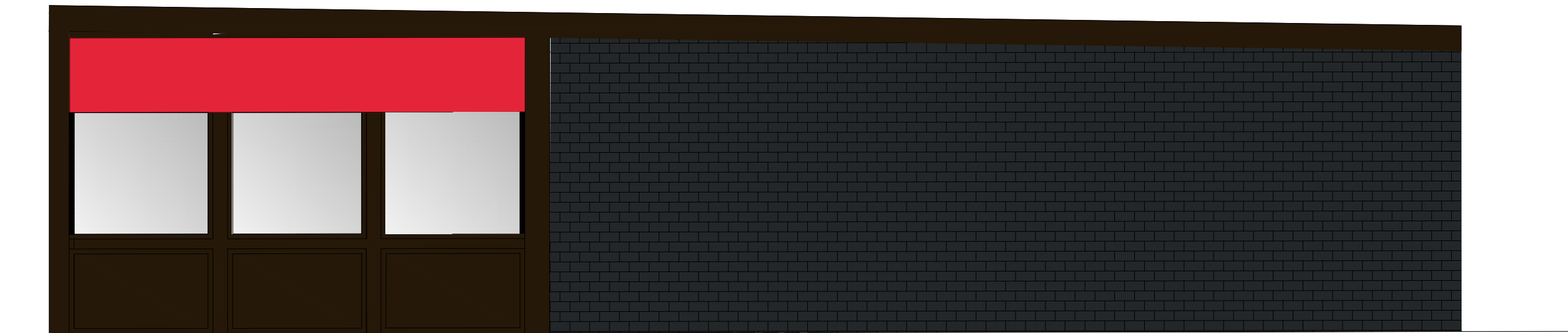
PROJECT	SHEET TITLE
MICHIGAN ICE-CREAM 19100 FARMINGTON RD. LIVONIA, MI 48152	EXTERIOR ELEVATIONS ICE CREAM SHOP
DO NOT SCALE THIS PRINT. USE FIGURED DIMENSIONS ONLY.	
JOB #	TG-23744
SHEET	A-3



