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COMMITTEE MEMEBERS:

JIM JOLLY, Chair
All Councilmembers

OFFICE OF THE COUNCIL

**ELECTRONIC AGENDA PACKET FOR THE
COMMITTEE OF THE WHOLE MEETING OF
MONDAY, NOVEMBER 27, 2023
7:00 P.M.**

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

PUBLIC MEETING - COMMITTEE OF THE WHOLE
Monday, November 27, 2023
7:00 PM

Location:

Livonia City Hall Auditorium
33000 Civic Center Drive
Livonia, MI 48154

Members:

Jim Jolly, Chair
All Councilmembers

AGENDA ITEM(S)

1. [The subject matter of Petition 2022-12-01-02, submitted by the 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 \(Neighborhood\). \(CR 308-23\)](#)

AUDIENCE COMMUNICATION

THE FOLLOWING HAVE BEEN NOTIFIED AND ARE REQUESTED TO ATTEND:

Maureen Miller Brosnan, Mayor
Paul Bernier, City Attorney
Mark Taormina, Planning and Economic Development Director
Todd Zilincik, City Engineer

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

This meeting will be reported at the Regular Meeting of **December 4, 2023**

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

SUSAN M. NASH, CITY CLERK

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LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
October 23, 2023

MEETING DATE

PREPARED BY

PH091323/R100223/COW112723/R121323

Sara Kasprowicz, Council Office Manager,

AGENDA ITEM

The subject matter of Petition 2022-12-01-02, submitted by the 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). (CR 308-23)

BACKGROUND DETAILS

At the Regular Meeting of October 2, 2023:

On a motion by Councilmember Donovic, supported by Councilmember Morgan, it was:

#308-23 RESOLVED, that having considered a communication from the City Planning Commission, dated February 13, 2023, which transmits its resolution 01-04-2023, adopted on January 31, 2023, with regard to Petition 2022-12-01-02, submitted by the 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), and a communication from Brandon M. Grysko, Fausone & Grysko, PLC, dated September 1, 2023, withdrawing the NM3-l/elderly housing portion of Petition 2022-12-01-02, and the Council having conducted a public hearing with regard to this matter on Wednesday, September 13, 2023, the Council does hereby refer this item to the Committee of the Whole for its report and recommendation.

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

To discuss the subject matter as presented.

ATTACHMENTS

1. COW112723 NEW DATA - Petition 2022-12-01-02 Basilica of St. Mary Recd 10-9-23
2. R100223 New Data - Petition 2022-12-01-02 Basilica of St. Mary (2nd Resident response recd 10-02-23)
3. R100223 New Data - Petition 2022-12-01-02 Basilica of St. Mary (Resident response recd 10-02-23)
4. R100223 New Data - Petition 2022-12-01-02 Basilica of St. Mary (Resident response recd 9-29-23)
5. R100223 New Data - Petition 2022-12-01-02 Basilica of St. Mary (Resident Response recd 9-28-23)

6. PH091323 New Data - Petition 2022-12-01-02 Basilica of St. Mary (Resident response recd 9-19-23)
7. PH091323 Basilica of St Marys Minutes
8. PH091323 New Data - Petition 2022-12-01-02 Basilica of St. Mary (Resident response recd 9-7-23)
9. PH091323 New Data - Petition 2022-12-01-02 Basilica of St. Mary (Resident Response recd 9-6-23 - 2 of 2)
10. PH091323 New Data - Petition 2022-12-01-02 Basilica of St. Mary (Resident Response recd 9-6-23 - 1 of 2)
11. PH091323 New Data - Petition 2022-12-01-02 Basilica of St. Mary (Clarification - Withdrawal of NM3-I Portion)
12. PH091323 LTC Petition 2022-12-01-02, St Marys
13. PH091323 New Data - Petition 2022-12-01-02 Basilica of St. Mary (Resident Response recd 4-18-23)
14. PH040323 New Data - Petition 2022-12-01-02 Basilica of St. Mary (Resident Response recd 3-20-23 - 2 of 2)
15. PH040323 New Data - Petition 2022-12-01-02 Basilica of St. Mary (Resident Response recd 3-20-23 - 1 of 2)
16. Petition 2022-12-01-02, the Basilica of St. Mary, PC Packet

APPROVED BY

From: [Reece, Stephanie](#)
To: [Kasprowicz, Sara](#)
Subject: FW: Rezoning Petition 2022-12-01-02 Basilica of St. Mary
Date: Monday, October 9, 2023 8:27:39 AM
Attachments: [PLANNING MINUTES 1989-06-13.pdf](#)
[PLANNING MINUTES 1997-09-30.pdf](#)
[PLANNING MINUTES 1989-05-09.pdf](#)

For you...

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

From: Ernie Babon <ebabon2@gmail.com>
Sent: Sunday, October 8, 2023 5:55 PM
To: Mayor Maureen Miller Brosnan <mayor@livonia.gov>; Jolly, Jim <jjolly@livonia.gov>; Toy, Laura <ltoy@livonia.gov>; Bahr, Scott <sbahr@livonia.gov>; Donovan, Rob <rdonovic@livonia.gov>; McCullough, Brandon <bmccullough@livonia.gov>; McIntyre, Kathleen <kmcintyre@livonia.gov>; Morgan, Scott <smorgan@livonia.gov>
Cc: Planning <Planning@Livonia.gov>; Wilshaw, Ian <iwilshaw@livonia.gov>; Long, Glen W. <glong@livonia.gov>; Sam Caramagno <scaramagno@livonia.gov>; Bongero, David <dbongero@livonia.gov>; Dinero, Wafa <wdinero@livonia.gov>; Ventura, Peter <pventura@livonia.gov>; Taormina, Mark <mtaormina@livonia.gov>
Subject: Re: Rezoning Petition 2022-12-01-02 Basilica of St. Mary

To: Livonia City Council

During the city council meeting 10/2/23, there was a discussion regarding the fact that some information was sent anonymously to members of the council with regards to St Mary's Church. We assume that it was the same information which we also received (anonymously). The information we received was related to the minutes of a previous zoning board meeting in 1989, regarding the proposed use of St Mary's cultural center. We were extremely disappointed at a couple council members' decision to completely disregard this information based solely on the fact that it was unsigned. Upon receiving this information we decided to do our own research on the Livonia city website to confirm the information. I was easily able to find the minutes from both the May 9th and the June 13th 1989 planning commission meetings. I've attached the downloads of the minutes along with highlights of key points.

1. Planning commission meeting dated May 9, 1989. Starting on page 25 through page 30. Petition 89-3-2-23 by JRJ Group, Inc requesting waiver use approval to construct an activities hall addition to St Mary's Antiochian Orthodox Church.
 - Discussion from the petitioner on page 26 that the use would be for the church only, including a specific request from the commission members Morrow, Sobolewski and LaPine that it will not be rented to the general public.

- This item was then tabled until the June meeting.
2. Planning commission meeting dated June 13, 1989. Starting on page 6 - 7 and page 45 – 46. Petition 89-3-2-23 by JRJ Group, Inc requesting waiver use approval to construct an activities hall addition to St Mary's Antiochian Orthodox Church.
 - Page 6 specifically states "for our church and our members participating in activities that are church related".
 - Request was approved and sent to the city council for vote.
 3. City council meeting dated July 17, 1989. Council approved with the note "such approval to be based upon the same conditions as those set forth in the aforesaid recommendation of the Planning Commission". I.e. for church use only.

The cultural center is available for public use and publicized as such on the St Mary church website.

Additional interesting and relevant information that I found while searching the city website was the request for approval of the church itself. During the September 30, 1997 meeting (also attached and highlighted), the church spoke about how much they valued the adjacent "wonderful wetlands" multiple times during their petition to build a new church.

1. Planning commission meeting 1997-09-30. Starting on page 10 through page 17. Petition 97-7-2-16 by St Mary's Antiochian Orthodox Church requesting waiver use approval to construct a new church sanctuary on property located on the east side of Merriman Road between Curtis and Seven Mile Roads in the NW 1/ 4 of Section 11.
 - Page 11, petitioner "we cannot move it back any further than that because there is a flood plain and we are not going to disturb the flood plain". This refers to the location of the church in relation to Merriman Rd and the field to the east.
 - Page 11, petitioner "we really want the ravine and wetlands to be natural and we don't want to touch them"
 - Page 13, petitioner "leaving the premises as natural as possible" and " we really want to keep that surrounding area, the Tarabusi drain, the trees as natural as possible".
 - Page 14, petitioner "I don't want to destroy the wetlands. It is a beautiful, beautiful ravine".

2. City council subsequently approved the church's plan at their November 5, 1997 meeting. As you can see from past history, the current church plans have a high likelihood of changing. A 1-5 year old Montessori school has the potential to be much more than a simple school. As I noted in my earlier email sent to all of you on September 27, 2023 (below), the church desires the entire field and intends to build it out. Fr George stated that specifically at the January 31, 2023 planning commission meeting. The petitioner also referenced various uses for the school (Family and Youth Center, counseling center) and remaining parcel.

In summary, in order to protect your Livonia citizens, you need to deny all rezoning requests related to St Mary and petition 2022-12-01-02.

Ernie and Michele Babon
30890 Mayville St, Livonia 48152

On Wed, Sep 27, 2023 at 8:30 PM Ernie Babon <ebabon2@gmail.com> wrote:

To: Livonia Mayor and City Council Members

My wife and I are communicating our opposition to both phases of the church's plans – phase 1 the school rezoning from P-L to N2 and phase 2 the apartment complex to NM3. We realize this petition is only for the N2 portion but we must address both areas with our concerns as you will see below. We have lived at 30890 Mayville on the south side of the field for over 30 years.

Our objections to ANY rezoning from public land to either N2 or NM3 are as follows.

1. The school will be a direct competition to the new Jackson center. The church "already operates a Montessori school in their current church basement" but has an additional facility available at their cultural center. Also, there has been a sign posted for Montessori openings for at least several years which indicates they have no need to expand facilities.
2. Father George also stated at the January meeting that the school will also be a family and youth center and include counseling offices, so it will be much more than just a school for 1-5 yr olds. We can only speculate on what these plans would be beyond child care.
3. The church has stated a number of times that they want all their property rezoned, and they were not interested in only rezoning the school area. During the January meeting, when the full rezoning plan to N2 and NM3 was presented and about to be rejected, our planning commission suggested approval of a portion of their proposal (N2 only) and took it upon themselves to move that forward to a vote. The church's desire at the meeting was to withdraw the proposal since they insisted on full approval of their plans for both N2 and NM3. Father George stated that they will not stop just at the school N2 rezoning.
4. The church already has a tax-free building and operation in their publicly available banquet center. In summer 1989, the planning commission approved the center's zoning waiver based on "for church use only" (per minutes). This banquet hall is now open for public use and has been for many years. What's to prevent further variations to these new zoning changes if we allow the proposal to pass?
5. There are plenty of open buildings available in Livonia that would support a school and family center, and an apartment complex. The purchase of these by the church would help the city far more than the rezoning will.
6. Any additional building on the land will increase the flooding of the field and our yards that we see every spring. The new buildings and parking lots would be in addition to the prior Bryant school footprint since the Bryant parking lots are still existing. Every spring and every large rainfall creates large ponds in the field as well as floods the backyards of all the houses on Mayville St that back up to the field. Additional negative impact to the environment of the field, flood plain, Tarabusi Creek and wildlife in the area will be inevitable.
7. Rezoning one portion of the Livonia Vision 21 plan will make an easier path for future areas to be rezoned. The plan was created for a purpose to preserve Livonia's natural areas. Why deviate from the plan that was created so recently.
8. Our quality of life will be damaged based on the noise and disruption created during any construction in this residential area.
9. Zoning changes and the proposed buildings will reduce the home values of our neighborhood.
10. No one has provided any positive benefits to the city from changing the zoning. Besides everything outlined above, this will also increase the burden on our current infrastructure as well as our emergency services which will ultimately result in increased taxes on all

Livonia residents. The tax-exempt church and facilities will only reap the benefits at no cost to them.

11. St. Mary purchased the land knowing it is zoned Public Use and not zoned for what they have planned. There is no obligation for the city council to change the zoning when it will have a negative impact on your citizens.

12. Your job as an elected official is to represent the interests of the tax paying citizens of Livonia. We have elected you to work for and with us, not against us.

We request that all zoning changes related to the Basilica of St. Mary be denied.

Thank you,

Ernie and Michele Babon
30890 Mayville St. Livonia

Cc: Livonia City Planning Commission, Mark Taormina (Planning Department)

MINUTES OF THE 578th REGULAR MEETING AND PUBLIC HEARINGS
HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF
LIVONIA

On Tuesday, May 9, 1989, the City Planning Commission of the City of Livonia held its 578th Regular Meeting and Public Hearings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Donald Vyhnalesk, Chairman, called the meeting to order at 7:30 p.m., with approximately 50 interested persons in the audience.

Members present: Donald Vyhnalesk R. Lee Morrow Sue Sobolewski
 Herman Kluver Raymond W. Tent James C. McCann*
 Jack Engebretson William LaPine

Members absent: Brenda Lee Fandrei

Messrs. John J. Nagy, Planning Director; H. G. Shane, Assistant Planning Director; and Ralph H. Bakewell, Planner IV, were also present.

Mr. Vyhnalesk informed the audience that if a petition on tonight's agenda involves a rezoning request, this Commission only makes a recommendation to the City Council who, in turn, will hold its own public hearing and decide the question. If a petition involves a waiver of use request and the request is denied, the petitioner has ten days in which to appeal the decision to the City Council; otherwise the petition is terminated. The Planning Commission holds the only public hearing on a preliminary plat and/or a vacating petition. Planning Commission resolutions do not become effective until seven days after the resolutions are adopted. The Planning Commission has reviewed the petitions upon their filing and have been furnished by the staff with approving and denying resolutions. The Commission may use them or not use them depending upon the outcome of the hearing tonight.

Since Mr. McCann, Secretary, was not present at this time Mrs. Sobolewski acted as Secretary.

Mrs. Sobolewski, Acting Secretary, announced the first item on the agenda is
Petition 89-3-1-8 by Dr. Jerry Nosanchuk requesting to rezone property
located on the north side of Schoolcraft Road between Ellen Drive and
Riverside Court in the Southwest 1/4 of Section 21 from R-2 to P.

Mr. Bakewell presented a map showing the property under petition plus the existing zoning of the surrounding area.

