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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, NOVEMBER 8, 2023
8:00 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.

PUBLIC HEARING AGENDA OF THE LIVONIA CITY COUNCIL
Wednesday, November 8, 2023
7:00 P.M.
Livonia City Hall Auditorium
33000 Civic Center Drive, Livonia, Michigan

AGENDA ITEM(S)

1. [Petition 2023-09-01-05 submitted by Matick Construction L.L.C. under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the property at 37739 Seven Mile Road, located on the south side of Seven Mile Road between Blue Skies Drive and Glengarry Drive in the Northeast ¼ of Section 7, from N2 \(Neighborhood\) to C-1 \(Local Business\).](#)

AUDIENCE COMMUNICATION

For the Regular meeting of December 4, 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.

Planning
October 18, 2023

MEETING DATE

PREPARED BY

Stephanie Reece, Program Supervisor,

AGENDA ITEM

Petition 2023-09-01-05 submitted by Matick Construction L.L.C. under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the property at 37739 Seven Mile Road, located on the south side of Seven Mile Road between Blue Skies Drive and Glengarry Drive in the Northeast $\frac{1}{4}$ of Section 7, from N2 (Neighborhood) to C-1 (Local Business).

BACKGROUND DETAILS

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

October 18, 2023

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2023-09-01-05 - Matick Construction

Dear Council Members:

At the 1,205th Public Hearings and Regular Meeting held by the City Planning Commission on October 17, 2023, the following resolution was adopted:

1. The Petitioner has agreed to voluntarily offer a conditional zoning agreement under MCL 125.3405 of the Michigan Zoning Enabling Act, Act 110 of 2006, which will include a statement of conditions that will limit the use of the property for general office purposes only.
2. Changing the zoning of the property to C-1, Local Business, and restricting the use to a general office is appropriate given the unique circumstances of this property, including its size and location.
3. Development of the site consistent with the conceptual plan presented by the Petitioner would be compatible with the surrounding neighborhood and an enhancement.
4. The proposed zoning change represents a reasonable and logical plan for the subject property that adheres to sound land use planning principles.

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

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

DETAILED WORK BEING PERFORMED

November 8, 2023

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

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

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

ATTACHMENTS

1. 2023-09-01-05_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: October 18, 2023



Maureen Miller Brosnan, Mayor

Date: October 19, 2023

Petition 2023-09-01-05 submitted by Matick Construction L.L.C.
under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance,
as amended, requesting to rezone the property at 37739 Seven
Mile Road, located on the south side of Seven Mile Road between
Blue Skies Drive and Glengarry Drive in the Northeast ¼ of Section
7, from N2 (Neighborhood) to C-1 (Local Business).

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: 08/30/2023 Petition 2023-09-01-05

Site Address: 37739 SEVEN MILE RD. Sidwell 025 01 0001 000

Requesting To Rezone Property From R3 To C1

For the Following Reason (s) 2,600 SF OF OFFICE SPACE FOR
MATICK CONSTRUCTION

Applicant: JUSTIN DINSMORE Business/Company: MATICK CONSTRUCTION

Applicant's Address: 36959 ARCHEIN City: LIVONIA State: MI Zip Code: 48150

Applicant's Phone # (734) 497-6635 Applicant's Email JUSTIN@MATICKCONSTRUCTION.COM

For fee computation, see attached Fee Schedule

Please provide the following information:

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

Owner of Property: KAREN ANN LORING

Owner's Address: 21555 HAGGERTY City: NOVI State: MI Zip Code: 48375

Owner's Phone # 248 533-9387 Owner's Email SANTZ DL 1776@gmail.com

Signature of Owner: [Signature] Print Name: KAREN ANN LORING

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

on this 12th day of May 20 23

Signature of Notary [Signature] My commission expires 09/23/2029.

APPROVED AS FORM
Department of Law

By: [Signature]

Date: 9/12/2023

ALYSSA MARIE CRAIGIE
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Sep 23, 2029
ACTING IN COUNTY OF Oakland.

RECEIVED
SEP 14 2023
CITY OF LIVONIA
PLANNING COMMISSION

UNAPPROVED MINUTES

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MINUTES OF THE 1,205th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, October 17, 2023, the City Planning Commission of the City of Livonia held its 1,205th 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. Scott Miller, Planner IV, Jacob Uhazie, Planning & 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 2023-09-01-05

Matick Construction

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2023-09-01-05 submitted by Matick Construction L.L.C. under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the property at 37739 Seven Mile Road, located on the south side of Seven Mile Road between Blue Skies Drive and Glengarry Drive in the Northeast ¼ of Section 7, from N2 (Neighborhood) to C-1 (Local Business).

Mr. Miller: This parcel measures 80 feet along Seven Mile Road and has a depth of 150 feet and is therefore 12,000 square feet in size. It currently contains a residential house and an in-ground pool. The change of zoning would facilitate the development of an office building. To the west is an office building occupied by a Farmers Insurance Agency that is zoned C-1. To the east and south are residential homes zoned N2 and to the north across Seven Mile Road, is vacant property that is zoned RUF. The existing house and pool would be removed as part of the redevelopment. The preliminary site plan shows a 2,600 square foot building on the west half of the site and on the east half of the site would be a parking lot. Access to the site would be by a single drive off a Seven-Mile Road. General office is considered a permitted use in C-1 zoning. If this rezoning is approved, the development of this office building would be required to go through the site plan approval process. That is the extent of this petition.

Mr. Wilshaw: Okay, thank you, Mr. Miller. Is there any correspondence from departments?

Mr. Uhazie: Yes. The first item is from the Engineering Division, dated September 18, 2023, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed rezoning at this time but would like to note the following items: 1. The subject parcel is assigned the address of #37739 Seven Mile 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 rezoning 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 proposed development will be required to meet the Wayne County Stormwater Ordinance. The submitted drawings do not indicate any storm sewer information, but the developer will need to obtain storm sewer permits through the Wayne County Department of Public Service prior to construction. 5. Any work within the Seven Mile Road right-of-way 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 Finance Department, dated September 20, 2023, which reads as follows: *"I have reviewed the addresses connected with the above noted petition. The following amounts are due to the City of Livonia: \$895.12 Unpaid Water and Sewer charges"* The letter is signed by Connie Kumpula, Chief Accountant. This has been paid on September 25, 2023. It has been resolved. The next letter is from the Treasurer's Department, dated October 1, 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 taxes due, and they are delinquent. ALL taxes for this location that are on the 2023 tax roll will need to be paid before the demolition of the building."* The letter is signed by Lynda Scheel, Treasurer. There has been an update to that, and the taxes were paid on October 3, 2023. That is it.

Mr. Wilshaw: Okay, are there any questions from any of our commissioners for our planning staff? I don't see any questions from commissioners. Is our petitioner in the audience? Please come forward to the podium. We'll ask that you start with your name and address for the record.

Justin DiNatale, 37739 Seven Mile Road, Livonia, MI.

Mr. Wilshaw: Thank you for coming tonight. I do want to remind both the petitioner and my fellow commissioners that this is a rezoning request, and the primary focus tonight should be on zoning issues. Although I do know you've submitted some preliminary conceptual building layouts and stuff like that to us as well. So, I just want to acknowledge that.