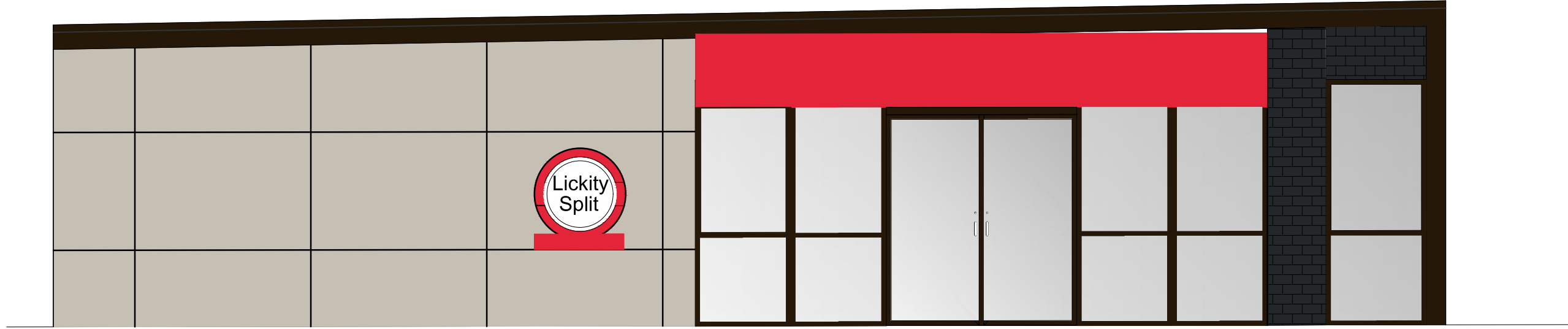
1 FRONT ELEVATION
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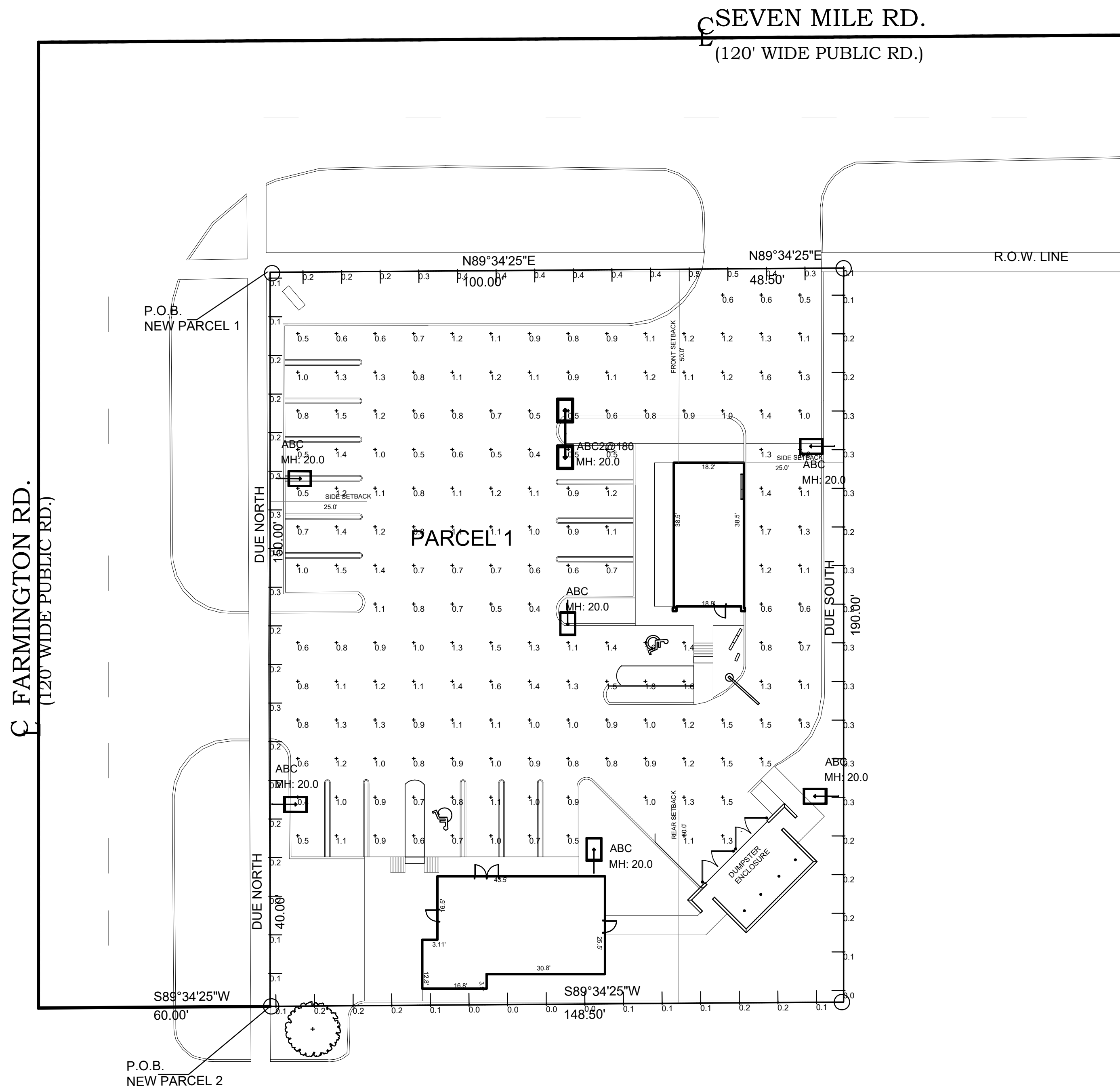
2 REAR ELEVATION
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3 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