Mr. Nagy: We have a letter in our file from the Engineering Department stating their office has no objections to this proposal. We also have a letter from the Inspection Department stating no deficiencies or problems were found and their department has no objections to the proposal.

Dr. Jerry Nosanchuk, 35000 Schoolcraft Road: I am the petitioner. With me is Ron Sherman.

Mr. LaPine: John, when P.S. abuts residential, will a wall be required?

Mr. Nagy: Yes, it will be required except where there might be an easement.

Dr. Nosanchuk: There is an existing screen wall.

Mr. Vyhnalek: This is strictly to increase the parking for your clientele?

Dr. Nosanchuk: That is correct.

Mr. Tent: Mr. Nagy, the parking spaces will they be 10' x 20'?

Mr. Nagy: Yes they will.

Mr. Vyhnalek: How long have you been at this location?

Dr. Nosanchuk: Since July 7, 1980.

Peter Taylor, 13987 Riverside: My understanding was when he applied initially for the building permits and zoning, that request was denied. I would hope that the board would use the same judgment in this decision. We currently have an 8 foot wall buffer. I have a swimming pool in my backyard and the parking lot would increase the odds of the kids that are already back there knocking things over. There is an 8 foot wall buffer but the parking lot would mean an increase in the noise levels plus the general congestion.

Mr. Vyhnalek: What are the doctor's hours?

Dr. Nosanchuk: My office hours are eight o'clock in the morning and I am usually done by three o'clock in the afternoon. I would like to respond. I was never turned down for this zoning. Initially when the building was built we had asked for a different type of arrangement here to build more square footage. What we wanted at that time is what we now want zoned parking, to have that zoned public service as well, and that is what was refused. We were never refused parking.

Mr. Nagy: I think the point is that area was all part of the initial rezoning request.

Mr. Kluver: A question regarding the wall. Is that a masonry wall?

Dr. Nosanchuk: That is a simulated brick wall.

Mr. Morrow: Doctor, you built that wall on the residential property line, is that correct?

Dr. Nosanchuk: As requested by the City.

Mr. Morrow: But it was not mandated by the City because we do not require a wall abutting residential. In other words, your property is currently zoned residential but you choose to go from your residential lot line to the next adjacent lot line. Is that correct?

Dr. Nosanchuk: I don't remember.

Mr. Sherman: Inasmuch as this entire property was under the Doctor's ownership, site plan approval was obtained, at that time, to provide a masonry wall around his perimeter property line. At that time it was zoned P.S.

Mr. Morrow: I guess the point I am trying to make here is the ordinance requires that where P.S. abuts residential property, there must be a wall.

You must have gotten the wall waived even though it was your property and you moved over to the next adjacent lot which meant that that property became a part of the P.S.

Dr. Nosanchuk: I understand what you are saying but I don't believe it was an issue at that time. I believe what we initially thought about doing then was putting in some sort of natural buffer such as trees or bushes. I believe, I don't remember exactly how it turned out, but we ended up putting up a masonry simulated brick wall. There was never a question, at that time, about putting a wall next to the building

Mr. Morrow: Normally we would require a wall to go on your property separating the P.S. from the residential unless you secured a waiver. I am just trying to find out what the history was on that because by putting a wall adjacent to the residential property, it almost made that residential property part of the P.S.

Dr. Nosanchuk: I understand perfectly I just don't recall.

Mr. Tent: I have a question to Mr. Taylor. Mr. Taylor, were you aware the Doctor's hours were 8:00 to 3:00?

Mr. Taylor: It is the hours after he is gone. The office is there and therefore the parking lot is vacant. There are some kids that play back there and have a tendency to be kids and the parking lot will just increase the opportunity.

Mr. Tent: You have no problem in the neighborhood now do you? I share your concern but the type of service he provides it wouldn't be like a retail store. I would hope these hours would work out very well with you. I would be in favor.

Dr. Nosanchuk: I basically take care of menopausal women. I have no people running in and out. We are usually done, occasionally by 6:00, but most every day we are done by 3:00. As far as the parking lot adding to the congestion or people playing there, right now it is a carefully landscaped green area that people could play football on, etc. It is very nice. It is a lot of grass. One more thing I would like to add is if we do get very congested during those hours, the parking spills out into the street and that is a problem.

Dennis Kinnen, 13993 Riverside: I am off during the middle of week. I work a lot of weekends and I will find the added noise from the cars offensive. Also, the doctor just had his place up for sale. How do we know this is going to stay a doctor's office. What is to say he isn't going to turn it around and some other business will be in there with some more cars? Also, if you notice lots 1 and 2 are very small. This is not an average size lot. This puts that parking lot right at their back door. We hashed this over before when he originally rezoned it. He was talking about a buffer zone with bushes and stuff. When we mentioned to him on whose property, he said he would put all the bushes you want on your property. That was his idea. That is why the wall is there.

Mr. Engebretson: I would like to clarify where this wall is at the moment.

Mr. Vyhnalek: The wall is right on the property line.

Mr. Engebretson: So the conditions in the backyard of Lot 1 and 2 really do not change with respect to the space that they have up to the wall. Is that right?

Mr. Kinnen: No, but the noise will. We get so much pollution now from the expressway and Schoolcraft without having the cars back right up to our wall. We don't need any more cars.

Mr. Morrow: If I am following this correctly sir, I don't believe we are adding to the traffic. We are taking traffic off the street and putting it in the parking lot. We are not adding traffic. I just wanted to make that point.

Mr. Kinnen: When he originally petitioned he wanted a much bigger building with no consideration for the neighbors. He knew what he was getting into. The place is up for sale. Who's to say he is not doing this just to sell the place.

Dr. Nosanchuk: I would be happy to respond to that. He is absolutely correct. I did have the building for sale. I entertained some offers. With what they offered me I had plans drawn for a new building. When I found out what the new building was going to cost me, I was very happy to stay right where I am and I thought it would be better to just increase the parking rather than move. The sign is no longer there and it is no longer for sale.

There was no one else present wishing to be heard regarding this item and Mr. Vyhnalek, Chairman, declared the public hearing on Petition 89-3-1-8 closed.

On a motion duly made by Mr. Morrow, seconded by Mr. Tent and unanimously adopted, it was

#5-90-89 RESOLVED that, pursuant to a Public Hearing having been held on May 9, 1989 on Petition 89-3-1-8 by Dr. Jerry Nosanchuk requesting to rezone property located on the north side of Schoolcraft Road between Ellen Drive and Riverside Court in the Southwest 1/4 of Section 21 from R-2 to P, the City Planning Commission does hereby recommend to the City Council that Petition 89-3-1-8 be approved for the following reasons:

- 1) That the proposed change of zoning will provide a means with which to relieve an existing parking problem in the area caused by an insufficient number of off-street parking spaces.
- 2) That the proposed change of zoning will have very little adverse affect on adjacent residential property in the area.
- 3) That the proposed change of zoning represents only a minor extension of a non-residential zoning district into a residential area.
- 4) That the wall already exists between the most adjacent residential property where it is maintained as residential.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

Mr. Vyhnalesk, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mrs. Sobolewski, Acting Secretary, announced the next item on the agenda is Petition 89-4-1-9 by Angelo D'Orazio requesting to rezone property located south of Eight Mile Road and west of Newburgh Road in the Northeast 1/4 of Section 6 from RUFC to R-7.

Mr. Bakewell presented a map showing the property under petition plus the existing zoning of the surrounding area.

Mr. Nagy: We have a letter in our file from the Engineering Department stating site drainage will be required to be detained on-site in view of the limited capacity of the existing storm sewer system in Victor Parkway. Further, there are no sanitary sewers readily available to service the site.

Mr. Vyhnalesk: Mr. D'Orazio, you want to build some condominiums?

Angelo D'Orazio, 35213 Vargo: Yes I do.

Mr. Vyhnalesk: These are for sale or rent?

Mr. D'Orazio: For sale.

Mr. Vyhnalesk: Have you purchased this property yet?

Mr. D'Orazio: Yes I have purchased the property.

Mr. LaPine: Mr. D'Orazio, you heard the report from the Engineering Department about the sanitary sewers. How are you going to alleviate that?

Mr. D'Orazio: I have to check. If it is in the right of way, we could bring it up.

Mr. LaPine: I thought the problem with the sanitary sewers was they were not big enough.

Mr. Nagy: It is not contiguous to the property. He could go south.

Mr. LaPine: How many condominiums would be built there?

Mr. D'Orazio: Approximately around 40 to 45.

Mr. Morrow: I think one of the things that is going to come out tonight if there are any adjacent property owners, they are probably going to want to know the price range.

Mr. D'Orazio: Square footage is between 1800 to 2200 and the price range is about \$200,000 to \$225,000.

Mrs. Sobolewski: John, about the R-7, what are the maximum or minimum restrictions for an R-7? What can be built?

Mr. Nagy: Maximum allowable density would be ten units per acre for two bedroom units. Given the size of the units Mr. D'Orazio has

mentioned, the average apartment size is somewhere in the area of 800 to maybe 1200 square feet so with the size of the units mentioned here, I would estimate the density probably won't exceed eight to an acre. Since we are talking about a seven acre site, the number that Mr. D'Orazio mentioned is very low and very conservative and I would easily support that. There is a two-story height limitation. No building can be constructed higher than two stories, which is probably 24 to 26 feet.

Mrs. Sobolewski: That would be no taller than a two-story house?

Mr. Nagy: Exactly.

Nancy Gaston, Jahn Drive: I am against the project going in for several reasons. First of all, there seems to be a few more homes shown on the map than what there is. Some of the lots are one acre lots with one house on them. There are approximately 35 homes in our subdivision. Now this man is going to take seven acres and put in 40 to 45 families. Our area here, within a square mile, has turned into a smorgasbord. We have residential. We have the two subs over on Seven Mile and Newburgh and then our subdivision. We have a gas station. We have the mini mall. We have Greenmead. We have a proposed post office, the lawyers' office and we have Victor, who is still undecided on what is going in there. Needless to say the traffic on Victor Avenue is going to be complex once the buildings start going up with Victor or whoever else will be building in there. Chances are there will even be a traffic light there. Traffic control is a problem now. We have the privacy of the subdivision. We will be having parking lights. We will be having traffic from this project that will be affecting our subdivision. Also, we have some people represented. We haven't a lot of people from our subdivision because of the past problems we have had with Council. They don't feel that any of us showing up does any good so I hope that what we have to say does make some type of impact because we speak for everyone in the subdivision.

Kip Bonds, 38560 Morningstar: Nancy is a hard act to follow. She said everything that probably the rest of us are going to say. I really want to tell you that the people who live in that sub moved out there because it was zoned RUF and because we like large lots and we don't like people right next to us. When most of us moved out there we had the foresight to come down and check the master plan. The master plan is a shabbles. You moved Victor in behind us. You have a lawyers' office to the north. We are just asking that you stick to the master plan. We don't have any problem with it being developed as houses but to develop it as two-story buildings back there with dense population, we have a problem with that and we have a problem with the traffic.

Jim Voigt, 20410 Meadowview: My property backs up to this parcel of land. I am totally against it for many reasons that have already been enumerated. I would like it to stay residential. I do not want to look into a parking lot. I do not want the added traffic. When it is multiple family residential, then you are never really sure who is pulling into that parking lot. My property is directly exposed

to it. As with the Victor project, once you rezone the property you have no more control over it as far as what is built within the zoning ordinance. This has already been the case with the Victor project. Victor had a beautiful plan but they have already sold out some of their property. This could be a case here. Once you have rezoned it with the intention of condominiums, it could be resold and what would stop them from building apartments? Also, I have very serious doubts about building anything back there because of the situation with the storm sewers. I have lived there for ten years and when you walk through that property, that property stays wet all year around. Right now, directly east of my house, at the Victor Parkway Road there is standing water and up until today the water was running off into Victor Parkway into that minimal storm sewer. My sump pump runs continuously. I mean every eight minutes. The reason for this is that the City engineers specify at what level our basements are put in and unfortunately my basement was specified six inches too low because if my sump pump goes off within about six hours I will have six inches of water in my basement. We are on wells also and our wells are much deeper. I am not an engineer but I see that where the water comes out of the ground on that piece of property and just walking back there I would say it is at a level where the ground water table is right now. A serious concern I have, as you mentioned, there is minimal storm drainage in that area right now and I am not sure what this would mean to any type of building site but it is specified in the plan that the retention basin would have to be supplied on that property. When you put in a retention pump, I feel that anything that is done to raise the level at which the water is presently draining off that property would have an adverse effect on my home and the other homes along that street. My concern is what that will do to the water that is entering my drain field and into my sump pump. Also, all of that subdivision is on septic tanks. Some of them have had severe problems already. This again adds to my fears and my concern as to the way that property is developed. If there were adequate storm sewers, if there were houses going in with basements that were also pumping water out of the ground, I would feel much better.

Mr. Vyhnalek: How many homes in your subdivision?

Mr. Voigt: Approximately 28 to 30.

Mr. Tent: Jim, I was very concerned with the storm sewers. I was going to address my question to Mr. Shane. We had a study not too long ago showing the situation in the area. Did that encompass this area?

Mr. Shane: Yes it did.

Mr. Tent: That is a real major concern and you have covered everything that I have been concerned about relative to the storm sewer and surface drainage and to me that is the crux of this whole situation and I can't see any way we can solve that drainage problem at this time. I certainly don't want to add to your problems or the problems of the surrounding neighbors.

Mr. Voigt: One other thing I might mention. I have talked to well diggers and they will tell you that water will go uphill.

Mr. Tent: You covered everything very well.

Mr. Morrow: On that same line, was not the Victor development supposed to bring sewers to that area so that if there were problems in that particular subdivision, it could be tapped in through the Victor development.

Mr. Nagy: Victor is going to bring sanitary sewers in so these people will not have to rely on their septic tank but the storm drainage Victor would handle within their own area. Down at Seven Mile Road they too detain on an on site basis with a big pond and have their own on site detention.

Mr. Vyhnalesk: The church has their own pond for drainage?

Mr. Nagy: At Eight Mile Road.