Mr. DiNatale: Yes, correct. The architect is actually here tonight if you have any questions.

Mr. Wilshaw: Okay. Great. Thank you. What else would you like to tell us about your petition that you haven't already heard from our planning staff?

Mr. DiNatale: Nothing other than what we talked about in the study meeting. I mean, we're just a growing commercial general contractor here in Livonia. Born and raised in Livonia and want to continue to grow within Livonia. Right now, we have a shop on Amrhein Road. All commercial construction activities, including our trades or commercial vehicles, and any construction related activities are going to remain at the Amrhein Road location. The

UNAPPROVED MINUTES

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purpose of this property, that we wish to rezone, is to house our sales and marketing and executives, which will not be driving commercial vehicles and will only be doing office type related activities. It'll simply be maintained as an office building and I did review the conditional rezoning verbiage that was sent to me by Mark Taormina, and we are completely flexible and willing to accept the conditional rezoning.

Mr. Wilshaw: Okay. And just for everyone's benefit, the discussion around conditional zoning was brought up in relation to this user having this particular zoning for the property, and if this user was to perhaps move to a bigger office or need to relocate or whatever, what would happen to this property if you were to leave and what you're proposing is to offer a voluntary conditional letter saying that this zoning would be tied to your use of this property and that if you were to leave this property, then the zoning could revert back to its former condition. So, I just wanted to acknowledge that, so thank you. If there's any questions from any of our commissioners for the petitioner? Ms. Dinaro.

Ms. Dinaro: Justin, what's the timing on the demolition of the vacant house that's there?

Mr. DiNatale: So, I know that the City of Livonia...it was voted that the current owner, which is Miss Loring, would have to demo the property within 60 days, otherwise there'd be a lien on the property. Matick construction submitted a bid to the City of Livonia for the demolition of the property, which we have not heard back on, but we are going to demo it as soon as, you know, basically, our purchase agreement is contingent on the rezoning of the property at the moment. So, if the property is clear to rezone, we plan on demolition immediately. We've already got all the crew in place to do such.

Ms. Dinaro: Great.

Mr. Wilshaw: Thank you, Ms. Dinaro. Any other questions for the petitioner? Mr. Bongero.

Mr. Bongero: I think at the study meeting, you said you did speak with the neighbors.

Mr. DiNatale: Yes.

Mr. Bongero: And they're in favor?

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Mr. DiNatale: Yeah. I actually grew up in the neighborhood. Yeah, and everyone's excited to see the blight that exists there today go away, at least the people I spoke to.

Mr. Bongero: Okay. That's all. Thank you.

Mr. Wilshaw: All right. Any other questions from any of our commissioners?
Mr. Caramagno.

Mr. Caramagno: I know when we spoke about the rezoning of this property, there was some question about what would be required as a barrier around this property. Would there be a vinyl fence or a concrete wall? What have we found out about that? And would that be part of the agreement going forward?

Mr. DiNatale: Yeah, I think we prefer to do a vinyl fence rather than any other material just in terms of aesthetics being that it backs up to a neighborhood. And then we're, I think that's, that's something that would go through the planning review when we submit our plans for the property, but we're flexible. You know, we don't have any hard stops on facade requirements, the fencing, etc. So, we're willing to accommodate city of love on his request. But right now, our plan is for a vinyl fence.

Mr. Caramagno: Okay, Mr. Chairman, for the planning commissioners, is that a requirement when you put a commercial property next to residential, you have to have some sort of barrier?

Mr. Miller: Right, right. You have to have a protective wall, greenbelt, or in this case, you could do a fence if that's what the neighbors want.

Mr. Caramagno: Does that choice lie with the developer or the builder, or is that a...is that a choice that is understood between the two parties?

Mr. Miller: That is up to you guys too during site plan approval. If you guys approve a fence.

Mr. Caramagno: Okay. Thank you. So that's the next step. Thank you.

Mr. DiNatale: And there is fencing that exists there today. But it's all different types of materials. There is metal and vinyl and wood, thank you.

UNAPPROVED MINUTES

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Mr. Wilshaw: Thank you, Mr. Caramagno. Any other questions for our petitioner? I don't see any other questions. Anything else that you'd like to state before we move to our audience members?

Mr. DiNatale: No. Okay. Thank you.

Mr. Wilshaw: Alright. Just take a seat for a moment. We'll see if there's anyone in our audience wishing to speak for or against this petition. You're welcome to come forward and give your thoughts. We do have one person in the audience coming forward at this time. Good evening, sir.

Tim Orow, 19069 Glengarry, Livonia, MI. I live right behind the house. Right on the corner of Glengarry and Seven Mile. Sorry, you never talked to us? So I'm not sure what neighbors...

Mr. Wilshaw: Sir, if you could please talk to us.

Mr. Orow: I never had a conversation with this person. All I saw was a sign outside the property saying it was going to be rezoned. I know absolutely nothing about what is planned for the property, what it would look like. I mean, I had to face that current resident's home for years, and it's always looked like that, and then they took the roof off. But, you know, we were happy to see that it was going to get demolished. So, my concerns are I just don't know what really is planned. Nothing was discussed with us. I don't know what neighbors were consulted about future plans.

Mr. Wilshaw: Okay. What is your thought on what you've heard so far today? Obviously, you're still learning, but what's your opinion in terms of the rezoning and development of this property.

Mr. Orow: There is already a commercial building next door to that. I'm not sure what other options are for that property other than leaving it vacant, which causes other issues. I'm not totally against it. I just...since I backup to it, it would be nice to know what it would look like. Things like that and understand the usage. That's not an issue. It's just not a very wide site, so I don't know how that would get laid out, as far as what is the traffic going to look like. Just, you know, the aesthetics.

Mr. Wilshaw: Sure. Okay, well, let me at least explain, we do have some conceptual ideas of what the...how the property is going to be laid out, the petitioner may be able to give you some of that, so that you can see it. In fact, I think he's handing it to you right now. But for what it's worth, just so you know how this process

works, we're in the zoning process right now to rezone the property from its current residential zoning to this commercial use, which also includes office use. We don't have a separate zoning for office at this point. So that's why their intention is to use it as an office not as a commercial building, if you want to consider it that way. But what we're going to do is make a decision today on the zoning part of the process. Once that happens, then he has to go to the City Council. City Council has to approve that zoning as well and then he's going to come back to us in a separate process called the site plan. And that's where we really get into the nitty gritty of what the building is going to look like, how it's gonna be laid out, the materials, the parking lot, the fencing, all those types of things. So that's the second part. That's the second half of this process, if you will. So, you do have another chance, for what it's worth, to come back and watch that process as well and give your input. So, I just want to share that with you.

Mr. Orow: Yeah and as I said, I'm not opposed. Just surprised.

Mr. Wilshaw: You just want to you want to learn more about it, too.

Mr. Orow: Yeah, it does affect us in some regards, especially being close proximity. Definitely understand any, obviously, anything is an improvement.

Mr. Wilshaw: Well, thank you.