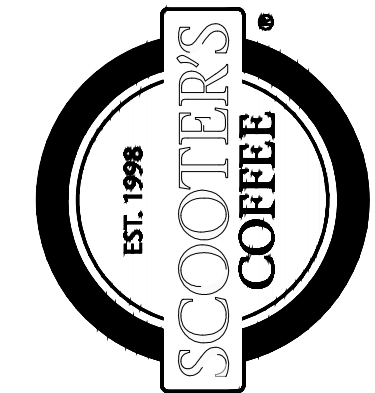
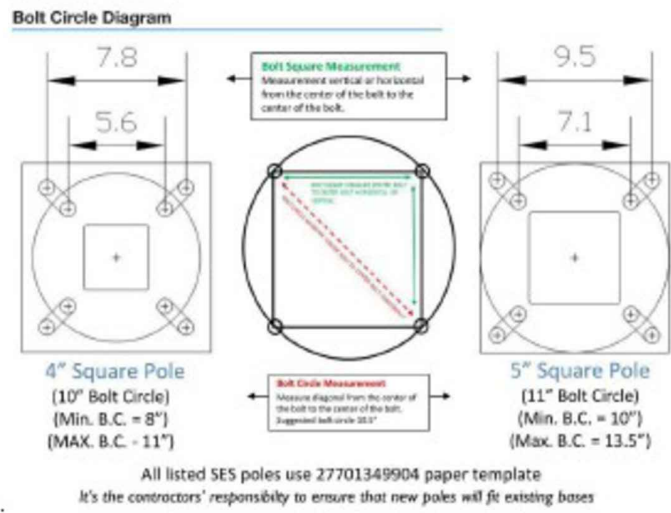
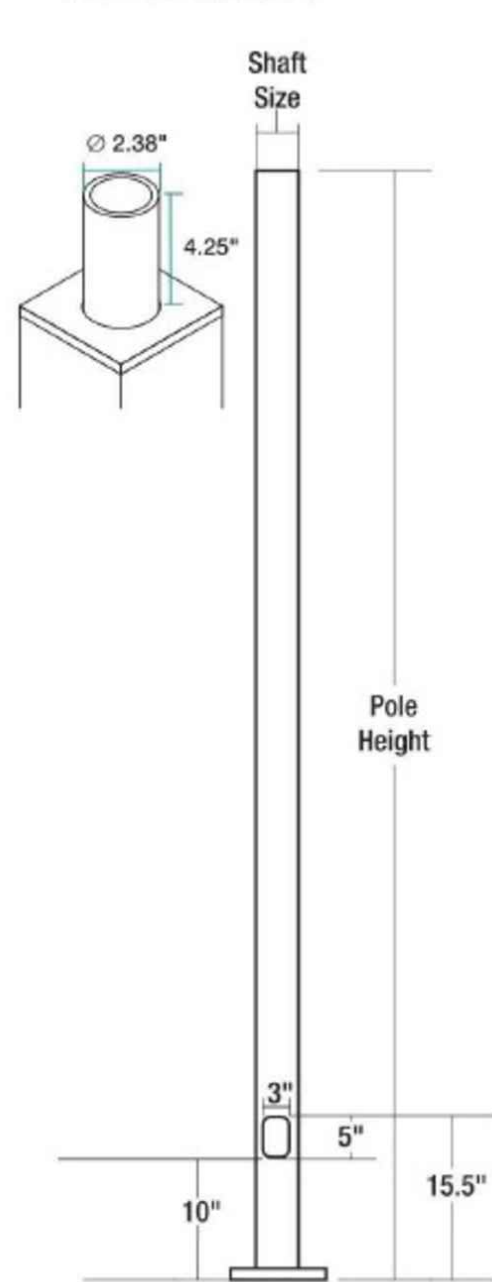
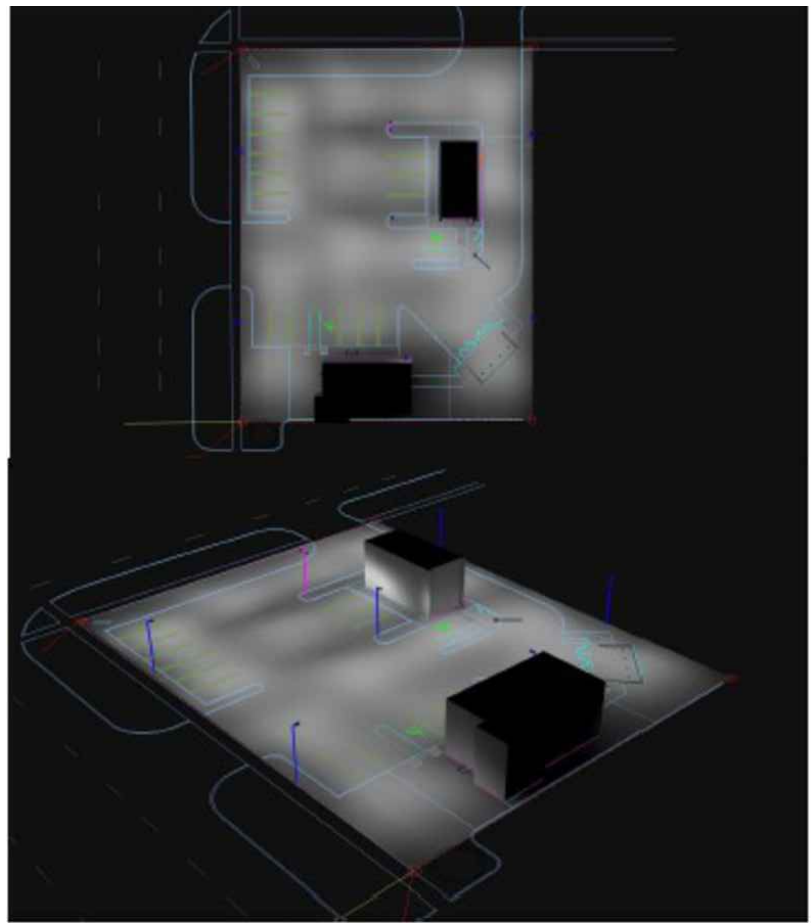
4 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED SURFACE READINGS	Illuminance	Fc	1.00	1.8	0.4	2.50	4.50
PROPERTY LINE READINGS	Illuminance	Fc	0.22	0.5	0.0	N.A.	N.A.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type
	1	ABC2@180	Back-Back	0.900	RAR-1-80L-39-5K7-4W-BC	37.98	0.607	20	SES-17-40-1-TA-GL-xx (4")
	6	ABC	Single	0.900	RAR-1-80L-39-5K7-4W-BC	37.98	0.607	20	SES-17-40-1-TA-GL-xx (4")