Doug Wells, 20434 Meadowview: They have mirrored most of my concerns. If you want to see an artesian turn on the parkway because I do a lot of jogging and it is a constant flow. My sump pump runs year around every eight minutes. My basement will fill up about 1 1/2 to 2 feet if I don't have my sump pump running. I can sit in my family room and see the renaissance center, the bridge lights to Canada and see the entire skyline of Detroit. I am certainly concerned your buildings will obstruct that view but that is a personal thing. I photographed a deer about a year and a half ago. There is still some deer in there. I think this is the nicest subdivision in Livonia. This has been my third house in Livonia and I am appalled at all the development around here. I don't mind if they sell off the land but I would like to see some reasonable height restrictions here. I would like the City to very carefully check out the water flow. I would be concerned about the density. There is a lot of density as far as traffic. We are all concerned about that. This is a rather large area and now you are going to take and put more on seven acres. It just tends to do away with what I think is the premium place in Livonia. I want you ladies and gentlemen to be concerned with what you allow the people to put in there. Maybe make restrictions as to density. Forty-five is too many. I would like to see four per acre. I would like to see \$200,000 to \$250,000 price range.

Joseph Mysliwiec, 20464 Meadowview: I live north of the area in question. The only thing I would like to point out in echo of what Jim Voigt said was the water and sewers. I think if this rezoning was to be considered, as part of it, it should be that the subdivision would be able to receive water and sewer from that. When you look at the property values in our subdivision and you look at the amount of taxes we are paying and we still have to have septic tanks and wells in the City of Livonia, I think this is the closest the push is getting to us. We were told that Digital Equipment was going to build their building in Victor and the sewers were going to be brought to us from the other end. That seems to be on hold. I think if this development is going to go, I think part of it should be that water and sewers be brought to the subdivision from that side. I am confident that the quality of the construction will

be suitable to the area and enhance the area. The question we have is the density. How many per acre. I think you ought to consider that with the height. The other concern I have is when you have an area of condominiums, at least the recent ones in the City, you have been screening the parking areas and screening the development with a nice berm. If the drainage in the area is already poor, if the water table is such, how in the world are we going to get these berms constructed and still have adequate drainage. I don't think we want to look out from our backyard to just see church parking lot and more parking lot. The other point I don't want to see the streets open up. We have Meadowview Lane, which is a closed street, which doesn't go through. We would hate to see them open up that street and we were promised a long time ago that wouldn't happen.

Tom Homrich, 10561 Seven Mile, Salem Township: I am Chairman of the Trustees of Berean Baptist Church. I would like to correct one of the statements that was made concerning all of the residents of the subdivision. We do have residents in the subdivision that are not opposed to the rezoning of this property. Our church parsonage is a part of that subdivision as well as some of the members of our church also live in that subdivision and one of their pieces of property backs up to the seven acre parcel. I think some of the things we are talking about this evening are legitimate fears or legitimate questions that the people have brought up but I think some of that has to do strictly not with the rezoning but with the development of the property, which would be more site plan than rezoning. The petition is for rezoning and not the development of it.

Mr. Vyhnalek: That is all site plan but it gets intermingled.

Mr. Homrich: I realize it does. However, I think it has to be evaluated on the basis of the request not on the basis of the development. The other point as far as water problems. They have existed in that subdivision long before the request was even made for the rezoning of this property. If the property was not rezoned at this time for development, the problem of sewers would remain as much of a problem to those in the subdivision as it is now. We had the problem with the parsonage and we did have it repaired and new drain fields installed. We know the problem has been there and it has been ever since that subdivision has been built. We have felt that to develop it in this way would be more advantageous because of the commercial buildings that are going to be developed by Victor to have perhaps more of a residential character remain than to have the whole area taken over by commercial type buildings. At one time we looked into the possibility of what was a rezoning desire so we could make use of the property instead of letting it lay idle because as a church we are not able to develop it into an area that would be beneficial to us. We were told by the City that the rezoning that we could look forward to would be professional type buildings. If that was pursued and if that would be approved, the parking and the development of it would be the same parking wise and perhaps more so if it was commercial buildings than if it was residential. Probably more traffic as well. As far as traffic is concerned, I cannot understand the fears of the people as far as more traffic in the subdivision. The traffic is going to be following the new Victor Parkway. That was the intention of the road. Basically, that is our feeling.

Eric Hunt, 38640 Morningstar Drive: I am a resident of the subdivision for 11 years and I feel I need to tell you that I am the listing realtor for the sale of the property but as a neighbor I would support the petitioner. From my professional eye this property is probably too valuable to develop as single home sites. As a resident of this area I would have been much happier if all the 104 acres that Victor now occupies had been left alone. I built the Wells' house and I hate to spoil his view of the renaissance center but progress marches on. If that doesn't go condominiums, it could go offices as the City administration changes down through the years but as it is we have elected to go ahead and put Victor in and as I see it the site is being professionally developed into an upscale community of condominiums. We are not going to have a barrage of lights and parking. As a neighbor I would support the concept. Also as a neighbor I do have some concerns with the sewer and water problem and I wish you would be conservative along those lines if you approve this petition.

Mr. Morrow: You say you live in the area?

Mr. Hunt: Yes I do.

Mr. Morrow: You are in the real estate business?

Mr. Hunt: Yes sir.

Mr. Morrow: As a matter of curiosity, since the Victor plan was approved has any new construction gone up in the subdivision or is it staying pretty much status quo?

Mr. Hunt: There has been one house on Jahn Drive on the south side that I know has been put up and we were in the process of building Mr. Wells' home and one other on Hickory Lane has been built.

Mr. Morrow: I drive around the City quite often and I recall there was some new construction.

Mr. Voigt: I was under the impression that the petitioner already owned the property. Is that correct?

Mr. D'Orazio: Subject to the rezoning.

Mr. Voigt: The reason was because I was under the impression he owned it already and I was very resentful of the church member being here who does not live in our subdivision and the point I made about the drainage, I am not blaming our poor drainage on that property, I am concerned with the effect of development on that property and also the parsonage and other church members who are adjacent to that property and are not here to speak on that.

Mr. Bonds: I have four points I would like to make in rebuttal to statements that were made. (1) No one in our subdivision was ever contacted or promised a sanitary sewer extension from Victor. (2) The issue here is not whether that land is going to be rezoned to commercial or rezoned to multiple dwelling. It is rather it is going to stay where it is or rezoned to multiple dwelling. (3) In answer to Mrs.

Gaston's statement, ten houses have changed hands. The people that are still there fall into two categories. The people who are older and the people like ourselves who have school children and we want to keep them in the same school. (4) The statements about traffic. I don't know how many people here have gotten a ticket trying to turn into their own subdivision but I make a left hand turn at about 5:00 every night from Eight Mile onto Meadowview and I have received a ticket for blocking traffic. Now tell me we don't have traffic problems.

Mr. Vyhnalek: How many houses are for sale at this time in there?

Mr. Bonds: Only one that I know of.

Ms. Gaston: The house has been up for sale for a year and it has gone down \$40,000. They cannot get rid of it. I can't say exactly what the reasons are but it is not because it is not a well maintained home.

Mr. Tent: After hearing all the comments I just wanted to say I feel Mr. D'Orazio would do a great job. He would put up a quality development. There is no question in my mind, at this time, about the quality of what he would put up but my big concern is I can't see in good conscience how we can compound the problem. The people that have built the homes have been there for many years and they have lived with the problem without adding to it. If I could see where we could solve that surface drainage and the sanitary sewers, then I would be more inclined to go along with the development. I think I have no other alternative except to say let's wait and see what is going to happen. Let's get a definite plan before we are in so much of a hurry to rezone. The petitioner does not even own the property yet. He doesn't have a vested interest and these people do. They have homes in there and I feel for them. That is my point and I wanted to make a statement.

Mr. Vyhnalek: Mr. Nagy, did the Engineering Department say anything further. Did they talk to you at all about how difficult it would be to correct this sanitary sewer and the drainage problem?

Mr. Nagy: The developers of the respective properties have to deal with the water that emanates from their property. Mr. D'Orazio, as the developer of this, will have to handle the water and contain the water within his property. It will have to be metered out at a reduced rate into the new storm system that is in the Victor Parkway. That storm system is not designed to handle the storm and water drainage from the Livonia Hills Subdivision. It was never intended to be.

Mr. D'Orazio: I am interested in buying the property. Also, the drainage in the subdivision. All the condominiums will have basements and two car garage and also have a retention pond with landscape all around. It will be luxury apartments.

Mr. Tent: I know you are going to put up a fantastic development. My concern is you have your property contained and I would just like to get the problem solved for the adjacent area.

- Mr. Vyhnalek: Mr. Tent, I don't know if that can be solved if that P.O. is not developed on the Victor project.
- Mr. Tent: Why must we hurry up and put this thing into effect why can't we go ahead and see what is going to happen before adding any more development to the area? I was concerned and Mr. Shane made that presentation about the storm sewers in that part of the City and it was kind of alarming to find out that we will have a problem within the next five or six years. I feel we should address ourselves to that issue.
- Mr. Morrow: To go along with what Mr. Tent is saying that we are sure the water will be contained on Mr. D'Orazio's site but would that have a negative affect on the subdivision. Would some of the drainage that they are getting now be backed up and raise the water table as this gentleman pointed out. We certainly don't want to even consider the development of that property to a heavier density if it is going to cause a negative affect on the subdivision.
- Mr. Engebretson: I want to speak in opposition to this petition for many of the reasons that have been stated by the residents tonight. Most of them referred to specifically the drain problems, etc. but their reliance on the future land use plan is something we can't ignore. The feared domino effect of this Victor project reaching out north, south, east and west is something that is becoming a reality. I think, as Mr. Tent has said, there is no hurry. Let's look into some of these problems. It has also been pointed out this is a zoning issue and has nothing to do with site plans and density and so on and with the ordinance as presently written, we could face an issue where Mr. D'Orazio could sell this property and another developer comes in with something three or four times as dense as what is being proposed and I think the problem just becomes worse and worse. At a very minimum I think that we should table this issue. I think the issue of the sewers and the water situation needs to be totally understood before we proceed with anything and if not a tabling issue then I think this petition should be denied.
- Mr. LaPine: I believe the points that Jack just made are very pertinent to many things that have been going through my mind. I would also like to point out the fact that the residents say they would like to keep this as single family housing. It is possible this could be developed with smaller lots, which would mean there would be more homes than a condominium development may produce. Either way I am dead against this property being rezoned for any commercial or P.S. zoning. I think it has to go either R-7 classification or R-1-2-3 classification. All these water problems are very pertinent to the case. I have lived in a house where I had those problems and it is not nice. I don't think we have to jump into this. I think we should sit back and see how the Victor project is developing. I echo what Jack has just pointed out.
- Sam Campbell: I represent the church. I also live in Livonia Hills Estates. We did not want to sell this land. It is not our desire to sell it. I have heard a lot of things here tonight. I really think some things

are incorrect here and need to be spelled out. I lost some friends over this whole thing so speaking now isn't going to make any difference. That house that is for sale has been for sale for over a year because the condition is such that nobody wants to buy and when people don't want to buy a house, the people reduce the price. Victor hasn't changed the value of my home. As for the drainage problems, the water goes north to our pond on the east side of the subdivision. On the northwest corner it goes the other way. It doesn't go towards the property for sale. I don't see this as a legitimate argument. We have no water problems where I live. It is not our desire to sell the land. The church needs to sell the land. We ran out of money. I hate to hear you talk about tabling this or denying this. It makes a difference to us. We talked to John and several other people about what the City would like there before we decided to whom we would like to sell it and we were told it would only go for residential, and high rise office or any office was out of the question. We sought a purchaser, including Victor. They said they didn't need it but they certainly wanted to know who was going to get it. They feel it is compatible with what they are attempting to do. It is not going to bring in a type of people our neighbors would not want. I am asking consideration here in favor of, not against, this proposal because of need for one thing but I don't believe everything here was exactly as represented. I too have to come in and out of that subdivision and face all the problems everyone else does. Everybody is moving forward. I see no reason to stop us from moving forward. There are some problems said to be there which really aren't as great as people would like to make it seem.

Mr. Vyhnaelek: How long has the church been there?

Mr. Campbell: Since February of 1981.

Mr. Tent: I am sympathetic with what you are saying about the need but I, as one commissioner, can't compromise what I feel is good for the community because the church has a problem and they want to dispose of the property. I just want to emphasize the fact that while you probably have a problem financially this would affect the whole community.

Mr. Homrich: I would like to ask a question as to what the property was originally zoned where Victor International is building their development. Was that not residential as well.

Mr. Vyhnaelek: I believe it was.

Mr. Homrich: So the problem that has been created has been created by the change in zoning for Victor International and not the seven acres we are asking for rezoning.

Mr. Kluver: The Victor project did bring into fact Victor Drive and also has allowed the fact to make that particular piece of property available for development. Had Victor not been there, that piece of property would have been landlocked.

Mr. Homrich: The property would not have been landlocked because there was already an easement.

Mr. Kluver: However, if Victor wasn't there, would you have developed it?

Mr. Homrich: Yes, we would have developed it.

There was no one else present wishing to be heard regarding this item and Mr. Vyhnaelek, Chairman, declared the public hearing on Petition 89-4-1-9 closed.

On a motion duly made Mr. Engbretson, seconded by Mr. Kluver and unanimously adopted, it was

#5-91-89 RESOLVED that, pursuant to a Public Hearing having been held on May 9, 1989 on Petition 89-4-1-9 by Angelo D'Orazio requesting to rezone property located south of Eight Mile Road and west of Newburgh Road in the Northeast 1/4 of Section 6 from RUFC to R-7, the City Planning Commission does hereby table Petition 89-4-1-9 until June 6, 1989 for the purpose of fully investigating this matter with respect to some of the items that the residents have expressed concern about. We would also seek support from the City Engineering Department to give us their conclusions as to what the real situation is out there and the petitioner will have the opportunity to do the same.

Mr. Vyhnaelek, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. Kluver: I would like to invite also at that study session the Assistant City Engineer and/or the City Engineer to qualify whatever analysis they make regarding the sanitary storm situations that would crop up and also a comparison of development of what we are potentially looking at, which the future land use has already called out for versus what potentially we can look at and how that would contiguously develop within the site.

Mr. Morrow: I ask that the comments be made available to the Engineering Department so they can come prepared to respond to the public comments tonight.

Mrs. Sobolewski, Acting Secretary, announced the next item on the agenda is Petition 89-3-1-7 by McDonald's Corporation requesting to rezone property located on the south side of Ann Arbor Road between Ann Arbor Trail and Hix Road in the Northeast 1/4 of Section 31 from C-1 to C-2.

Mr. Bakewell presented a map showing the property under petition plus the existing zoning of the surrounding area.