Mr. Wilshaw: Thank you for your comments, sir. Anyone else in the audience wishing to speak on this item? either for or against? If not, the petitioner certainly has a chance to make a last comment if he wants to. I think he's already had a chance to make comments. Is there anything else you wanted to add?

Mr. DiNatale: No, but again, we're very flexible. Very flexible, and, you know, happy to give out my information and discuss offline as well. The neighbors that I spoke to received this piece of paper with a description of what we're looking to do and the picture of the rendering.

Mr. Wilshaw: Okay, great. And I appreciate you providing that to this particular resident who obviously didn't get that. So that's good.

Mr. DiNatale: Thank you.

Mr. Wilshaw: Thank you. All right. If there's no other comments, I can close the public hearing and a motion would be an order from the Commission.

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

#10-60-2023 **RESOLVED**, That the City Planning Commission does hereby recommend to the City Council that Petition 2023-09-01-05 submitted by Matick Construction L.L.C. under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the property at 37739 Seven Mile Road, located on the south side of Seven Mile Road between Blue Skies Drive and Glengarry Drive in the Northeast ¼ of Section 7, from N2 (Neighborhood) to C-1 (Local Business)., be approved subject to the following conditions:

1. The Petitioner has agreed to voluntarily offer a conditional zoning agreement under MCL 125.3405 of the Michigan Zoning Enabling Act, Act 110 of 2006, which will include a statement of conditions that will limit the use of the property for general office purposes only.
2. Changing the zoning of the property to C-1, Local Business, and restricting the use to a general office is appropriate given the unique circumstances of this property, including its size and location.
3. Development of the site consistent with the conceptual plan presented by the Petitioner would be compatible with the surrounding neighborhood and an enhancement.
4. The proposed zoning change represents a reasonable and logical plan for the subject property that adheres to sound land use planning principles.

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

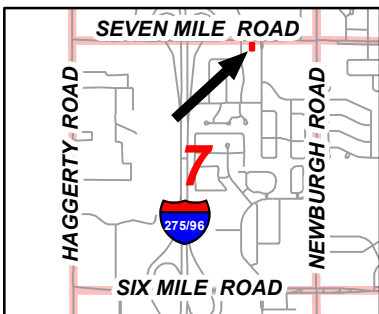
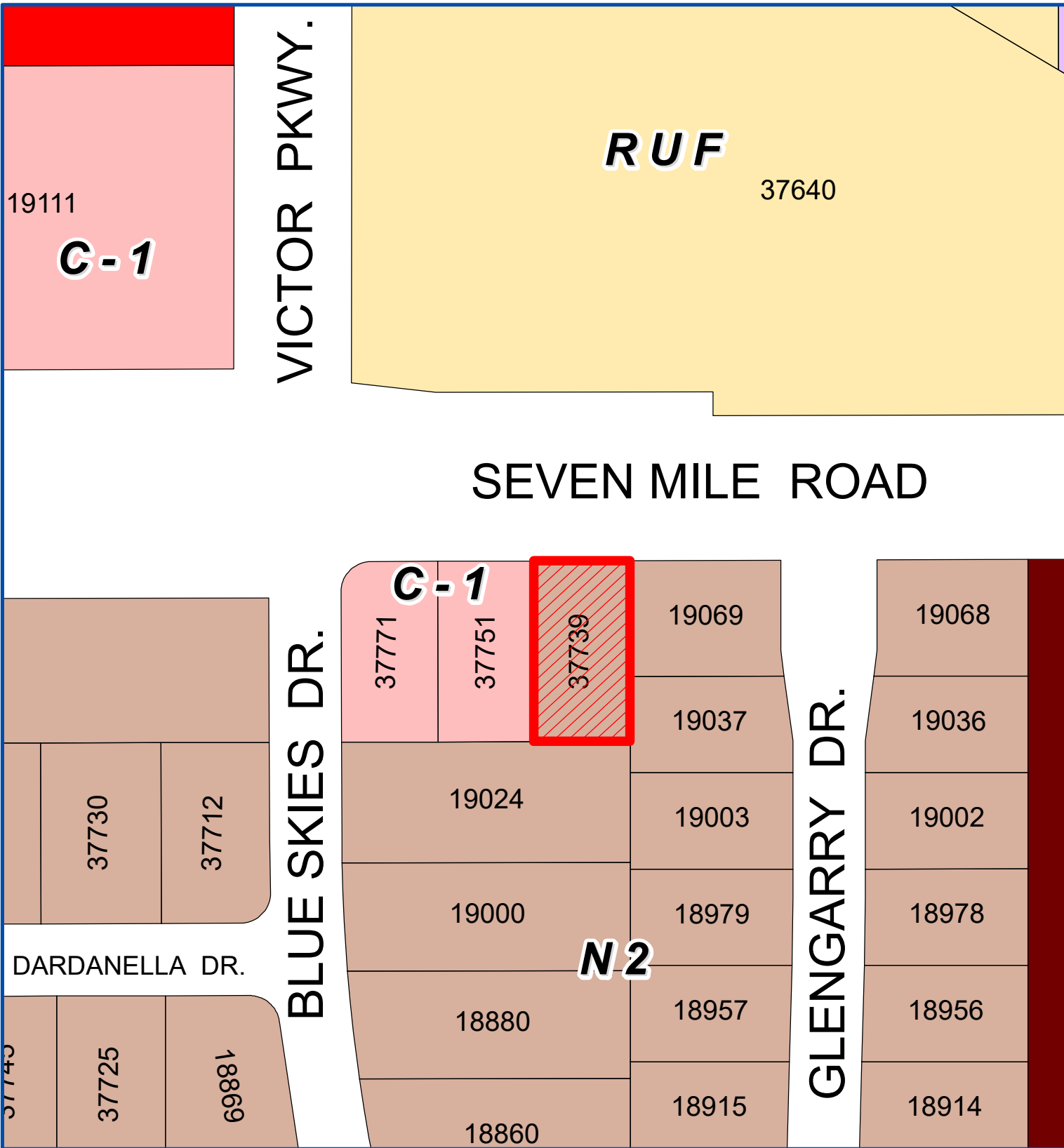
Mr. Wilshaw: Is there any discussion?

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

Reason for Rezoning Request

Matick Construction is requesting the rezoning of 37739 7 Mile Rd. from R3 to C1 so that we can build a 2,600 sq ft office space to serve as a headquarters for our Livonia based Design/Build Commercial General Contracting firm. The space will house 5 executives of Matick Construction, there will not be any commercial vehicles on premises, nor will there be any construction related activities taking place within the space once it's finished. The space will simply be used for offices as we will be keeping our current space at 36959 Amrhein Rd. Livonia, MI for our shop space/parking of commercial vehicles. Matick Construction is a family-owned, Livonia based, small business, that has been around for 15 years. We look forward to growing our business in the city we were born and raised in and appreciate your consideration of our request. Below is a rendering of what we would like to build but we are happy to accommodate façade requests from the city of Livonia.