1 PROPOSED PHOTOMETRIC SITE PLAN
C1 SCALE: 1:20



PROJECT
SCOOTER'S
19100 FARMINGTON RD.
LIVONIA, MI 48152

SHEET TITLE
PHOTOMETRIC SITE PLAN

DO NOT SCALE THIS PRINT. USE
FIGURED DIMENSIONS ONLY.

JOB #
TG-23744

SHEET
SL-1

CORRESPONDENCE

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

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



MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

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

August 17, 2023

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2023-07-02-10 – #19100 Farmington Road (revised)

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed waiver use at this time, but would like to note the following items:

1. The subject parcel is assigned the address of **#19100 Farmington Road**. Once drawings have been submitted for permits, the Engineering Department will assign additional addresses if needed.
2. The legal description included with the submitted drawings appears to be correct, and should be used in conjunction with this project should the waiver use be approved.
3. The existing parcel is currently serviced by public sanitary sewer, water main and storm sewer. The submitted drawings do not include any information regarding proposed services to the buildings, but we do not believe there will be any negative impacts to the system with the proposed usages.
4. The submitted drawings do not indicate any storm sewer information, but the proposed development will be required to meet the Wayne County Stormwater Ordinance. The developer will need to obtain storm sewer permits through the Wayne County Department of Public Service prior to construction.
5. No construction or soil disturbance (including dumping of materials) should occur on the site until the owner obtains the appropriate permits. (Engineering Earthwork, SESC, etc.)
6. Any work within the Farmington Road or Seven Mile Road right-of-way's will require permitting through Wayne County.