Mr. Nagy: We have a letter in our file from the Engineering Department stating there are no water mains or sanitary sewers readily available to service the site. Further, Ann Arbor Road has not been dedicated to its fullest extent (60') adjacent to some portions of the frontage of the site.

Alan Helmkamp, 16832 Newburgh Road: I am here on behalf of McDonald's Corporation. Hopefully you saw the petitions that were brought in representative of 14 of the surrounding businesses that signed the petition in support of the rezoning. I think there is an attitude there that perhaps we could help out with business down there. Beyond that I would reserve any time we have to respond to any questions or comments from the audience.

Mr. Vyhnalek: This is going to be a typical McDonald's?

Mr. Helmkamp: I wouldn't want to say typical. I would say in terms of the architectural treatment of the site, it would be modern with a glass front treatment.

Mr. LaPine: This will have a drive-thru window?

Mr. Helmkamp: That is correct.

Mr. LaPine: How will the drive-thru go?

Mr. Helmkamp: It will be Ann Arbor Road to Ann Arbor Road.

Mr. LaPine: What is the seating capacity?

Mr. Helmkamp: 102.

Mr. LaPine: How many employees.

Mr. Helmkamp: I would like to call on Mr. Whitman of McDonald's Corporation to answer the technical questions.

Bernie Whitman of McDonald's Corporation: There will be a total of full time and part time employees of up to 85.

Mr. LaPine: At this point you do not know who is going to be operating this McDonald's?

Mr. Whitman: We call it awarding the operation and it has not been decided.

Mr. LaPine: This is being built by McDonald's and they will lease it out to whoever you decide it is going to be awarded to?

Mrs. Sobolewski: Mr. Helmkamp, is there one in the area that will be like this one?

Mr. Helmkamp: There is one in Ann Arbor that is very similar.

Mr. Whitman: It will open on the 18th.

Mrs. Sobolewski: What makes this more unique:

Mr. Whitman: It is a larger facility with more modern seating. The decor is modern. There is adequate parking and adequate landscaping.

Mr. Morrow: I just wanted to make sure if there is anybody in the audience on this to understand what we are doing here tonight is we are rezoning the property from a C-1 to C-2, which is setting the stage to come back for waiver use approval at which time we will get into the actual use of the property and the site plan so that will come at another public hearing under waiver use. Right now we are just looking at more intense zoning.

There was no one else present wishing to be heard regarding this item and Mr. Vyhnaelek, Chairman, declared the public hearing on Petition 89-3-1-7 closed.

On a motion duly made by Mr. Tent, seconded by Mr. Morrow and unanimously adopted, it was

#5-92-89 RESOLVED that, pursuant to a Public Hearing having been held on May 9, 1989 on Petition 89-3-1-7 by McDonald's Corporation requesting to rezone property located on the south side of Ann Arbor Road between Ann Arbor Trail and Hix Road in the Northeast 1/4 of Section 31 from C-1 to C-2, the City Planning Commission does hereby recommend to the City Council that Petition 89-3-1-7 be approved for the following reasons:

- 1) That the proposed change of zoning represents only a minor extension of an existing C-2 district in the area.
- 2) That the proposed change of zoning is supported by the Future Land Use Plan which recommends general commercial land use for the area.
- 3) That the proposed change of zoning is compatible to and in harmony with the surrounding uses in the area.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

Mr. Vyhnaelek, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mrs. Sobolewski, Acting Secretary, announced the next item on the agenda is Petition 89-4-1-10 by Antell Partnership requesting to rezone property located north of Schoolcraft Road and east of Middlebelt Road in the Southwest 1/4 of Section 24 from P.S. to C-2.

Mr. Bakewell presented a map showing the property under petition plus the existing zoning of the surrounding area.

Mr. Nagy: We have a letter in our file from the Engineering Department stating their office has no objections to this proposal.

Tom Guastello, Owner of Buckingham Office Park: I would like to show the Planning Commission several items. We have first of all a proposed site plan for the project that indicates in a little more detail the developments that have occurred on the property. I am the owner of the property.

Mr. Guastello displayed the site plan.

Mr. Vyhnalek: Why don't you tell us what it is going to be.

Mr. Guastello: The development will be a 102 unit property that caters to business travelers. The brand name of the property is Comfort Inn. It will be a property that is tailored to the environment. We look at the Jeffries Freeway, the two very excellent halls that are located there and the business corridor that we have between the Jeffries and Plymouth Road. We have very positive studies on that and what we are trying to do is a unified development in the office area. We have a sister property that we have photos of that is by Lakeside Mall, which I have built and I am the owner of. Mr. Mike Walker is here with me. He is the General Manager of the Lakeside property. He would become the area supervisor of these two properties. To orientate you to the site, and it has changed a great deal, we have Chi Chi's, which was the first development. We put in the Olive Garden. Then we put in the two office buildings that are fully constructed. One is 100% leased and the other is 50% leased. We just completed two more buildings. One building is the HMO.

Mr. Guastello made a presentation of the site improvements he is proposing.

Mr. Guastello: There would be no restaurant and no bar. You would get a complimentary breakfast. We would have two meeting rooms. The largest room holds 16 and the smaller room holds 10 people. We would like to be a part of this community.

Donna Brierley: I live behind the property that has already been developed. This was our threat when these buildings were zoned P.S. - If you don't want this property rezoned, then I can come in and put in hotels and motels. Now we backed off. You people, the City Council, you don't care that everyone in the subdivision is opposed. We are going ahead and rezone and we still have our threat. From my bedroom we have put in tinted windows to cut the lighting problems. We have put in vertical blinds plus we have put up fencing. We have spent more money than we will ever get back. When I mentioned to Mr. Guastello that we were having a difficult time with the property because he now has coach lights on the building, very courteously he shut off the second building's coach lights as a courtesy to me. I know that is not going to stay off forever. I think it was just to keep me quiet and keep me calm for this meeting because I had no idea it was coming. After they cleared the property, I now see the hospital, the parking lot, the DRC as well as the Jeffries. During winter we had problems with them blowing snow. You have cleared it. You have approved so many problems. I am livid that you are actually considering this. I can't believe people would even consider putting a three-story building in a residential area. The HAP clinic I happen to work at. It is not over two stories. Chi Chi closes at two o'clock in the morning. The customers of the Oliver Garden are gone by two in the morning. You come in and you say the lighting is going to be this way. Three weeks later, I don't care what your site plan is, the buildings are the same, the lighting is the same. Forget I live there. If you pretend you are driving through and look at this piece of property, it is a very small piece of property. It cannot hold a motel and if it can it is

not going to run full. Less than a half mile we have a Super 8 Motel. It is never full. We had neighbors that were involved in a drug bust. From what we were told she was doing a lot of her business out of that hotel. We don't need another motel in the area that close. You are talking about widening Middlebelt Road. That traffic is so bad the Mayor has already gotten us a no right turn sign. Mayor Bennett has already done that for us at our request because you can't get out of our subdivision now. When that is all built, can you imagine the traffic, the pollution, the noise, let alone a 24-hour operation. I don't see how you can do it to us. Mr. Guastello asked me why don't you move if you can't take it anymore. He was polite about it and I said if I could, I would be the first one out of my sub. We have lost \$10,000 to \$15,000 on our homes in our area simply by what is behind us now. As you see there aren't very many of us here tonight because they all said it is a waste of time. The thing what hurts the most, when Mr. Guastello came to us about developing the property, I was his biggest ally saying yes we have to have progress, we have to move on. See where it got me. Once you let them rezone property, you let them put the foot in the door and then you keep getting shoved and shoved until there is no place to go and I am afraid there is nothing to do but take the loss.

Ron Batog, 29125 Perth: I would be facing the motel, which is a three-story motel. I don't think it should be. This is for professional service and I think professional service buildings should go in there. My brother-in-law is a police officer in Redford Township and he says we are going to get drug dealers. We are going to get prostitutes. You are going to have bookies in there. You have the Olive Garden and you have Chi Chi's. Now these prostitutes are going to be at the bar in the lounge picking up customers to take them back to that motel. We just had a drug raid and I don't think that is right to have a motel there. There is going to be a doctor's office right behind my house so if you have a drug addict in the motel, he is going to break into the doctor's office where you have drugs. To me it is a bad location plus you have the Super 8 Motel, which is never crowded. Plus it is three stories. They are going to see my kids playing in my back yard. I lost \$15,000 on my home because of this.

Greg Malnar: I own one of the original houses in the subdivision. That acreage was originally zoned as multiple dwelling with commercial along Middlebelt and Jeffries access. It was switched to professional service. The buildings put in now are not fully occupied. One is partly up and one is under construction. The wall that was put up is a six foot brick wall. The lighting is constant. Everything that was said that was going to be done has not been done. I would like for you to go by that area and you tell me where you would put a 103 unit hotel. I have lived there for over twelve years now. As far as the greenbelting goes once again I would like you to go down there and see what he has done with the greenbelting. I have a six foot wall and I am looking directly into the office building. Before you do anything come and see what his greenbelting is. It is next to nothing. Once again we have lived there twelve years. We have conceded and went back and forth and let him have his way. Again, I would like for you to see what he has done so far before you let him go general rather than professional.

- Mr. Tent: I have a question for Mr. Nagy. You gave us an engineering report, how about a traffic report. Has Lieutenant Thorne issued us a letter?
- Mr. Nagy: No he has not. Not on a zoning change.
- Mr. Tent: Would it be possible for him to consider the traffic situation.
- Mr. Nagy: I would be happy to seek such a report.
- Mr. Tent: I recognize this is a zoning change but it does affect the traffic in the area. I would like to consider that as part of my decision.
- Mr. Nagy: I think if I could comment on that. I think that is why the Engineering Department has requested that Middlebelt Road be widened. There are three lanes from Schoolcraft to the drive that is just north of Chi Chi's Restaurant and then you are forced to taper back into two lanes. What is proposed now is that Middlebelt be widened. That there be an additional through lane extended north from the drive on the north of Chi Chi's to the drive on the north of the Olive Garden and then there will be a new taper section of 250 to 350 feet in order to allow that traffic to merge back in the two lanes to the north. So that kind of traffic analysis has already been taken into account for plan improvements for Middlebelt Road that are needed. That will be the developer's responsibility.
- Mr. Tent: Is a three-story building permitted in a C-2 zoning?
- Mr. Nagy: There is a 35 foot height limitation in a C-2.
- Mr. Tent: This is 36 feet he is talking about.
- Mr. Nagy: He will have to reduce the height to two levels. You need some type of relief. The ordinance does make exceptions for mechanical equipment, penthouses, etc.
- Mr. Morrow: The petitioner has heard some comments relative to lighting and landscaping. I wonder if you have any comments.
- Mr. Guastello: The issue of the lighting. We have adjusted our parking lot lights on five occasions in the area. The last occasion was in the middle of the summer when we had a light truck there at night to adjust the lighting. We have set a independent timer on the coach lights so as to turn down the lights so they would not be intense. It is exactly like a light you would have on a back porch. As for the landscaping - We have landscaping that we put in at the start of the summer. Mr. Hacker was our construction superintendent. I think he did a heroic job in fighting the very high temperatures and we were able to save about 90% of our landscaping that does meet the requirements of the City. We have had, as of last week, the nursery out and we have graded the entry way on Buckingham Drive and we are in the process of replacing those few trees that have died in the Phase I development. In the Phase II development we are getting in our underground sprinklers and landscaping and think we can do a

good job on that. As you know, the fence requirement is five foot and we put a in six and seven foot wall behind the development. Their homes are built on a crown so some of the homes can see over the wall. As to height requirements - The figures I gave you was a top end figure and I understand 50% of that roof is not considered height. We can come within the 35 foot requirement. We would be part of a national chain. It would be a major development. We do not encourage, we do not intentionally allow people of ill repute into our facility. We would not encourage nor would we allow any illegal activities and if we suspected those things we would want to root them out because it would affect our establishment before it hurt the neighborhood. We cater to the business travelers and what we count on for a 12 month basis. We are not interested in catering to the Ladbroke facility. We are interested in catering to the corporate community and to the traffic that would be generated by the halls and the neighborhood needs of the City of Livonia. There are no other, what we think, motels in our class along the Jeffries Freeway and we think that is an important location for that type of facility and we have done a very thorough feasibility study. The one other point I would like to make is we think it would be a harmonious blend of traffic because our traffic can also use the Middlebelt exit and in addition to that classically our traffic has a check in period of 6:00 p.m. In the morning we leave at a little different time than the traffic patterns that are generated by the existing office as well as the existing restaurants there so we would hope it would be a harmonious use to the community.

Mr. LaPine: What was the total units that would be in this motel?

Mr. Guastello: 102 units.

Mr. LaPine: I think 2.12 acres is small to put a building of this magnitude on. That is my personal opinion. Show me how they get into this building. Are they going to use the same road as they use for the Olive Garden?

Mr. Guastello: We will have three basic ways to enter into the facility. One would be to take the Jeffries Freeway or get on Middlebelt and come down Buckingham Avenue. The other way of entering would be to go between Chi Chi's and the Olive Garden to the facility. The third way would be to go through the Chi Chi's lot and go into facility.

Mr. LaPine: How will you be able to control parking strictly for the motel? In my opinion, both Chi Chi's and the Olive Garden don't have enough parking. Consequently, people driving in there going to those two facilities, if this motel is built, if they can't find a place to park, they will find a parking space at the motel. How are you going to control that?

Mr. Guastello: We control the parking at the motel by taking license plate numbers and if we find a car that isn't there, we act accordingly. In addition to that, we have in center of area increased parking in now. If we were to lose a few spaces it would not hurt us. We feel we would have over the quota of parking.

Mr. Tent: Mr. Guastello, have you had any dialogue with the neighbors in the area? We have had three of them here today and they have indicated their displeasure and if you talked to them, have you talked to any more people in the area because it has always been a controversial issue in that location and the neighbors were very outspoken how the property should be developed and I am curious if you have approached any of them with this particular project.

Mr. Guastello: With the entire office complex we have had a continuing dialogue with the neighbors. I assure you I have their phone numbers and they have mine. We did not specifically go over this plan because it is not adjacent to any of this development and we felt it was adequately shielded. We tried to be as responsive as we can to their concerns but I think at an earlier meeting one of the real dilemmas we found ourselves in was buying a very pastoral wooded property that would have made an excellent park. Unfortunately, we replaced the park with an office park which is a little bit different and I think if I were a neighbor I would be resentful of losing the trees and forest and other things. However, I think this is the property that is across from the Schoolcraft Freeway and I think if you look at the aerial photo the development of this piece is appropriate to the development of all the other pieces along that property. We have tried to do that in a responsible way. We are going to soften the motel setting. At that time we will have a number of occasions to work with the neighbors.