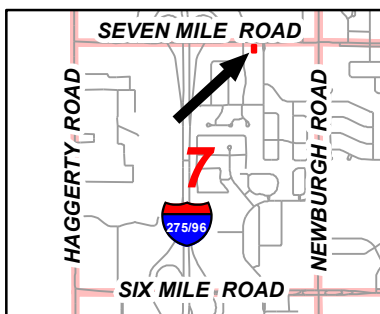
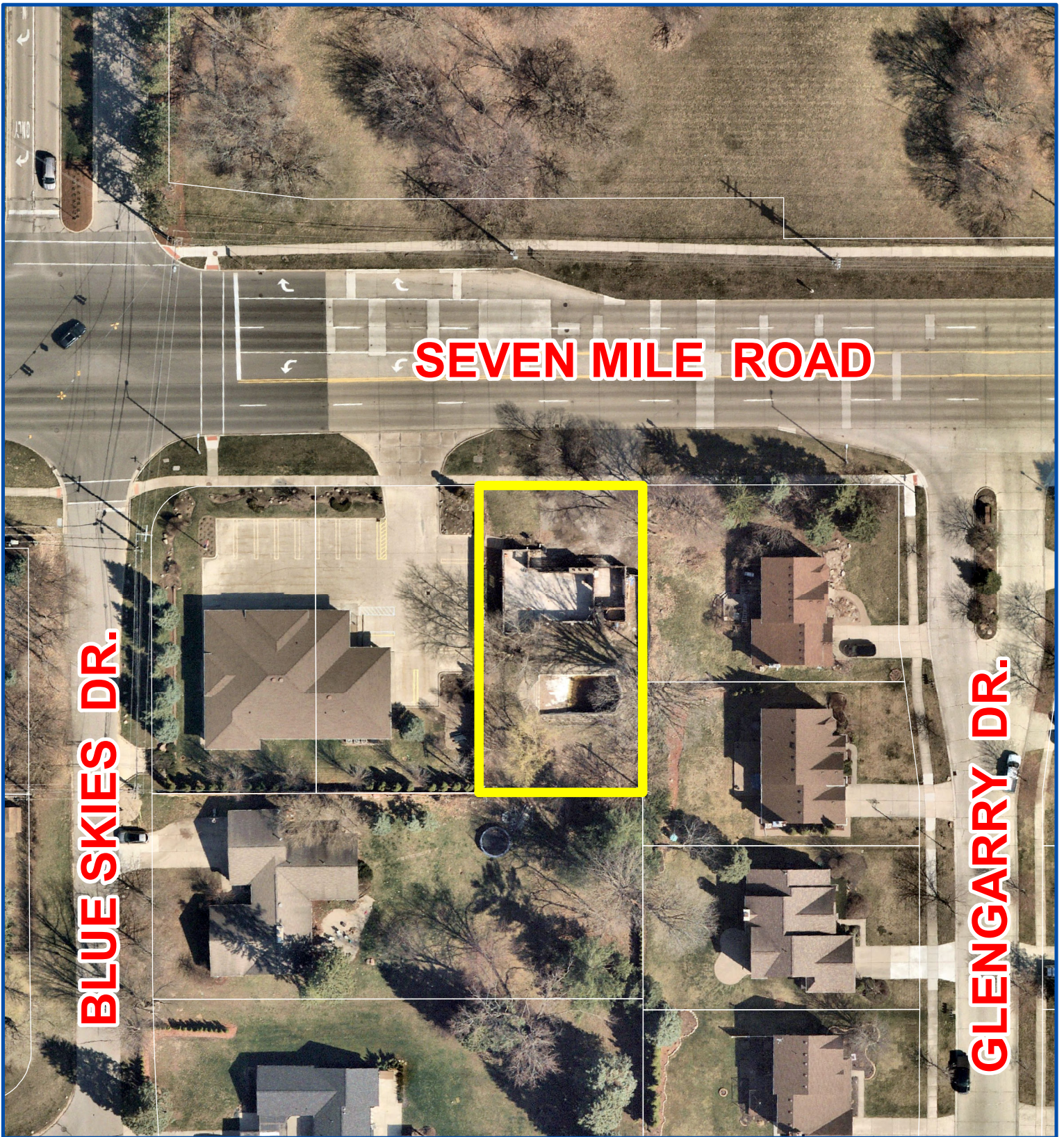
Address & Zoning Map

Petition 2023-09-01-05
Matick Construction
37739 Seven Mile Road
N2 to C-1



Not to Scale

City of Livonia
Planning Department



Aerial Map

Petition 2023-09-01-05
Matick Construction
37739 Seven Mile Road
N2 to C-1



Not to Scale



City of Livonia
Planning Department

Corridor Commercial

37640

19111

VICTOR PKWY.

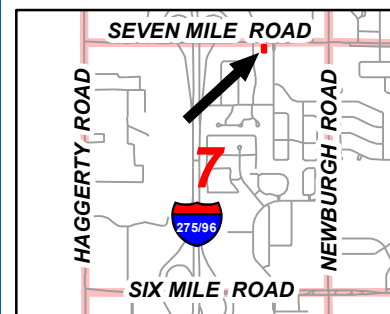
SEVEN MILE ROAD

BLUE SKIES DR.

GLENGARRY DR.

Low Density Residential

DARDANELLA DR.



Future Land Use Map

Petition 2023-09-01-05
Matick Construction
37739 Seven Mile Road
N2 to C-1



Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PREHEARING

ITEM 1

Petition 2023-09-01-05 submitted by Matick Construction L.L.C. under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the property at 37739 Seven Mile Road, located on the south side of Seven Mile Road between Blue Skies Drive and Glengarry Drive in the Northeast ¼ of Section 7, from N2 (Neighborhood) to C-1 (Local Business).

October 10, 2023: Study Meeting:

This rezoning petition involves a parcel on the south side of Seven Mile Road between Blue Skies Drive and Glengarry Drive. The parcel measures approximately eighty feet (80') in width along Seven Mile Road by a depth of 150 feet for a land area of 12,000 square feet or roughly 0.28 acres. The subject property contains a residential house and an inground pool. The change of zoning would facilitate the development of an office building.

A letter accompanying the request explains that the rezoning would allow Matick Construction to build an office building that would serve as the Company's headquarters. Matick Construction is a family-owned company that has been in business for fifteen years. They are a general contractor specializing in commercial remodels, tenant improvements, light industrial spaces, and medical offices and renovations. The envisioned office building would accommodate five (5) executive suites. No commercial vehicles would be parked at this location. Their current location on Amrhein Road would remain their shop, where the Company's commercial vehicles would be kept.

Immediately west of the subject site is an office building occupied by a Farmer Insurance Agency, zoned C-1. To the east and south are residential properties zoned N2. To the north, across Seven Mile Road, is a vacant property zoned RUF, Rural Urban Farm.

The Livonia Vision 21 Future Land Use map designates the subject property as *Low-Density Residential*, corresponding with the existing zoning. The current N2 zoning requires a minimum lot area of 8,400 square feet, a minimum lot width of seven feet (70'), and a minimum depth of 120 feet.

The existing house and pool would be removed as part of the redevelopment of the property. The preliminary site plan shows a 2,600-square-foot building on the west half of the site. A parking lot would occupy the east half of the site. Required parking for a general office building is one (1) space for each 200 square feet of floor area. A structure of this size (2,600 x 80% ÷ 200) would require eleven (11) parking spaces. The preliminary site plan shows thirteen (13) parking spaces. Access to the site would be from a single drive off Seven Mile Road.