To: Mr. Scott Miller
Re: Petition 2023-07-02-10 – 19100 Farmington Road (revised)

August 17, 2023
Page 2

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 PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF



MAUREEN MILLER BROSNAN
MAYOR

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

DATE: August 21, 2023

TO: Scott O. Miller, Planner IV

FROM: Livonia Fire Prevention Division

SUBJECT: Petition # 2023-07-02-10 19100 Farmington (Scooters Coffee, Lickity Split)

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

We have no objections to this proposal.

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

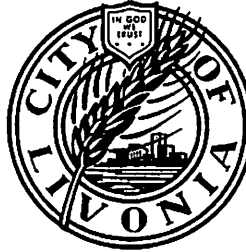
Sincerely,

Brian R. Kukla

Brian R. Kukla
Fire Marshal

**DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE**

**THOMAS GORALSKI
CHIEF OF POLICE**



**MAUREEN MILLER BROSNAN
MAYOR**

15050 Farmington Road
Livonia, Michigan 48154-5499
(734) 466-2470
FAX: (734) 261-2265

August 22nd 2023

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

Re: Petition 2023-07-02-10 - 19100 Farmington Road

Mr. Miller,

I have reviewed the plans in connection with the revised petition. I have no objections to the proposal.

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

Sincerely,

FOR THE CHIEF OF POLICE,

Paul Walters, Sergeant
Traffic Bureau
(734) 466-2107

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

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

Date: August 29, 2023

To: Scott O. Miller

From: Jerome Hanna

RE: Petition 2023-07-02-10 - 19100 Farmington Road

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

1. The van-accessible parking spaces are required to be 11' wide with a 5' hash space. The proposed accessible spaces are shown with only a 10' width.
2. Any signage not conforming to the sign ordinance would require a variance from the Zoning Board of Appeals.

This Department has no further objections to this Petition.

I trust this provides the requested information.

Jerome Hanna

Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

Michael T. Slater
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSNAN
MAYOR

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

August 3, 2023

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

Petition 2023-07-02-10 - 19100 Farmington Road

Dear Mr. Miller,

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

Please contact me if you have any further questions.

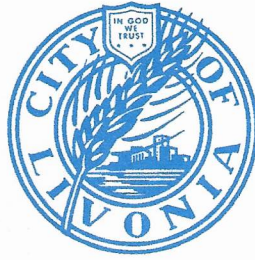
Very truly yours,


Connie Kumpula
Chief Accountant

CK: jw

OFFICE OF THE TREASURER

LYNDA L. SCHEEL
CITY TREASURER



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

August 11, 2023

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

Re: Petition 2023-07-02-10

19100 Farmington Road
Technical Group Inc.

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

OFFICE OF THE MAYOR

Maureen Miller Brosnan
MAYOR

Linda Gosselin
ASSESSOR



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

August 3, 2023

To: Planning Department

Re: **Petitions 2023-07-02-10 19100 Farmington Rd.**

A request has been made by Technical Group Inc. requesting a Waiver Use approval for property at 19100 Farmington Road, parcel No: 038-99-0027-001. The plan is to construct a coffee shop and convert the existing building on the site to an ice cream shop. The Department of Assessment reached out to the owner of the property, John Pastor and he intends to split the parcel so each building will have its own parcel number. Please direct any questions to the Assessor's Office or Livonia.gov for the lot split and combination process.

Kindest Regards,


Kathie Siterlet
Residential Appraiser

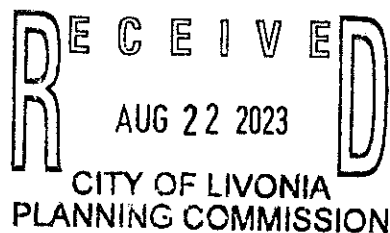
Walter, Debra

From: Maddie Bacon <madelyn.bacon@gmail.com>
Sent: Tuesday, August 22, 2023 12:14 PM
To: Planning
Subject: 19100 Farmington Rd project

Hello,

I'm a Livonia resident and I want to voice my support for the proposal to put Scooter's Coffee and Lickity Split on the corner of Farmington & 7 Mile. I think it would be a great addition to the neighborhood!