Mr. Tent: You are amenable to making adjustments where required?

Mr. Guastello: Absolutely.

Mr. Tent: A comment was made that the landscaping has gone downhill. Do you have any plans to go ahead and take care of that?

Mr. Guastello: The original development was put in, and that is buildings #1 and #2, last summer and as you know it was a record setting summer and we did, and Mr. Hacker did, and outstanding job of watering. We are in the process now of getting our sprinklers in and we have learned, based on last summer, that you put your sprinklers in first and then your trees and we will do that and we will go back and retree the development in an effort to cooperate as much as possible. We even planted some trees at the request of some neighbors.

Mr. Tent: The coach lights. Are there plans on turning them on in a couple of weeks? Can you correct that condition:

Mr. Guastello: I think as we see the condition of the coach lights we think a minimal amount of lighting is necessary for all of the people. It is our hope on those that we will keep them at a low wattage and we will keep them at a low time period. We would like to keep them on until 9:00 to 10:00 p.m. In other developments we have kept them on until midnight thinking that a lot of the kids go away but at the request of the neighbors we would keep them on until 9:00 or 10:00 and then turn them off.

Mrs. Sobolewski: Is there any other access except from Buckingham?

Mr. Guastello: There is access between Chi Chi's and the Olive Garden. That is a private drive.

Mrs. Sobolewski: No access from Schoolcraft?

Mr. Guastello: The Schoolcraft access would be through Chi Chi's.

Mrs. Sobolewski: I just worry about the intensity of this project.

Mr. Guastello: The one thing you have to visualize is we are able to offer a very high quality room at a very reasonable price. We do not have a restaurant and bar that you associate with motels and as a result of that our traffic count is diminished greatly.

Mrs. Sobolewski: It is hard to see that. What I see is a great big sign. I see big cable TV antenna. I just worry that the use is too intense.

Mr. Engebretson: Mr. Guastello, was it your original intent to build a fifth office building on that site?

Mr. Guastello: Before we had the benefit of enlightenment from the new Mayor, who served on Council, it was our intent to build nine office buildings on that site. We have drastically revised that. We did intend to build another office building there but we reduced the density considerably and increased the parking.

Mr. Engebretson: Considering four of the buildings are constructed on this one empty area. would it be safe to say if you weren't to construct this motel, you would probably construct an office building?

Mr. Guastello: I am not sure what we would construct there. We are not overwhelmed by demand for offices in Livonia at this time. It is a tough market out there. I think we have constructed as many office buildings as the market will permit at this time. If the office market were to change, maybe perhaps we could.

Mr. Engebretson: I think the statistics would support your conclusion there. I am very much concerned about the traffic on Middlebelt Road or sneaking through Chi Chi's. You are well aware of the concern in that regard and I am going to suggest that you look at developing straight through access from the Schoolcraft Service Drive because I would anticipate there would be some problems going through Chi Chi's. Mrs. Brierley had raised the point earlier that I would like to be enlightened on. It is my understanding that she made reference to traffic being restricted at Middlebelt Road. Did I misunderstand that?

Mrs. Brierley: We went to the Mayor because we couldn't get out of our subdivision. We can't get out of our sub because of the two restaurants and HAP and the people who are currently in Mr. Guastello's buildings so we went to Mayor Bennett and he put up a no right turn sign. He also assured us this property would never be commercial. The major problem was the lights. The second time they adjusted the lights during the day. The third time they adjusted them at night. About the fifth time they were done properly. He tells you exactly what you want to hear. He is very soft spoken and he is very intelligent.

Mr. Engebretson: I think we all share concern as to the potential illegal activities that sometimes go on in motels and Mr. Guastello probably more than anyone else. I would like to add to Mr. Tent's request to the Police Department to comment on the traffic situation. I would like to ask them what the City's experience is in hotels. I would like to know if this is a potential problem. Because if this motel were to be constructed, it is very near a residential area, not that it would be any less of a concern if it were in a commercial area, but I think it is a question that is every bit as important as the traffic situation.

There was no one else present wishing to be heard regarding this item and Mr. Vyhnaelek, Chairman, declared the public hearing on Petition 89-4-1-10 closed.

On a motion duly made by Mr. LaPine and seconded by Mrs. Sobolewski, it was

#5-93-89 RESOLVED that, pursuant to a Public Hearing having been held on May 9, 1989 on Petition 89-4-1-10 by Antell Partnership requesting to rezone property located north of Schoolcraft Road and east of Middlebelt Road in the Southwest 1/4 of Section 24 from P.S. to C-2, the City Planning Commission does hereby table Petition 89-4-1-10 until June 6, 1989, at which time we should have the information requested from the Police Department.

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

AYES: Kluver, Tent, Sobolewski, Engebretson, LaPine
 NAYS: Morrow, Vyhnaelek
 ABSENT: McCann, Fandrei

Mr. Vyhnaelek, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mrs. Sobolewski, Acting Secretary, announced the next item on the agenda is Petition 89-3-2-22 by Louis Ronayne requesting waiver use approval to establish a landscape contractor's yard and recreational vehicle storage facility on property located on the west side of Farmington Road between Schoolcraft Road and the C. & O. Railroad in the Northeast 1/4 of Section 28.

Mr. Bakewell presented a map showing the property under petition plus the existing zoning of the surrounding area.

Mr. Nagy: We have a letter in our file from the Engineering Department stating the legal description contained on the petitioner's plan meets with the approval of their office. We also have a letter from the Department of Public Safety, Division of Fire, stating their office has no objections to its development contingent upon the installation of an approved water supply and on site hydrant within 450 feet of the west property line. Also in our file is a letter from the Ordinance Enforcement Division stating the following deficiencies or problems were found: 1. The entire lot is required to be paved. 2. The required lighting is not indicated on the plan. 3. There is a 3rd waiver use proposed, that of semi-trailer storage. That is the extent of our correspondence. With respect to the

problems and deficiencies the plan has been corrected. The entire lot is now going to be hard surfaced paved and there is outdoor lighting now shown on the plan and the semi-trailer storage is now totally eliminated from this proposal.

Mr. Vyhnaelek: It looks like you have complied with most of our requests.

Mr. Kluver: On the site plan can you show the total number of vehicles to be stored. You have x amount of square footage. Logistically you could store so many vehicles. I would like to see that on the site plan.

Dave Alexander, 45051 Parchment Drive: That would be 100 vehicles.

Mr. Nagy: There are parking spaces delineated but it is hard to tell because of the varying length of recreational vehicles but the number of parking spaces are shown in the areas that legally describe it.

Mr. Kluver: What I am trying to say is on the site plan can you show the number of parking spaces and/or can you show the number of vehicles?

Mr. Alexander: That is on the plan.

Mr. Nagy: There are 100 parking spaces.

There was no one else present wishing to be heard regarding this item and Mr. Vyhnaelek, Chairman, declared the public hearing on Petition 89-3-2-22 closed.

On a motion duly made by Mr. Tent, seconded by Mr. LaPine and unanimously adopted, it was

#5-94-89 RESOLVED that, pursuant to a Public Hearing having been held on May 9, 1989 on Petition 89-3-2-22 by Louis Ronayne requesting waiver use approval to establish a landscape contractor's yard and recreational vehicle storage facility on property located on the west side of Farmington Road between Schoolcraft Road and the C. & O. Railroad in the Northeast 1/4 of Section 28, the City Planning Commission does hereby recommend to the City Council that Petition 89-3-2-22 be approved for the following reasons:

- 1) That the Site Plan dated 7-1-88, as revised, prepared by Basney & Smith, Inc. which is hereby approved shall be adhered to.
- 2) That the landscaping shown on the approved Site Plan shall be installed prior to the issuance of a Certificate of Occupancy and thereafter permanently maintained in a healthy condition.

for the following reasons:

- 1) That the proposed use is in compliance with all of the waiver use standards and requirements set forth in Section 16.11 and 19.06 of the Zoning Ordinance #543.
- 2) That the subject site has the capacity to accommodate the proposed use.

- 3) That the proposed use is compatible to and in harmony with the surrounding uses in the area.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

Mr. Vyhnalesk, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mrs. Sobolewski, Acting Secretary, announced the next item on the agenda is Petition 89-3-2-23 by JRJ Group, Inc. requesting waiver use approval to construct an activities hall addition to St. Mary's Antiochian Orthodox Church located on the east side of Merriman Road between Six and Seven Mile Roads in the Southwest 1/4 of Section 11.

Mr. Bakewell presented a map showing the property under petition plus the existing zoning of the surrounding area.

Mr. Nagy: We have a letter in our file from the Engineering Department stating the legal description contained on the petitioner's plan meets with the approval of this office. We also have received a letter from the Department of Public Safety, Division of Fire, stating their office has no objections to its development. Also in our file is a letter from the Traffic Bureau stating the proposed parking layout is satisfactory. They recommend that the drives have 20 foot radii instead of the 15 foot shown, and further that a tangent design be used rather than the curved design. They also recommend a six foot sidewalk be provided on the Merriman Road right-of-way. We have also received a letter from the law firm of Wood and Wood representing Mr. and Mrs. Gary K. Bidle, who reside at 18234 Merriman Road, stating their objections to this petition and asking that the Planning Commission deny the waiver use.

Ron Jona, 30445 Northwestern, Farmington Hills: I am here tonight in the capacity as the architect representative for the church and we have Fr. George here to address some of the issues. I can give you the background. Fr. George approached me about six months ago and discussed wanting to create an activities center for the parish. At that time we began site plans for that parcel and I used the Livonia zoning ordinance to plan out the parking and we think everything on the site plan is according to ordinance. We feel this is a very good use for that parcel. We are only bordered by the one neighbor and the school as you can see. The issue John mentioned about the parking can be addressed rather easily. We plan to do that.

Mr. Morrow: What would be the capacity of this activities building?

Mr. Jona: There are going to be six classrooms and there is going to be a hall that would accomodate in the neighborhood of 400 people and other activities of that nature and joins directly with the existing church.

Mr. Morrow: How many parking spaces?

Mr. Jona: We have 300 cars required and we have 354 cars provided for.

Mr. Morrow: What is membership of church?

Fr. George: We have 350 families.

Mr. Morrow: One of the concerns is the use of that activities building. Certainly it is not unique to have an activities hall connected with church operations. One of the concerns is if we have a waiver with a residential area, we would certainly not like to see a commercial type of operation. I guess I would have to have that made a part of the record tonight that there is no intent to commercialize this but it would be strictly in conjunction with the church activities.

Mr. Jona: That is correct. That is the intent of the hall. It will be used for showers and weddings. This is the capacity needed.

Mrs. Sobolewski: You are saying that specific use of this activities hall will be for the parishioners.

Mr. Jona: Yes, for the use of the church and parishioner related activities. That was my understanding.

Mr. Vyhnalek: What do they do now?

Mr. Jona: Off premises. Nothing can be held on site currently.

Mr. LaPine: You can assure us that this is not going to be a rental where anyone who wants to rent that hall can rent it? It will only be members of the church and family members?

Mr. Jona: Fr. George has assured me of that. They feel they have enough parishioners and enough activities. I don't know that some of the events the church sponsors that the public will come to like bake sales and pot lucks. There will be some activities that will include residents in the Livonia area.

Fr. George: We have an annual fair.

Mr. LaPine: I have no objection to that. What I am saying is we have other halls in the City that are required to be in commercial areas to be rented out. It would be a disadvantage to them if you were operating a commercial venture here and renting this out to generate money. I guess that is the point that is very important to me and some other members of this board. The 354 parking spaces that you alluded to. That is strictly for the activities hall and there is additional parking for the church?

Mr. Jona: That is the total on site. We feel it is going to be staggered.

Mr. Vyhnalek: That P.L. Are you buying that from the school district?

Mr. Jona: It has been bought.

Mr. Vyhnalek: It has been bought but the zoning has not been changed?

- Mr. Jona: I have applied for rezoning. It has just been brought to my attention that was still P.L. from I don't know how many years ago.
- Fr. George: Seven years ago. The City stated it should only be used for parking and we forgot to change it.
- Mr. Morrow: Did you purchase this from the City or from the school?
- Mr. Jona: From the school district.
- Mr. Vyhnalesk: Mr. Nagy, this rezoning is coming up when?
- Mr. Nagy: The zoning change is scheduled for the June public hearing.
- Mr. Jona: What I am asking is if we can get approval tonight with the contingency of the approval for the rezoning.
- Mr. Vyhnalesk: What about the handicap spaces?
- Mr. Jona: I have to blame myself for that. I haven't seen the calculations. As soon as I produce that calculation, I will have no problem going ahead and increasing that number.
- Mr. Nagy: Because there is surplus parking on the side.
- Mr. Tent: There were several items mentioned in the reports. The sidewalks on Merriman Road - are you amenable to having the sidewalks installed?
- Mr. Jona: Yes we understand that will be part of our responsibility.
- Mr. Tent: As far as landscaping, everything that was requested, you will bring that in with preliminary site plan drawings?
- Mr. Jona: Yes.
- Mr. Nagy: Your petitioner has a site plan attached to his waiver use request. If you want to grant approval contingent upon rezoning then site plan approval would have to be made subject to proposed change of zoning.
- Mr. Tent: This should go back to our next session. I would like to see the final stages so I know what I am voting on.
- Mr. Engebretson: Isn't there a more basic issue here? The notes refer to the necessity of dealing with the zoning of the public land to parking before this proposal and so aren't we required to put the matter off until we have dealt with that or can it be dealt with contingent as Mr. Jona has requested?
- Mr. Vyhnalesk: It could be dealt with subject to.
- Mr. Morrow: What would be the hardship to schedule those simultaneously?
- Mr. Jona: There would be no hardship. I was unaware that the rear portion that was bought from the school board was zoned PL and with private

ownership it can't be zoned P.L. and then when I submitted this waiver use Mr. Nowak informed me this has never been rezoned, so I worked with him to get it and I was hoping for a concurrent hearing. I don't think time is always something to consider. I don't think St. Mary's or myself has a problem.

Mr. Morrow: We are removing it from the public land classification and you want to put it into some other classification. I think that is what we are saying.