In a C-1 district, the minimum required front yard setback for a building is fifteen feet (15'). The proposed building would set back approximately sixteen feet (16') from Seven Mile Road. The minimum required setback for the rear yard is twenty feet (20'); in this case, the office building appears to be approximately twenty feet (20') from the south property line. The minimum side yard setback from the residential district to the east is twenty feet (20'). The

PREHEARING

ITEM 1 Petition 2023-09-01-05 – 37739 Seven Mile Road

Page 2

building would be approximately sixty feet (60') from the east property line. Where the property abuts C-1 zoning along the west, the Ordinance allows for a zero-setback subject to applicable building and fire codes. The site plan shows that the building would be setback eight feet (8') from the west property line. The building appears to comply with all minimum required setback regulations.

General office buildings fall under permitted uses in the C-1 zoning district. The office building would need to go through the site plan approval process before development. This procedure requires both Planning Commission and City Council review and approval. During this time, a more intensive study of the plans, including site, landscape, and elevations, would occur.

SKETCH NO. SK-01

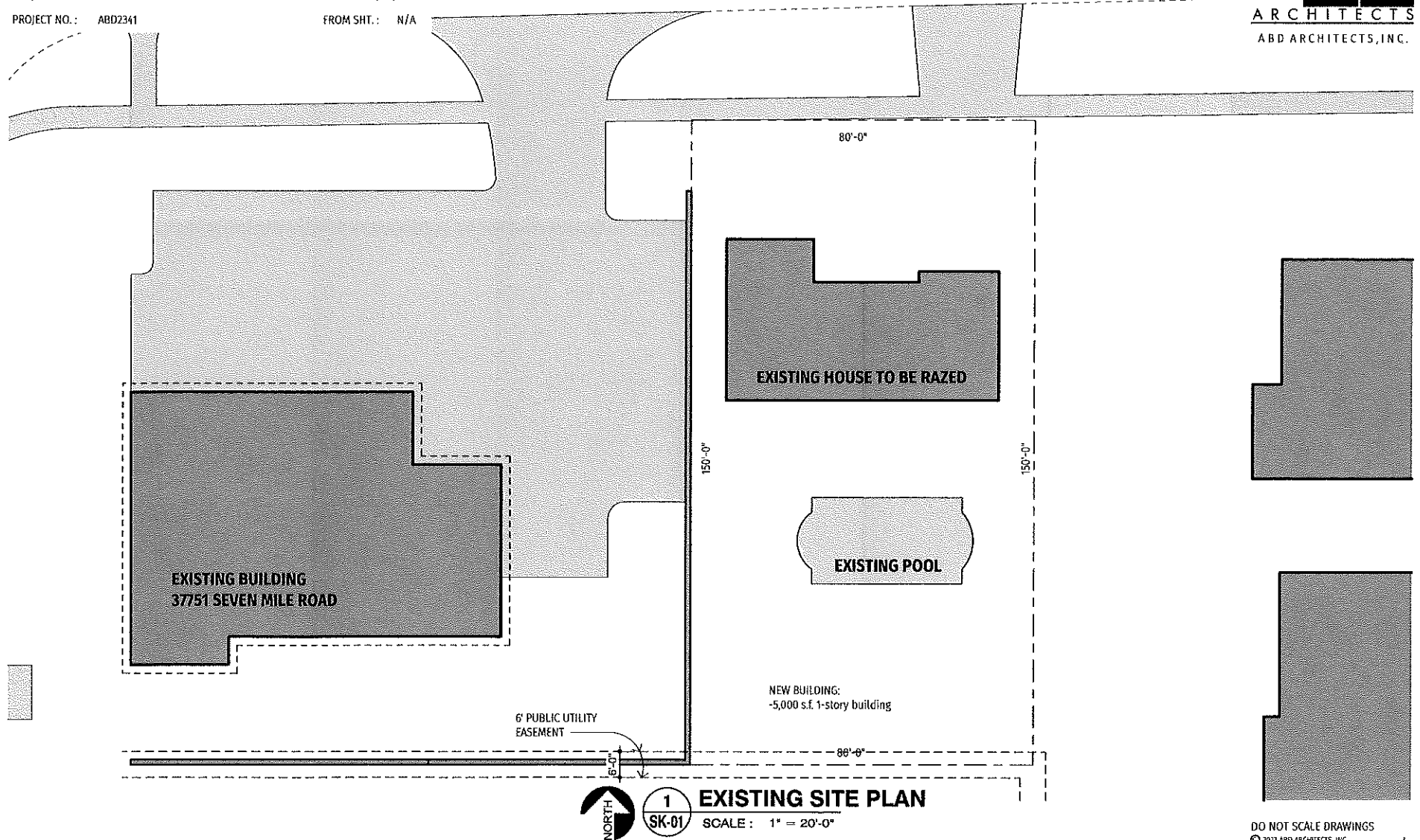
PROJECT NAME: MATICK OFFICE

PROJECT NO.: ABD2341

DATE: 08/29/23

FROM SHT.: N/A

SEVEN MILE ROAD 120' R.O.W.



2601 WENDOVER RD. BLOOMFIELD HILLS, MICHIGAN 48302 PHONE (248) 213-6010 WWW.ABDARCH.COM

DO NOT SCALE DRAWINGS
© 2023 ABD ARCHITECTS, INC.