Best,
Madelyn Bacon



From: [Paige Grudzien](#)
To: [Planning](#)
Subject: Petition 2023-07-02-10
Date: Friday, August 25, 2023 10:43:32 AM

Dear Planning Department,

I live near the corner of the proposed development and would love to have this built! It would be a great improvement to the area and I support it.

Paige Grudzien

From: [Amy C](#)
To: [Planning](#)
Subject: Petition 2023-07-02-10
Date: Tuesday, August 29, 2023 7:05:48 PM

Good evening,

Sorry I am not at tonight's meeting. In regards to this petition, while I haven't seen specific plans for the petition, I love this idea. A coffee shop with a drive through will be good for a long term business and another local place to congregate is just what this city needs and this is the perfect corner for coffee and ice cream. A place, where hopefully, presuming there has been a traffic study, we can walk to or ride our bikes (have to work off the calories). This is what we need to keep Livonia's Vision 21 Plan for the future alive and to keep families first.

1. Petition 2023-07-02-10 submitted by Technical Group Inc. requesting waiver use approval under Section 6.51 of the Livonia Zoning Ordinance, as amended, to construct and operate a drive-thru coffee shop (Scooter's Coffee) and convert the existing building on the property into an ice cream shop (Lickity Split) at 19100 Farmington Road, located on the southeast corner of Seven Mile and Farmington Roads in the Northwest 1/4 of Section 10.

Yours kindly,

Amy Cowan

19514 Norwich Rd
Livonia, 48152

**OTHER ITEMS
RELATED TO THE
PETITION**

MIXED DEVELOPMENT CENTER

Mixed development centers should be redeveloped into higher-density mixed-use cores of activity, addressing residents desire for walkable neighborhoods and to create gathering spaces. The mixed development centers should provide engaging streetscapes with varied storefronts and activities, residential options that include townhomes, upper-story lofts, and apartments, and easy access to public transit or transit network company services, with parking and other essential infrastructure hidden off of the street. Mixed Development Centers are envisioned in four primary locations: Plymouth/Middle Belt, Farmington/Seven Mile, Middle Belt/Seven Mile, and Six Mile/Newburgh.

The character envisioned is consistent with traditional Michigan architecture: first floor commercial development with higher intensity multi-family housing intermixed. Mixed-use buildings are encouraged particularly with upper-story residential uses. Existing residential uses are encouraged to develop first floor retail spaces or professional offices. All uses are to be designed to maximize pedestrian and bicycle connectivity and circulation. New development could be of a slightly higher development in scale and massing than the existing development.



Table 2.7:
Mixed Development Center Guidelines

Lot Dimensions and Density	
minimum lot area	n/a
minimum lot width	n/a
frontage in build-to area	n/a
maximum density	20 du/ac
maximum attached dwelling unit %	100%
Building Setbacks	
arterial street	min. 10 ft.
	max. 30 ft
local street	min. 0 ft.
	max. 15 ft.
side (one)	none
side (total of both)	none
rear	25 ft.
from adjacent residential districts	25 ft.
Building Height	
minimum	1 story
maximum	5 stories

Appropriate Land Uses include office, general retail commercial, food service, and attached and upper-story residential uses. Automotive oriented uses such as gas stations, auto repair, or drive-through facilities are not appropriate in the mixed development areas.

Density. The maximum density recommendation for mixed development areas is 20 dwelling units per acre. All buildings should have a building frontage in build-to area for at least 80% of the lot width.

Connectivity. Mixed development areas are large enough that they will include sizeable internal street systems. The street system should create walkable blocks with a maximum perimeter of 2,000 feet and a maximum length of 650 feet. Mixed development areas are highly connected to surrounding neighborhood, and the street network in the mixed development areas area must continue into surrounding neighborhoods.

Building Location. Buildings in mixed development areas should be located close to the street to create a walkable, pedestrian friendly environment.

Building Design. Buildings should be constructed out of natural building materials or durable synthetic materials that approximate the appearance of a natural material. Garages, if provided, should be located in rear yards, preferably accessed from alleys.

Parking. Parking areas in mixed development areas must be located in rear yards. Interior streets will also feature on-street parking.