Mr. Jona: Mr. Nowak and I put it in R-3. That is what he recommended to me as part of the waiver use for the activities hall.

Mr. Nagy: Churches are waiver uses in residential. It is literally surrounded by residential. You could argue that is spot zoning. Plus the requirements of a wall would come into play because you have parking, a commercial lot next to residential and you have to deal with the screen wall and you really don't have a commercial parking lot but the ordinance doesn't distinguish between that. It just makes sense to deal with it as a residential zoning and have a waiver use which you can condition on.

Mr. Morrow: We have a petition that will be coming up in June. Is that request residential or parking?

Mr. Nagy: The petition is for residential. The reason why the two are not on the same hearing is waivers only require seven days public hearing notice but there is not a zoning change here because the zoning change is an ordinance change for the City of Livonia and requires at least fifteen days advance notice so the two could not be tracked at the same time.

Paul Lay, 37000 Grand River Avenue: I represent Mr. and Mrs. Gary Bidle. They live at 18234 Merriman Road. They have been residents there for over ten years. Their property is located immediately north of the area which is part of the rezoning where this parking is going to be located. My clients live on approximately 4 1/2 acres and it is zoned R-5 and R-3. It is my understanding that the proposed activities building would be constructed to the north of the church. According to the plans I reviewed, the church fronts on Merriman Road approximately 70 feet. With the addition of this activities hall from one end to another it would be approximately 200 feet, which is almost three times the frontage as it presently exists. This is basically a residential community. To the north, over to the west and then to the south it is residential. There is no commercial. There is no industrial all up and down Merriman Road until Six and Seven Mile Road. The only two things that are not residential would be the church and the school. One of the major objections that my clients have is that in reviewing the plan we noted that almost all of the parking spots proposed by the church would be all along the north edge of the church property. All of this, 200 x 400, would be used for parking and that is all adjacent to my client's neighboring property. This is residential. This is zoned for one family residential and believe me my clients are not

anxious to have over 300 parking spots adjacent to and right next to their home. We feel as though it would be a demeanition in value of the property because of the way this church is going to be expanded and particularly because of the way this large parking area is going to be developed. We are concerned about the alcohol aspects of this situation. We had a problem a few years ago when a fair took place. My clients for days after the fair was over were cleaning up beer bottles, beer cans and other debris that the fair goers deposited on my client's property. We are concerned about what is going to take place after people leave the activities hall and go out in the parking area and our client's property is adjacent to that. We just feel that this entire proposal is too large and we feel as though it's really inappropriate to have this large parking area as far as our clients are concerned. For this reason we would request that this proposal be denied.

Mr. Vyhnalesk: What does your client have back on his property?

Mr. Lay: It is all vacant.

Mr. Vyhnalesk: He does not grow anything?

Mr. Lay: He has a garden there.

Mr. LaPine: Can you tell me where the parking is now for the church?

Mr. Lay: I believe there is no parking whatsoever near where my client's property is located. It is more centrally located around the church.

Fr. George: I am the pastor of that church.

Fr. George pointed out where parking is now.

Mr. Vyhnalesk: On your new site plan what is the greenbelt.

Fr. George: We will keep it ten feet.

Mr. Lay: I also wanted to talk about the nuisance aspect. We visualize that after these showers and wedding parties and activities that take place, people will be going out to the parking lot and my clients undoubtedly are going to be disturbed by some of that noise. We feel as though this waiver that is being requested, as far as the 200 x 400 foot public land aspect, should be denied. We feel as though this whole scheme is too large and for that reason we are asking that this council deny the request of the petitioner.

Rick Chavey: We live directly on the other side of the street on Curtis Road. I am representing my mother and father who couldn't be here tonight. They wrote a letter to the council. Basically we support the church in what they would like to do. I understand they have problems too but the church has been good neighbors and so have the Bidles.

Mr. Chavey presented the letter from his parents to the commission.

There was no one else present wishing to be heard regarding this item and Mr. Vyhnalesk, Chairman, declared the public hearing on Petition 89-3-2-23 closed.

On a motion duly made by Mr. Morrow, seconded by Mr. Kluver and unanimously adopted, it was

#5-95-89 RESOLVED that, pursuant to a Public Hearing having been held on May 9, 1989 on Petition 89-3-2-23 by JRJ Group, Inc. requesting waiver use approval to construct an activities hall addition to St. Mary's Antiochian Orthodox Church located on the east side of Merriman Road between Six and Seven Mile Roads in the Southwest 1/4 of Section 11, the City Planning Commission does hereby table Petition 89-3-2-23 until June 6, 1989.

Mr. Vyhnaelek, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mrs. Sobolewski, Acting Secretary, announced the next item on the agenda is Petition 89-3-2-24 by Schostak Brothers & Co., Inc. requesting waiver use approval to construct and operate a Chez Yogurt Shop within the Laurel Park Place Shopping Center located on the northwest corner of Six Mile Road and Newburgh Road in the Southeast 1/4 of Section 7.

Mr. Bakewell presented a map showing the property under petition plus the existing zoning of the surrounding area. This map also covers items 9, 10 and 11.

Mr. Nagy: We have a letter in our file from the Engineering Department stating their office has no objections to this proposal. We have also received a letter from the Inspection Department stating no deficiencies or problems were found. A letter is in our file from the Fire Marshal's office stating their office has no objections to this development and lastly we have a letter from the Traffic Bureau stating this proposal is part of the shopping center and its parking and traffic flow is governed by the Shopping Center Master Plan. No other areas of concern were noted.

Michael Polsinelli, 26913 Northwestern Hwy, Southfield: I represent Schostak Brothers.

Mr. Polsinelli made a presentation to the commissioners and audience of the plans showing the yogurt shop.

Mrs. Sobolewski: The hours of operation of this will be the same as the shopping center?

Mr. Polsinelli: Yes.

Mr. Tent: There will be no meat products?

Mr. Polsinelli: Strictly yogurt products.

There was no one else present wishing to be heard regarding this item and Mr. Vyhnaelek, Chairman, declared the public hearing on Petition 89-3-2-24 closed.

On a motion duly made by Mr. LaPine, seconded by Mr. Engebretson and unanimously adopted, it was

#5-96-89 RESOLVED that, pursuant to a Public hearing having been held on May 9, 1989 on Petition 89-3-2-24 by Schostak Brothers & Co., Inc. requesting waiver use approval to construct and operate a Chez Yogurt Shop within the Laurel Park Place Shopping Center located on the northwest corner of Six Mile Road and Newburgh Road in the Southeast 1/4 of Section 7, the City Planning Commission does hereby recommend to the City Council that Petition 89-3-2-24 be approved for the following reasons:

- 1) That the floor plan and building elevation plan dated 3-28-89 prepared by Paul Greene Associated, Inc. which is hereby approved shall be adhered to.
- 2) That the standup counter area provided for customers shall be limited to a capacity of 6 persons.

for the following reasons:

- 1) That the proposed use complies with all special and general waiver use standards and requirements set forth in Section 11.03 and 19.06 of the Zoning Ordinance #543.
- 2) That the subject site has the capacity to support the proposed use.
- 3) That the proposed use is compatible to and in harmony with the surrounding uses in the area.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

Mr. Vyhnalek, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mrs. Sobolewski, Acting Secretary, announced the next item on the agenda is Petition 89-3-2-25 by Schostak Brothers & Co., Inc. requesting waiver use approval to construct and operate a Leo's Coney Island Restaurant within the Laurel Park Place Shopping Center located on the Northwest corner of Six Mile Road and Newburgh Road in the Southeast 1/4 of Section 7.

Mr. Nagy: We received the same correspondence as with the previous petition.

Mr. Polsinelli presented the plans for the Coney Island Restaurant.

Mr. LaPine: Is there a separate area that is carry out?

Mr. Polsinelli: There is a carry out area that is somewhat separate primarily because of the nature and location of the adjacent office building. They contemplated that they needed to set that aside to accomodate enough people.

Mr. LaPine: Who is going to operate this coney island?

Mr. Polsinelli: These are two individuals that have a complement of other Coney Islands in the area. Right now they are Leo's Coney Island.

Mr. Tent: The menu, will it be a full menu?

Mr. Polsinelli: Standard typical Coney Island. Eggs, Greek specialties, salads and sandwiches.

Mrs. Sobolewski: Do any of these restaurants have outdoor seating?

Mr. Polsinelli: All the seating is self contained within the restaurant.

There was no one else present wishing to be heard regarding this item and Mr. Vyhnalek, Chairman, declared the public hearing on Petition 89-3-2-25 closed.

On a motion duly made by Mr. Engebretson, seconded by Mr. LaPine and unanimously adopted, it was

#5-97-89 RESOLVED that, pursuant to a Public Hearing having been held on May 9, 1989 on Petition 89-3-2-25 by Schostak Brothers & Co., Inc. requesting waiver use approval to construct and operate a Leo's Coney Island Restaurant within the Laurel Park Place Shopping Center located on the northwest corner of Six Mile Road and Newburgh Road in the Southeast 1/4 of Section 7, the City Planning Commission does hereby recommend to the City Council that Petition 89-3-2-25 be approved for the following reasons:

- 1) That the Floor Plan marked sheet A-1, prepared by Katrivesis and Associates which is hereby approved shall be adhered to.
- 2) That the Building Elevation Plan marked sheet A-2, prepared by Katrivesis and Associates which is hereby approved shall be adhered to.
- 3) That the maximum number of seats in the restaurant shall not exceed 114.

for the following reasons:

- 1) That the proposed use is in compliance with all of the special and general waiver use standards and requirements set forth in Section 11.03 and 19.06 of the Zoning Ordinance #543.
- 2) That the subject site has the capacity to accommodate the proposed use.
- 3) That the proposed use is compatible to and in harmony with the surrounding uses in the area.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

Mr. Vyhnalek, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mrs. Sobolewski, Acting Secretary, announced the next item on the agenda is Petition 89-3-2-26 by Schostak Brothers & Co., Inc. requesting waiver use approval to construct and operate an Olga's Kitchen Restaurant within the laurel Park Place Shopping Center located on the northwest corner of Six Mile Road and Newburgh Road in the Southeast 1/4 of Section 7.

Mr. Nagy: We have the same letters as on the previous petitions.

Mr. Polsinelli made his presentation on Olga's Kitchen Restaurant.

Mr. Vyhnalesk: Same type Olga's?

Mr. Polsinelli: Same menu and identical items.

There was no one else present wishing to be heard regarding this item and Mr. Vyhnalesk, Chairman, declared the public hearing on Petition 89-3-2-26 closed.

On a motion duly made by Mr. LaPine, seconded by Mr. Tent and unanimously adopted, it was

#5-98-89 RESOLVED that, pursuant to a Public Hearing having been held on May 9, 1989 on Petition 89-3-2-26 by Schostak Brothers & Co., Inc. requesting waiver use approval to construct and operate an Olga's Kitchen Restaurant within the Laurel Park Place Shopping Center located on the northwest corner of Six Mile Road and Newburgh Road in the Southeast 1/4 of Section 7, the City Planning Commission does hereby recommend to the City Council that Petition 89-3-2-26 be approved for the following reasons:

- 1) That the Floor Plan marked sheet A-6 dated 2-13-89, prepared by Michael A. Boggio Associates, which is hereby approved shall be adhered to.
- 2) That the Building Elevation Plan marked sheet A-4 dated 2-13-89, prepared by Michael A. Boggio Associates, which is hereby approved shall be adhered to.
- 3) That the maximum number of seats in the restaurant shall not exceed 88.

for the following reasons:

- 1) That the proposed use is in compliance with all of the waiver use standards and requirements set forth in Section 11.03 and 19.06 of the Zoning Ordinance #543.
- 2) That the subject site has the capacity to accommodate the proposed use.
- 3) That the proposed use is compatible to and in harmony with the surrounding uses in the area.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

Mr. Vyhnalesk, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mrs. Sobolewski, Acting Secretary, announced the next item on the agenda is Petition 89-4-2-30 by Schostak Brothers & Co., Inc. requesting waiver

use approval to construct and operate a Little Caesars Pizza Station within the Laurel Park Place Shopping Center located on the northwest corner of Six Mile Road and Newburgh Road in the Southeast 1/4 of Section 7.

Mr. Nagy: No correspondence.

There was no one present wishing to be heard regarding this item and Mr. Vyhnaelek, Chairman, declared the public hearing on Petition 89-4-2-30 closed.

On a motion duly made by Mr. Morrow, seconded by Mr. Tent and unanimously adopted, it was

#5-99-89 RESOLVED that, pursuant to a Public Hearing having been held on May 9, 1989 on Petition 89-4-2-30 by Schostak Brothers & Co., Inc. requesting waiver use approval to construct and operate a Little Caesars Pizza Station within the Laurel Park Place Shopping Center located on the northwest corner of Six Mile Road and Newburgh Road in the Southeast 1/4 of Section 7, the City Planning Commission does hereby recommend to the City Council that Petition 89-4-2-30 be approved for the following reasons:

- 1) That the Floor Plan and Building Elevation Plan dated 4-13-89 prepared by L. Caesar Enterprises which is hereby approved shall be adhered to.
- 2) That the maximum number of seats in the restaurant shall not exceed 88.

for the following reasons:

- 1) That the proposed use is in compliance with all waiver use standards and requirements set forth in Section 11.03 and 19.06 of the Zoning Ordinance #543.
- 2) That the subject site has the capacity to accommodate the proposed use.
- 3) That the proposed use is compatible to and in harmony with the surrounding uses in the area.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

Mr. Vyhnaelek, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mrs. Sobolewski, Acting Secretary, announced the next item on the agenda is Petition 89-4-2-28 by Bill Ferminos requesting waiver use approval to operate an automobile collision repair shop within an existing building located on the west side of Stark Road between the C. & O. Railroad and Capital Road in the Southeast 1/4 of Section 28.

Mr. Bakewell presented a map showing the property under petition plus the existing zoning of the surrounding area.