SKETCH NO. SK-02

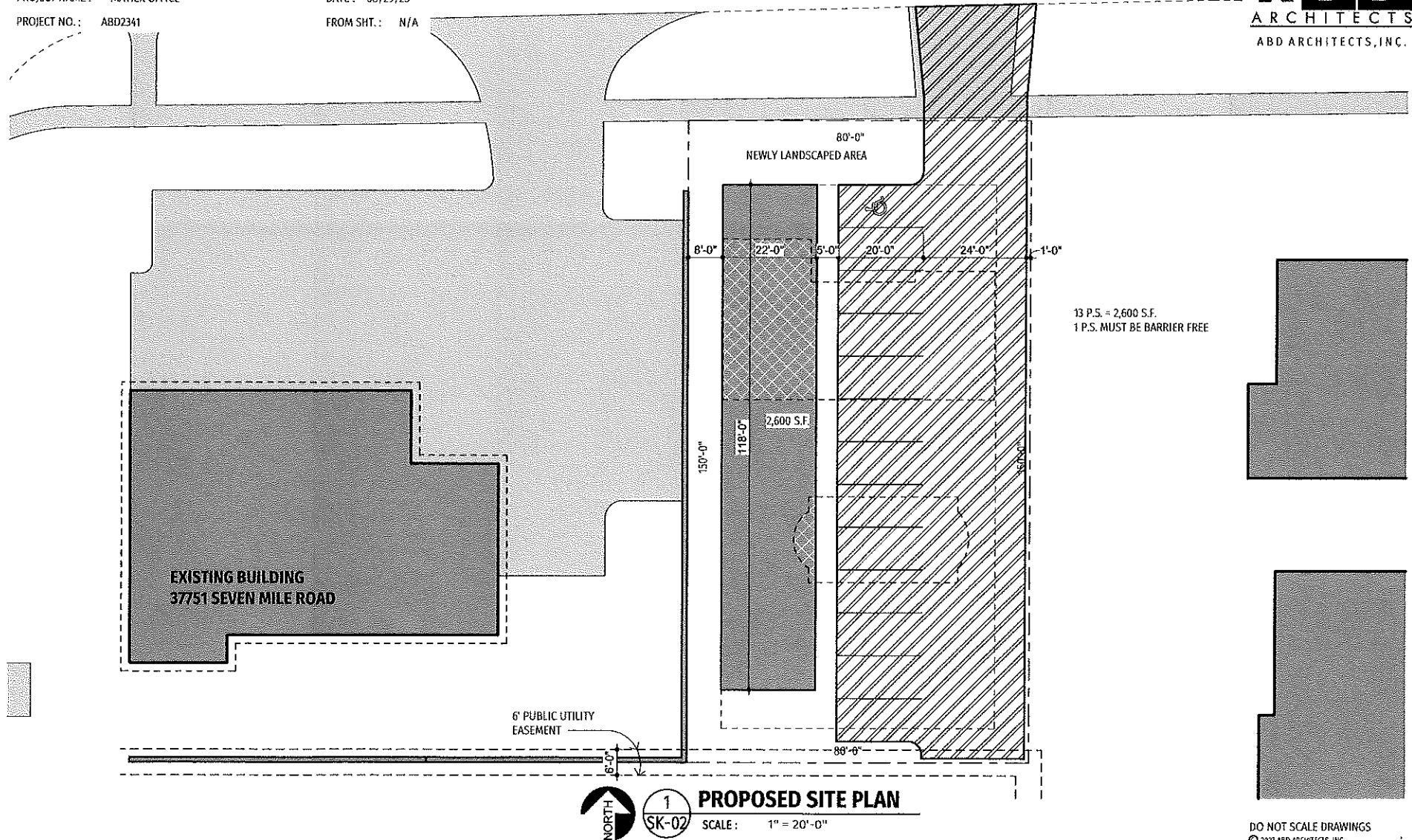
PROJECT NAME: MATICK OFFICE

PROJECT NO.: ABD2341

DATE: 08/29/23

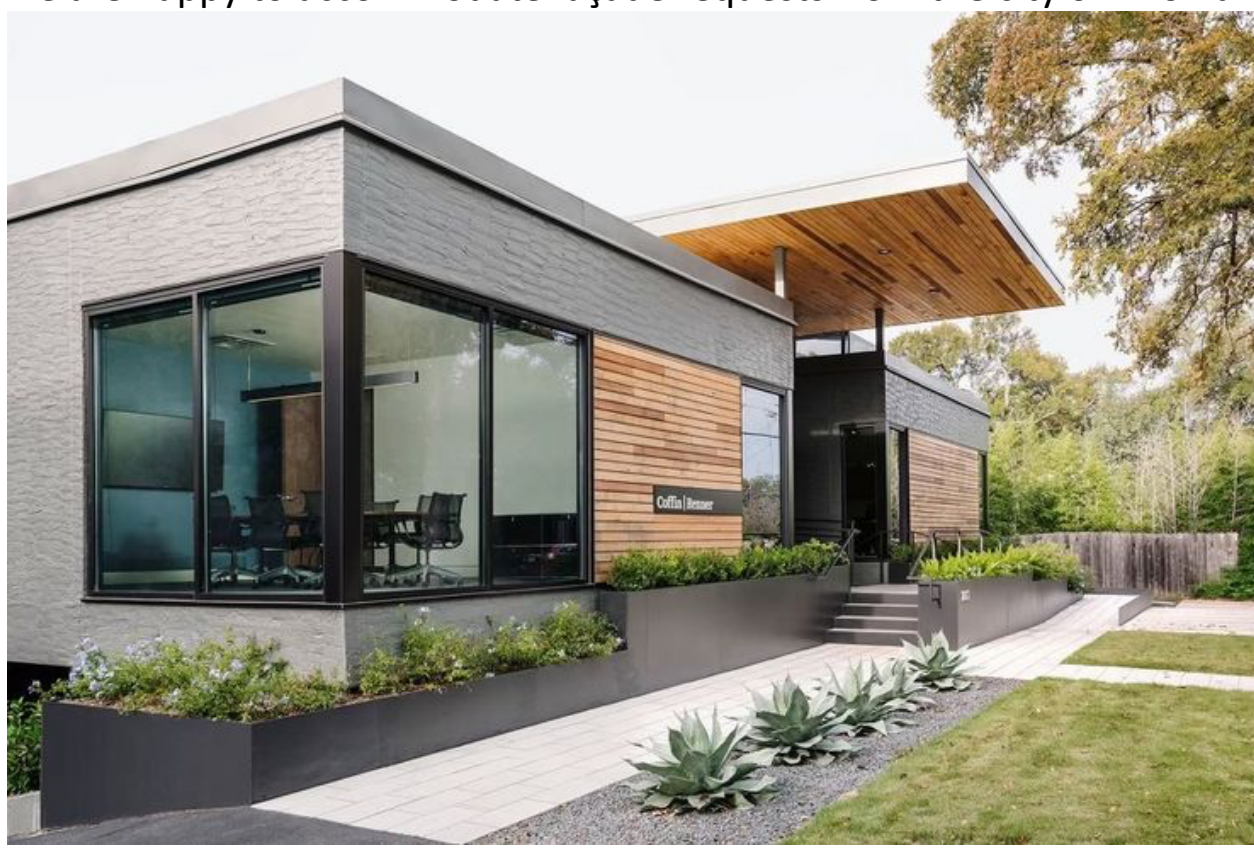
FROM SHT.: N/A

SEVEN MILE ROAD 120' R.O.W.



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DO NOT SCALE DRAWINGS
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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

September 18, 2023

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2023-09-01-05 – #37739 Seven Mile Road

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed rezoning at this time, but would like to note the following items:

1. The subject parcel is assigned the address of **#37739 Seven Mile 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 rezoning 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 proposed development will be required to meet the Wayne County Stormwater Ordinance. The submitted drawings do not indicate any storm sewer information, but the developer will need to obtain storm sewer permits through the Wayne County Department of Public Service prior to construction.
5. Any work within the Seven Mile Road right-of-way will require permitting through Wayne County.

To: Mr. Scott Miller
Re: Petition 2023-09-01-05 – 37739 Seven Mile Road

September 18, 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,



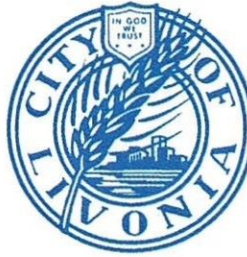
David W. Lear, P.E.
Assistant City Engineer

cc: 2023 Petition File

DEPARTMENT OF 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

September 20, 2023

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

Petition 2023-09-01-05 - 37739 Seven Mile Road

Dear Mr. Miller,

I have reviewed the address connected with the above noted petition. The following amounts are due to the City of Livonia:

Unpaid water and sewer charges:	\$ 895.12
---------------------------------	-----------

Total Due City of Livonia	\$ 895.12
---------------------------	-----------

Please contact me if you have any further questions.