Mr. Nagy: We have a letter in our file from the Engineering Department stating their office has no objections to this proposal. We also have a letter from the Fire Marshal's office stating they have no objections to this operation. A letter from the Traffic Bureau states they recommend the following changes be made: 1. The drive approaches use a chord or straight line rather than a curved line. 2. A six foot walk be provided along the Stark Road frontage. 3. The vehicle storage area be fenced for security. Lastly, we have received a letter from the Ordinance Enforcement Division stating the following deficiencies or problems were found: 1. The required security fence is not indicated on this plan. 2. The Master Thoroughfare Plan indicates that Concord Rd. is proposed to extend immediately south of this property. At such time as the road is installed, the following must be addressed: a) The required security fence would have to be located to a point 25' from the Concord Rd. right of way and would eliminate the 15 parking spaces at the south side of the building and necessitate the relocation of the dumpster. These moves would create a parking deficiency of 9 spaces based upon the current and proposed occupancy. b) All available parking will be in full view from Concord Rd. and/or Stark Rd. They further state that based upon this eventuality, it is doubtful that this site has the capacity to support this use.

Greg Stempien, 38705 Seven Mile Road: I am appearing on behalf of the petitioner. Mr. Ferminos is here with me. We are petitioning to move from one industrial building about 30 feet to the south to increase his capacity so he has greater storage. He now has the capacity for about eight units in the present facility. By moving immediately to the south, he will be able to increase that to fifteen cars so he will not need outside parking. As to the fence, the landlord has assured us he will put in the fence and that will be part of our lease. That will be taken care of.

Mr. Vyhnalesk: What about the sidewalk on Stark?

Mr. Stempien: The landlord has assured us that will be taken care of. We can make that contingent. We are going to be tenants in only a portion of the building. He has assured me all that will be done.

Mr. Vyhnalesk: Who is the landlord?

Mr. Stempien: Enrico Rosati.

Mr. Morrow: Of we are going to have all inside storage, why do we need a security fence outside?

Mr. Nagy: The ordinance doesn't distinguish between inside storage of vehicles or outside storage of vehicles. It is an ordinance requirement.

Mr. Vyhnalesk: You could seek a waiver I suppose.

Mr. Stempien: We are not seeking that at this time. That would be sufficient for our purposes. We have about 8 to 10 cars and we can put 15 inside.

Mr. Morrow: You would certainly be more than cooperative with keeping them inside. There is a little bit of conflict with the ordinance.

Joe Vanzo, 12066 Boston Post Road: I might say that moving this repair shop from one building to another building, now the other building where it was located was no problem to anybody because it was within the industrial area. Moving it to this particular facility gives the people in that area a wide open view of a repair shop regardless of whether it is in an industrial area. We hear them speak of no storage facilities on the outside but that might be temporary. There will be times when they will have more vehicles than the inside will be able to facilitate. Because mechanically when they work, they will need room so they will be stored outside. We all know that.

Mr. Vyhnaelek: Is he storing them outside now?

Mr. Vanzo: On the other site, yes they are. I have seen them. The people who live adjacent to this, it is a clear view to this particular piece of property here and they are not very well in favor of this type of operation going in there. I believe that at the present time that first piece of property here is owned by the City. (He pointed it out on map) That is the interest for the proposed road. I understand that there is to be a protective wall or greenbelt to protect that home on the corner. This property extends to beyond two properties. We still don't have a wall and I believe the ordinance calls for a wall. We are definitely against it because we are not getting the cooperation we should get from that industrial property in that particular area and we don't want to set a precedent and a wall will have to be built because it is in the ordinance. The people who live on Capitol object to this particular business going into that particular area because of the possible parking. There is no room to park cars there anyways, it is very narrow.

Mr. Tent: Mr. Vanzo, you live in the neighborhood, don't you? Something you said interested me. I too am concerned about these businesses that are not allowed parking and they are supposed to keep them in the building area, but you can complain. If there is an ordinance not allowing outside parking, all you have to do is give them a call and they will take care of it immediately. I would suggest if this petition were approved and you saw those cars parked outside, all you have to do is make one complaint to the Ordinance Enforcement Division and that will be taken care of.

Mr. Vanzo: Rather than having to make a complaint about automobiles parked there, why not put a wall up. That eliminates that.

Mr. Tent: Is a wall required in this area?

Mr. Nagy: Strict application of the zoning ordinance where manufacturing abuts residential does require a wall. I can only guess that perhaps the reason there isn't a wall is the fact that area to the south is shown on the Master Thoroughfare Plan as a future road right of way. It was reported in their report that industrial land to the west of these sites is literally landlocked and the purpose for the City acquiring the site Mr. Vanzo previously pointed out is a way to

provide a future roadway to extend into that area to open it up for industrial development. My only explanation for not having a wall would be perhaps in the future if we were to implement the road as shown on the master plan.

Josephine Smith, 34401 Capitol: I am Lot 104. Between the two houses there is a whole vacant field where the drainage ditch is going through and I can see the shop. There are cars parked outside. I have seen the men working outside before. I am concerned because this is a collision shop and in the summertime that noise will go constantly. There is nothing to buffer me from the noise on the other side. I do not want that collision shop there for the noise. The other thing I am concerned about, when he first put up his building, a buffer was supposed to be put up and we haven't heard anything about it. I am against the collision shop.

Debbie Bryce, 34367 Capitol: I too agree with the noise factor and I would like to see a buffer put up.

Cheryl Groves, 11701 Boston Post: I am concerned about filtering. What do they do for fumes? For paint fumes? What kind of filtering?

Mr. Stempien: We have that now. We have a painting booth inside. This is in operation right now. You approved it two years ago and it has been operating for two years. It has been approved by the City and the Fire Department. I'm not saying that isn't a legitimate concern but that is taken care of.

Mr. Vyhnalesk: Wayne County oversees that.

Ms. Groves: There are a lot of neighbors that didn't even know it was there. They had no idea. It became a concern because there are dumpsters back there. How are they getting into the bay doors? How are they exhausting the fumes? How are they storing the chemicals? There is no wall. There is nothing.

Mr. Vyhnalesk: Mr. Nagy, what is the distance between the homes on Capitol and this building? Just an estimate?

Mr. Nagy: I am estimating 100 feet.

Ms. Groves: We did notice the dumpsters were there and we did see how many parking spaces were there and it didn't seem like a lot of room for that type of facility.

Mr. Vyhnalesk: Are you talking about the new building?

Ms. Groves: Yes.

Mr. Vyhnalesk: Well all the parking is going to be inside. That is going to be required.

Ms. Groves: When we did find out more about it, it was very outstanding to me That they were able to do that. Then we wonder about junk cars.

Mr. Vyhnalek: They don't have any junk cars.

Ms. Groves: The fumes are a concern and there is no wall.

Mr. Vyhnalek: Has there been any complaints about fumes in the last two years?

Mr. Stempien: No.

Ms. Groves: That is a concern. We have children that play in the woods abutting this area and I would like to see a wall.

Mr. Vyhnalek: We agree but Mr. Nagy gave the reason why there wasn't a wall.

Ms. Groves: I don't feel there is any reason for a bigger facility.

Mr. Vyhnalek: There is going to be a security fence. Are you going to have your bay doors open to the south?

Mr. Stempien: During those hours absolutely from time to time. Vehicles are moving in and out.

Judy Tingley, 34380 Capitol: This is basically in my back yard. I am against it. When they put up the building it concerned me. To be honest with you, I was sort of relieved because it put something between me and the bump shop because of the noise and young people hanging around there on the weekends. Last summer they were working until ten o'clock at night listening to the loud music. I am against it. All the things they promised us last time are not true.

Mr. Engebretson: Have they been leaving those doors open during the day other than to get vehicles in and out? Are the doors open when the jobs are going on indoors and does that result in the noise you are talking about or are you referring to noise that comes about because they are performing these duties and tasks outside the building?

Ms. Tingley: With the doors open and also outside. It is more the music blasting.

Mr. Engebretson: A question to the petitioner. Is that your plan sir to operate in that manner? I thought it was against the City ordinance to work on cars outside.

Mr. Stempien: The only thing we do to cars outside is wash them.

Mr. Morrow: We are in a Catch 22. Certain members of the commission tend to encourage these types of operations to go into manufacturing district but we are looking at one tonight that is in a manufacturing district but it is in close proximity to a neighborhood and apparently on the surface it looks good but there are other types of problems such as loud music. I know the petitioner is saying there is no work going on outside and we have the neighbors saying there is work going on outside. We say no outside storage and we find there is outside storage. I don't know which way to jump here.

- Mr. Stempien: The reason for outside storage for last four to six months is because we need to expand but from time to time you are going to have vehicles outside because tow trucks are going to bring them in and they don't tow them directly inside.
- Mr. Morrow: It is a waiver use and we have to take into consideration these type of things. I try to put myself in the position of the young lady who just spoke. I don't want to be subject to allowing a use like that to come in that would interfere with the quality of life on Capitol.
- Mr. Stempien: Those are the sort of things that if they approach my client they can be handled on an individual situation by situation basis. He doesn't want to be a bad neighbor and if his employees do something, he can tell them to turn it down or shut it off. That sort of thing to me isn't an issue. The chemicals and the storage and those kinds of questions, we can answer that. These other problems that are raised, we will deal with them like any good neighbor would on a situation by situation basis.
- Mr. Morrow: They are not in there on a waiver of use. The apprehension I have is we hear a lot of wonderful things but sometimes we don't get what we expect.
- Mr. Stempien: You are bound to have noise and it is bound to happen when you are operating in industrial.
- Mr. LaPine: Your doors, are they on the south side of the building?
- Mr. Stempien: Yes.
- Mr. LaPine: Is it possible that they be moved to the north side of the building?
- Mr. Stempien: We are the tenants. The landlord constructed the building in that nature.
- Mr. LaPine: He didn't construct this building basically for you?
- Mr. Stempien: No. There is no driveway on the north side.
- Mr. LaPine: Where you are now, you don't have any additional space for you to expand?
- Mr. Stempien: No.
- Lady in Audience: You said this building has just been built but all those doors do face us. There are cars in and out. Last summer when it was hot, my patio is attached to my garage, and those young kids would be outside sanding the cars and if you couldn't hear that radio, you are deafer than I am.
- Mr. Engebretson: From my point of view, in the petitioner's own words, this is a very busy operation and the nature of this business, in my judgment, is certainly suitable for an M-1 district but in this particular

instance where it borders on a residential community with no protective screening and whether they are working inside or outside doesn't matter, I think it is inappropriate and I am going to speak very strongly in opposition to this petition.

Mrs. Sobolewski: We talked about protection from a wall or barrier. Is there any possibility whatsoever of any form of protection for these neighbors?

Mr. Nagy: As was pointed out, it is a unique situation. Waiver uses by their very nature are unique. That is why they require special public hearings. There are nuisances associated with them that set them apart from the normal kind of manufacturing activities that occur within the district so you have the right to establish conditions to create compatibility.

Mrs. Sobolewski: Well in this case if we can work something out and we can make it easier and more comfortable and try to work with the petitioner, perhaps we should table this and look at something that will meet with the neighbors' approval.

Mr. Morrow: I don't find any fault with what Sue says. I think the petitioner knows where we are coming from. Maybe he is not prepared to be saddled with all those conditions.

Mr. LaPine: I am not opposed to having the owner of the property put up a wall but all a wall will do for these neighbors is block their view of the operation. Loud music can still be heard over a wall. The banging of metal can be heard over a wall so it is not going to eliminate that. It will only eliminate them looking at facility. I think their big complaint is the noise.

Mr. Kluver: There are several ways for us to handle this situation. If you are looking for conditions, we can do that but there is a valid point here and that is that this type of operation requires waiver use and again the purpose of that waiver is to control this type of use and I believe it belongs in the industrial area but here is a case of logistics. You have a situation where the waiver use is not applicable because the type of operation is too close to residential area. Possibly we should table this situation and try to come up with an adequate solution. We have an obligation to our citizens to see if we can work out a compromise.

There was no one else present wishing to be heard regarding this item and Mr. Vyhnaelek, Chairman, declared the public hearing on Petition 89-4-2-28 closed.

On a motion duly made by Mr. Kluver, seconded by Mr. Tent and unanimously adopted, it was

#5-100-89 RESOLVED that, pursuant to a Public Hearing having been held on May 9, 1989 on Petition 89-4-2-28 by Bill Ferminos requesting waiver use approval to operate an automobile collision repair shop within an existing building located on the west side of Stark Road between the C. & O. Railroad and Capitol Road in the Southeast 1/4 of Section 28, the City Planning Commission does hereby table Petition 89-4-2-28 until May 16, 1989.

Mr. Vyhnalesk, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mrs. Sobolewski, Acting Secretary, announced the next item on the agenda is Petition 89-4-2-29 by Livonia Jaycees requesting waiver use approval to hold the 24th Annual Livonia Jaycee's Spring Carnival at the Omni Theater property located on the northeast corner of Plymouth and Farmington Roads in the Southwest 1/4 of Section 27.

Steve Sartarias: I am the new Livonia Jaycees President.

Mr. Vyhnalesk: We are going to deviate from the regular schedule. He wants to make a statement about what took place today.

Mr. Sartarias: Basically I will tell you what we would like from the commission. It is anticipated that a written withdrawal of this petition would be available tomorrow pending a signed contract with DRC. We would like to see approval of this petition until we can present the agreement with DRC to Council tomorrow.

Mr. Vyhnalesk: We approved Rotary at DRC. Now Rotary has withdrawn their petition and you are now going to take their time spot on tomorrow's agenda at DRC with Wade Shows. This petition they have tonight is for Farmington and Plymouth Road area with a different carnival so if we approve this tonight, you will have to withdraw at the council level.

Mr. Nagy: If you waive the seven days, the Council can theoretically put this item for the Farmington and Plymouth Road one also on the agenda tomorrow night. The Council President can order that it be placed on as an X item. If the other arrangement that is worked out with the Rotary falls through, this is like an insurance and they will continue to pursue the Plymouth and Farmington Road location. If it comes to pass, they will move forward on the Middlebelt and Schoolcraft location.

*11:20 - Mr. McCann entered meeting at this time.

Mr. Sartaris: I want you to know this has been confusing for me too.

Mr. LaPine: The carnival you were going to operate on the Omni Theater property. Do you have a contract with Crown? What do you do, dump that and then pick up Wade?

Mr. Sartaris: I believe what I was told today was that representatives from both Wade and Crown met today and discussed the situation and worked out something but I don't know exactly what that was.

Mr. LaPine: It is none of my business but it just seems Crown must have a contract.

Mr. Vyhnalesk: I think Wade will probably give Crown another spot.

Mr. Sartaris: Crown did say that they thought the Omni site was not mutually acceptable.

There was no one else present wishing to be heard regarding this item and Mr. Vyhnaelek, Chairman, declared the public hearing on Petition 89-4-2-29 closed.