Very truly yours,

Connie Kumpula
Chief Accountant

CK: jw

Transaction Statement

Service Address

37739 SEVEN MILE
LIVONIA, MI 48152

Mailing Address

KAREN ANN LORING
21555 HAGGERTY STE 1121
NOVI, MI 48375

Account Number

032503100-001

Amount Due

\$895.12

Account Number

032503100-001

From - Through

10/01/2022 - 09/18/2023

Services

Water & Sewer - Metered

Service Address

37739 SEVEN MILE
LIVONIA, MI 48152

Beginning Balance

\$871.82

Date	Type	Amount	Description
10/14/2022	Penalty	\$87.19	
10/15/2022	Bad Debt	(\$529.70)	Adjustment Reason: Transfer
12/15/2022	Bill	\$69.75	Due Date 01/10/2023
01/13/2023	Penalty	\$49.90	
03/15/2023	Bill	\$69.75	Due Date 04/10/2023
04/13/2023	Penalty	\$61.88	
06/15/2023	Bill	\$69.75	Due Date 07/10/2023
07/13/2023	Penalty	\$75.03	
09/15/2023	Bill	\$69.75	Due Date 10/10/2023

Total Due

\$895.12

Transaction Statement

Account Number

032503100-001

From: Justin DiNatale
To: Miller, Scott
Cc: Planning
Subject: Re: FW: Petition 2023-09-01-05 - 37739 Seven Mile Road.pdf
Date: Monday, September 25, 2023 7:40:31 PM
Attachments: [CitySeal100x100_8f7d9122-2022-4a3b-86d9-f05a096c6a3c.png](#)
[SocialLink Youtube 32x32_9b8afb50-3b86-4678-b53d-7e423a9d8771.png](#)
[SocialLink Twitter 32x32_a844deab-cb87-48f2-9175-647012b70cfe.png](#)
[Livonia-Logo-250_2521acb0-d42c-429b-900f-b59ac98c1049.png](#)
[SocialLink Facebook 32x32_15fe2196-de42-486f-ac8c-bd89c9da8fd7.png](#)

City of Livonia
33000 Civic Center Drive
Livonia, MI 48154

Date: 09/25/2023
Receipt From: WATERWORKS
Received From: LIVINGSTON, KAREN
ANN
WAT0070
Account No.: 032503100-001
Account balance : 0.00
Receipt Total 895.12
Total Charge 895.12
Total Remitted 895.12
Total Received 895.12

Amount Due After Due Date 750.34 825.37

PAID SEP 25 2023 CITY OF LIVONIA WATER DEPT.

Pay Bill online at LIVONIAWATER.ORG

MAKE CHECKS PAYABLE TO: CITY OF LIVONIA WATER 33000 Civic Center Drive Livonia, MI 48154

Return this portion with payment to above address

Account No. 032503100-001 Service Address 37739 SEVEN MILE

Water & Sewer

Meter No.	Read Type	Read Dates	Days	Previous	Current	Usage	Unit Of Measure
67287393	Actual	2/28/2023-5/31/2023	92	345	345	0	CFM

PAID SEP 25 2023 CITY OF LIVONIA WATER DEPT.

Retain this portion for your records

FAILURE TO RECEIVE BILL WILL NOT WAIVE PENALTY. UNPAID BILLS ARE A LIEN ON THE PROPERTY COLLECTIBLE ON TAX ROLL IN ACCORDANCE WITH CITY ORDINANCES.

Moving soon? Schedule a final read at (734) 466-2278

CITY OF LIVONIA
WATER & SEWER DIVISION
33000 Civic Center Drive, Livonia, MI

BILLING (734) 466-2278
SERVICE (734) 466-2650
FAX (734) 466-2264
www.ci.livonia.mi.us

OFFICE HOURS
8:30 A.M. TO 5:00 P.M.
Monday - Friday
24-HR RED DROP BOX
AVAILABLE OUTSIDE

Previous Balance 618.71
Penalties 61.88
Adjustments 0.00
Payments Received 0.00
Balance at Billing 680.59

Current Billing
Charge Code
Water 0.00
Sewer 0.00
Fixed Fee 69.75

Account No. 032503100-001
Current Charges 69.75
Balance Due 750.34
Due Date 7/10/2023

After Due Date 825.37

PAYMENT IS DUE BY 5 PM ON THE DUE DATE

Justin DiNatale
Business Development

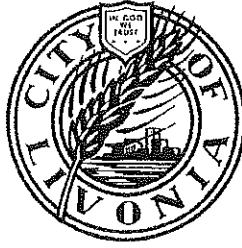
Cell: 734-497-6635 | Office: 734-838-5900
36959 Amrhein Rd. Livonia, MI 48150
www.matickconstruction.com

On Mon, Sep 25, 2023 at 8:44 AM Miller, Scott <smiller@livonia.gov> wrote:

Attached is correspondence from the City's Department of Finance indicating that there are unpaid water and sewer charges due for 37739 Seven Mile Road. The City will not render any decision on your proposed rezoning request until this is resolved. Please email the Planning Department (planning@livonia.gov) a copy of the paid receipt.

OFFICE OF THE TREASURER

LYNDA L. SCHEEL
CITY TREASURER



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

October 1, 2023

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

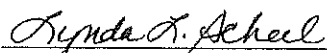
RECEIVED
OCT 03 2023
CITY OF LIVONIA
PLANNING COMMISSION

Re: Petition 2023-09-01-05 37739 Seven Mile Road

Dear Mr. Miller,

In accordance with your request, the Treasurer's Office has reviewed the name and addresses connected with the above noted petition. At this time there are taxes due, and they are delinquent. ALL taxes for this location that are on the 2023 tax roll will need to be paid before the demolition of the building.

Sincerely,


Lynda L. Scheel
Treasurer, City of Livonia

MESSAGE TO TAXPAYER VISIT WWW.LIVONIATAX.ORG FOR TAX AND PAYMENT INFORMATION. THIS INFORMATION MAY BE PRINTED DIRECTLY FROM THE WEBSITE. WE RESERVE THE RIGHT TO CHARGE FOR DUPLICATES. WHEN PAYING BY CHECK, INCLUDE YOUR PHONE NUMBER AND PARCEL NUMBER. PLEASE USE ONLY THE 33000 CIVIC CENTER DRIVE, LIVONIA, MI 48154-3060 ADDRESS FOR MAILING CHECK PAYMENTS FOR TAXES.	PAYMENT INFORMATION This tax is due by: 09/14/2023 Pay by mail to: CITY OF LIVONIA TREASURER'S OFFICE 33000 CIVIC CENTER DRIVE LIVONIA, MI 48154-3060 Do not combine tax payments with other payments due to the City of Livonia. Payment for taxes must be on a separate check. **See reverse side for additional information**																																																			
PROPERTY INFORMATION Property Assessed To: LORING KAREN ANN 37739 SEVEN MILE LIVONIA, MI 48152 Prop #: 025 01 0001 000 School: LIVONIA PUBLIC Prop Addr: 37739 SEVEN MILE Legal Description: 07A1 MELODY MANOR T1S R9E L72 P43 WCR LOT 1	TAX DETAIL <table border="0"> <tr> <td>Taxable Value:</td> <td>69,644</td> <td>RESIDENTIAL-</td> </tr> <tr> <td>State Equalized Value:</td> <td>102,800</td> <td>Class: 401</td> </tr> <tr> <td>PRE/MBT %:</td> <td>0.0000</td> <td></td> </tr> </table> Sent to: PROPERTY OWNER <table border="0"> <thead> <tr> <th>DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>SCHOOLCRAFT CC</td> <td>2.27000</td> <td>158.09</td> </tr> <tr> <td>WAYNE CNTY OPER</td> <td>5.60990</td> <td>390.69</td> </tr> <tr> <td>SCHOOL DEBT</td> <td>2.05000</td> <td>142.77</td> </tr> <tr> <td>CNTY ISD SPEC ED</td> <td>3.34430</td> <td>232.91</td> </tr> <tr> <td>STATE EDUCATION</td> <td>6.00000</td> <td>417.86</td> </tr> <tr> <td>SCH SINKING FUND</td> <td>0.78830</td> <td>54.90</td> </tr> <tr> <td>SCHOOL OPERATING</td> <td>9.00000</td> <td>626.79</td> </tr> <tr> <td>CNTY ISD OPER</td> <td>0.09560</td> <td>6.65</td> </tr> <tr> <td>WCRESA ENHANCE</td> <td>1.98760</td> <td>138.42</td> </tr> </tbody> </table> <table border="0"> <tr> <td>Total Tax</td> <td>31.14570</td> <td>2,169.08</td> </tr> <tr> <td>Administration Fee</td> <td></td> <td>0.00</td> </tr> <tr> <td>Interest:</td> <td></td> <td>43.38</td> </tr> <tr> <td>TOTAL AMOUNT DUE</td> <td></td> <td>2,212.46</td> </tr> </table>	Taxable Value:	69,644	RESIDENTIAL-	State Equalized Value:	102,800	Class: 401	PRE/MBT %:	0.0000		DESCRIPTION	MILLAGE	AMOUNT	SCHOOLCRAFT CC	2.27000	158.09	WAYNE CNTY OPER	5.60990	390.69	SCHOOL DEBT	2.05000	142.77	CNTY ISD SPEC ED	3.34430	232.91	STATE EDUCATION	6.00000	417.86	SCH SINKING FUND	0.78830	54.90	SCHOOL OPERATING	9.00000	626.79	CNTY ISD OPER	0.09560	6.65	WCRESA ENHANCE	1.98760	138.42	Total Tax	31.14570	2,169.08	Administration Fee		0.00	Interest:		43.38	TOTAL AMOUNT DUE		2,212.46
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OPERATING FISCAL YEARS The taxes on bill will be used for governmental operations for the following fiscal year(s): County: OCTOBER 01 - SEPTEMBER 30 Twn/Cty: DECEMBER 01 - NOVEMBER 30 School: JULY 01 - JUNE 30 State: OCTOBER 01 - SEPTEMBER 30 Does NOT affect when the tax is due or its amount	RETAIN THIS PORTION FOR YOUR RECORDS.																																																			

RECEIVED
UC1 03 2023
CITY OF LIVONIA
PLANNING COMMISSION

The below original stub required for payment processing. Please detach along perforation. Keep the top portion for your records.

Sent to: **PROPERTY OWNER**

Pay this tax to:

CITY OF LIVONIA
TREASURER'S OFFICE
33000 CIVIC CENTER DRIVE
LIVONIA, MI 48154-3060

PLEASE RETURN THIS PORTION WITH PAYMENT OR THE
ENTIRE BILL WITH SASE FOR A PAID RECEIPT

This tax is due by: **09/14/2023**
After 09/14/2023 additional interest and fees apply

2023 Summer Tax for Prop #: **025 01 0001 000**

TAXPAYER NOTE: Are your name & mailing address correct? If not, please contact the Assessor's Office. Thank You.

Property Addr: 37739 SEVEN MILE

(Partial payments are accepted)
Make Check Payable To: **CITY OF LIVONIA**

TOTAL AMOUNT DUE: **2,212.46**

To: LORING KAREN ANN
21555 HAGGERTY STE 121
NOVI MI 48375

Amount Remitted: _____

Check# _____

Cash _____



LORING KAREN ANN

CITY OF LIVONIA

2023 Summer

025 01 0001 000

MESSAGE TO TAXPAYER

VISIT WWW.LIVONIATAX.ORG FOR TAX AND PAYMENT INFORMATION. THIS INFORMATION MAY BE PRINTED DIRECTLY FROM THE WEBSITE. WE RESERVE THE RIGHT TO CHARGE FOR DUPLICATES. WHEN PAYING BY CHECK, INCLUDE YOUR PHONE NUMBER AND PARCEL NUMBER. PLEASE USE ONLY THE 33000 CIVIC CENTER DRIVE, LIVONIA, MI 48154-3060 ADDRESS FOR MAILING CHECK PAYMENTS FOR TAXES.

PAYMENT INFORMATION

This tax is due by: 09/14/2023

Pay by mail to: CITY OF LIVONIA
TREASURER'S OFFICE
33000 CIVIC CENTER DRIVE
LIVONIA, MI 48154-3060

Do not combine tax payments with other payments due to the City of Livonia. Payment for taxes must be on a separate check.

See reverse side for additional information

PROPERTY INFORMATION

Property Assessed To:
LORING KAREN ANN
37739 SEVEN MILE
LIVONIA, MI 48154

Prop #: 025 01 0001 000 School: LIVONIA PUBLIC
Prop Addr: 37739 SEVEN MILE
Legal Description:
07AL MELODY MANOR T1S R3E 172 P43 WCR LOT 1



TAX DETAIL

Taxable Value: 69,644 RESIDENTIAL
State Equalized Value: 102,800 Class: 401
PRE/MBT #: 0.0000

Sent to: PROPERTY OWNER

DESCRIPTION	MILLAGE	AMOUNT
SCHOOLCRAFT CC	2.27000	156.09
WAYNE CNTY OPER	5.60990	390.69
SCHOOL DEBT	2.05000	142.77
CNTY ISD SPEC ED	3.34430	232.91
STATE EDUCATION	6.00000	417.86
SCH SINKING FUND	0.78830	54.90
SCHOOL OPERATING	9.00000	626.79
CNTY ISD OPER	0.09560	6.63
WCRISA ENHANCE	1.98760	138.47

Total Tax	31.14570	2,169.08
Administration Fee		0.00
Interest		43.38
TOTAL AMOUNT DUE		2,212.46
PREV. PAYMENTS		
BALANCE DUE		2,212.46

OPERATING FISCAL YEARS

The taxes on bill will be used for governmental operations for the following fiscal year(s):

County: OCTOBER 01 - SEPTEMBER 30
Twp/City: DECEMBER 01 - NOVEMBER 30
School: JULY 01 - JUNE 30
State: OCTOBER 01 - SEPTEMBER 30
Does NOT affect when the tax is due or its amount

RETAIN THIS PORTION FOR YOUR RECORDS.

**OTHER ITEMS
RELATED TO THE
PETITION**