On a motion duly made by Mr. Kluver, seconded by Mr. Engebretson and unanimously adopted, it was

#5-101-89 RESOLVED that, the City Planning Commission does hereby recommend to the City Council that Petition 89-4-2-29 by Livonia Jaycees requesting waiver use approval to hold the 24th Annual Livonia Jaycee's Spring Carnival at the Omni Theater property located on the northeast corner of Plymouth and Farmington Roads in the Southwest 1/4 of Section 27, be approved subject to the following conditions:

- 1) That the proposed carnival operation shall be confined to the area as described.
- 2) That all truck parking, temporary housing units and all other related transportation equipment and apparatus relating to the operation of the carnival shall be parked or stored on the subject property.

for the following reasons:

- 1) That the subject site has the capacity to accomodate the proposed use.
- 2) That the proposed use is in compliance with all special and general waiver use standards and requirements set forth in Section 11.03 and 19.06 of the Zoning Ordinance #543.

Mr. Vyhnaelek, Chairman, declared the motion is carried and the foregoing resolution adopted.

On a motion duly made by Mr. Kluver, seconded by Mr. Tent and unanimously adopted, it was

#5-102-89 RESOLVED that, the City Planning Commission does hereby determine to waive the provisions of Section 10 of Article VI of the Planning Commission Rules of Procedure requesting the seven day period concerning effectiveness of Planning Commission resolutions in connection with Petition 89-4-2-29 by Livonia Jaycees requesting waiver use approval to hold the 24th Annual Livonia Jaycee's Spring Carnival at the Omni Theater property located on the northeast corner of Plymouth and Farmington Roads in the Southwest 1/4 of Section 27.

Mr. Vyhnaelek, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. McCann, Secretary, announced the next item on the agenda is Petition 89-1-7-1 by the City Planning Commission to amend Part VII of the Master Plan of the City of Livonia, the Future Land Use Plan, by changing the designation of property located west of Newburgh Road, north of Plymouth Road in the Southeast 1/4 of Section 30 from industrial to medium density residential.

Mr. Bakewell presented a map showing the property under petition plus the existing zoning of the surrounding area.

Mr. Vhylanek: This is a petition by the City Planning Commission.

Scott Heinzman, 37601 Grantland: I would like to say changing master plan to residential is a favorable situation. However, medium density doesn't really comply with the preferences that myself and a lot of people on Grantland have. You remember Petition 88-10-1-31 by Dr. Mendelssohn. Most of the opposition to that was due to preference for single family residential. As we understand it, medium density entails two-story maximum apartments and with R-1 there would be a much stronger preference to low density. One of the things to point out is when the City land came up for sale, your recommendation at that time was R-2. R-2 doesn't fall under the medium density. It falls under low density. Although residential would be good, it would open the door to apartments, which we are very much against and we would very much prefer single family homes in that area. I think it falls under low density.

Mr. Nagy: The staff recommended medium density. While we did take into account the existing housing pattern in the area, the thing we are looking at in the future, of course, is the City property. While we did hold a hearing for the R-2, the City is pursuing that property for housing for the elderly, which would be medium density rather than low density.

Mary Hirschlieb: When I hear of all the problems you work with, it scares me as to the future and what we are going to have to contend with before this is settled and of course we are hoping for the best. Scott has pretty much spoken for us. We appreciate your concern and hope we can trust your decisions for this area.

Mr. Morrow: As far as what Mr. Nagy has said about the City-owned RUF property, I support the senior citizens in that area but also in the many hearings that we have had on this parcel, Plymouth Road has a lot of things pertaining towards commercial, C-1 and C-2 type of applications, more intense uses than the medium density classification and because we are only talking about the future land use plan, we are not really talking about rezoning the property, I support the staff's feelings that medium density would be the best classification.

Mr. Heinzman: Number one, our street would not have any problem with a Silver Village being put in if the master plan was low density. We would not have a problem with a waiver for that. I would also like to point out that single family homes are much more appreciated than apartments or condominiums.

There was no one else present wishing to be heard regarding this item and Mr. Vyhnaek, Chairman, declared the public hearing on Petition 89-1-7-1 closed.

On a motion duly made by Mr. Kluver, seconded by Mr. Tent and unanimously adopted, it was

#5-103-89 RESOLVED that, pursuant to the provisions of Act 285 of the Public Acts of Michigan, 1931, as amended, the City Planning Commission of the City of Livonia, having duly held a Public Hearing on May 9, 1989 for the purpose of amending Part VII of the Master Plan of the City of Livonia, the Future Land Use Plan, the same is hereby amended by changing the designation of property located west of Newburgh Road, north of Plymouth

Road in the Southeast 1/4 of Section 30 from industrial to medium density residential, for the following reasons:

- 1) That the proposed amendment to the Future Land Use Plan will reflect the City's future development policy for the subject area.
- 2) That the proposed amendment to the Future Land Use Plan will reflect the residential character of the subject area.
- 3) That the proposed amendment to the Future Land Use Plan will provide a reasonable development guide for the City when deliberating future requests for changes of zoning in the area.

AND having given proper notice of such hearing as required by Act 285 of the Public Acts of Michigan, 1931, as amended, the City Planning Commission does hereby adopt said amendment as part of the Future Land Use Plan of the City of Livonia which is incorporated herein by reference, the same having been adopted by resolution of the City Planning Commission with all amendments thereto, and further that this amendment shall be filed with the City Council, City Clerk and the City Planning Commission and a certified copy shall also be forwarded to the Register of Deeds for the County of Wayne for recording.

Mr. Vyhnalesk, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. McCann, Secretary, announced the next item on the agenda is Preliminary Plat approval for Fox Run Estates Subdivision proposed to be located on the east side of Levan, south of Lyndon in the Southeast 1/4 of Section 20.

Mr. Bakewell presented a map showing the property under petition plus the existing zoning of the surrounding area.

John Lezotte, 36361 Lyndon: We looked at a couple of different combinations and this is what we feel is the best for this neighborhood. I plan on building a house there myself. I talked to neighbors on Lyndon and they were concerned about walking through their back yards and I proposed putting a sidewalk out on Levan Road.

Mrs. Sobolewski: Right now Allen Road ends right there?

Mr. Lezotte: Yes.

Mrs. Sobolewski: When you are doing your construction in there, are you going to bring in all your trucks off Levan?

Mr. Lezotte: I am proposing to have a temporary road.

Mr. Vyhnalesk: What is the price range?

Mr. Lezotte: \$145,000 to \$175,000.

Pat Bracken, 14475 Woodside: My home backs up to the property. I got the notification on this a couple of weeks ago, I have no problem with the homes going in there. I have a question about the number of homes he is trying to get in there. I live on a cul-de-sac. The area of that cul-de-sac is slightly smaller than area he is working with. In both of those cases they are working with 8 homes. In this case he is trying to get 10 homes in there. I had heard before

the value of the homes was somewhere in the \$40,000 to \$50,000 range. Homes in the \$170,000 range - that is fine. That is what the homes in that area are today. It seems to be a tight amount of land for 10 homes. If he meets the City codes, I guess we have no issue.

Mr. Nagy: It meets all of the requirements. In fact, it exceeds them.

Michael Neary: I live on the corner of Lyndon and Levan. I have known John Lezotte for 12 years. He built my home and he is a very quality builder. My house is a very substantial home and I think what he proposes, I keep calling it a cul-de-sac but there are no homes around it. He is going to build on two lots himself so there are probably 7 or 8 so I am for it very much because I believe it will add to the property value. If he says the houses will be worth \$150,000, it will be \$170,000 by the time they are sold.

There was no one else present wishing to be heard regarding this matter and Mr. Vyhnaelek, Chairman, declared the public hearing on Preliminary Plat approval for Fox Run Estates Subdivision closed.

On a motion duly made by Mr. Tent, seconded by Mr. Morrow and unanimously adopted, it was

#5-104-89 RESOLVED that, pursuant to a Public Hearing having been held on May 9, 1989 on Preliminary Plat approval for Fox Run Estates Subdivision proposed to be located on the east side of Levan, south of Lyndon in the Southeast 1/4 of Section 30, the City Planning Commission does hereby recommend to the City Council that the Preliminary Plat for Fox Run Estates Subdivision be approved for the following reasons:

- 1) That the proposed Preliminary Plat is drawn in conformance with all applicable City Ordinances and Regulations pertaining thereto.
- 2) That no City Department has objected to the approval of the Preliminary Plat.
- 3) That the proposed Preliminary Plat provides a good land use solution to development of the subject land area.

FURTHER RESOLVED that, notice of the above hearing was sent to abutting property owners, proprietor, City Departments as listed in the Proof of Service and copies of the plat together with notice have been sent to the Building Department, Superintendent of Schools, Fire Department, Police Department and Parks & Recreation Department.

Mr. Vyhnaelek, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. McCann, Secretary, announced the next item on the agenda is Petition 89-3-2-21 by Transmission Retailers, Inc. requesting waiver use approval to operate a transmission repair facility within the Jeffries Commerce Center located on the south side of Schoolcraft Road west of Inkster Road in the Northeast 1/4 of Section 25.

Mr. Bakewell presented a map showing the property under petition plus the existing zoning of the surrounding area.

Mr. Nagy: We have a letter in our file from the Engineering Department stating they have no objections to this proposal.

Mr. Vyhnalesk: The petitioner called me today and stated he would be off work by nine o'clock and he was going to try to get here. He stated he does not do retail business as such. What he does is he gets companies that have problems with their fleets and they bring them in and he services them right there. They do not go out and advertise for customers. That is why he needs one hoist. He also stated that he has filling stations that when they take the transmissions out and it is shot and needs a new one, they will bring it down there and he will put in a new one for them and take it back to the service station. Since he is not here tonight, we can table it or approve it or deny it.

Mr. LaPine: It is my understanding the only problem here is the question of the hoist and I don't see any problem.

There was no one else present wishing to be heard regarding this item and Mr. Vyhnalesk, Chairman, declared the public hearing on Petition 89-3-2-21 closed.

On a motion duly made by Mr. LaPine, seconded by Mr. Morrow and unanimously adopted, it was

#5-105-89 RESOLVED that, pursuant to a Public Hearing having been held on May 9, 1989 on Petition 89-3-2-21 by Transmission Retailers, Inc. requesting waiver use approval to operate a transmission repair facility within the Jeffries Commerce Center located on the south side of Schoolcraft Road west of Inkster Road in the Northeast 1/4 of Section 25, the City Planning Commission does hereby recommend to the City Council that Petition 89-3-2-21 be approved subject to the conditions that only one hoist shall be permitted and that no overnight parking of customer vehicles shall be allowed unless parked inside the building, for the following reasons:

- 1) That the proposed use complies with all special and general waiver use standards and requirements set forth in Section 17.02(a) and 19.06 of the Zoning Ordinance #543.
- 2) That the subject site has the capacity to accommodate the proposed use.
- 3) That the proposed use is compatible to and in harmony with the surrounding uses in the area.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

Mr. Vyhnalesk, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. Vyhnalesk, Chairman, announced that the public hearing portion of the meeting is concluded and the Commission would proceed with items pending before it.

On a motion duly made by Mr. Kluver and seconded by Mr. Tent, it was

#5-106-89 RESOLVED that the minutes of the 576th Regular Meeting & Public Hearings held by the City Planning Commission on April 4, 1989 are approved.

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

AYES: Kluver, Tent, McCann, Morrow, Engebretson, LaPine, Vyhnalesk
NAYS: None
ABSTAIN: Sobolewski
ABSENT: Fandrei

Mr. Vyhnalesk, Chairman, declared the motion is carried and the foregoing resolution adopted.

On a motion duly made by Mr. LaPine, seconded by Mr. Engebretson and unanimously adopted, it was

#5-107-89 RESOLVED that the minutes of the 577th Regular Meeting held by the City Planning Commission on April 18, 1989 are approved.

Mr. Vyhnalesk, Chairman, declared the motion is carried and the foregoing resolution adopted.

On a motion duly made by Mr. Kluver, seconded by Mr. McCann and unanimously adopted, it was

#5-108-89 RESOLVED that, the City Planning Commission does hereby approve Petition 89-4-8-16 by William L. Roskelly for approval of all plans required by Section 18.58 of Ordinance #543 in connection with a proposal to construct an addition to Bingham Service Center located on the south side of Five Mile between Levan and Golfview in the Northeast 1/4 of Section 20, subject to the following conditions:

- 1) That Site Plan 89-3-10 as revised on 4/30/89 prepared by Basney and Smith, Inc., is hereby approved and shall be adhered to;
- 2) That Building Plans shown on Sheets 1 & 2 prepared by Camborne Construction Engineering, Inc., are hereby approved and shall be adhered to;
- 3) That Landscape Plan 89-3-10 as revised on 4/30/89 prepared by Basney and Smith, Inc. is hereby approved and shall be installed on site prior to occupancy of the addition.

Mr. Vyhnalesk, Chairman, declared the motion is carried and the foregoing resolution adopted.

On a motion duly made by Mr. Morrow, seconded by Mr. Kluver and unanimously adopted, it was

#5-109-89 RESOLVED that, the City Planning Commission does hereby approve Petition 89-4-8-17 by Anthony C. Rea for approval of all plans required by Section 18.58 of Ordinance #543 in connection with a proposal to renovate and add to an existing commercial building located on the northwest corner of Five Mile and Middlebelt in the Southeast 1/4 of Section 14, subject to the following conditions:

- 1) That the Site and Landscape Plan as revised on 5/8/89 prepared by Anthony C. Rea, Architect is hereby approved and shall be adhered to;
- 2) That the Building Plan as revised on 5/8/89 prepared by Anthony C. Rea, Architect is hereby approved and shall be adhered to;
- 3) That this approval is subject to the petitioner obtaining a variance from the Zoning Board of Appeals at its meeting of May 23, 1989.
- 4) That window signage be limited to 25% of window area.

Mr. Vyhnalesk, Chairman, declared the motion is carried and the foregoing resolution adopted.

On a motion duly made by Mr. Kluver, seconded by Mr. Tent and unanimously adopted, it was

#5-110-89 RESOLVED that, the City Planning Commission does hereby approve Petition 89-4-8-18 by Barry and Murray Foreman for approval of all plans required by Section 18.58 of Ordinance #543 in connection with a proposal to renovate and add to an existing commercial building located on the southwest corner of Eight Mile and Inkster in the Northeast 1/4 of Section 1, subject to the following conditions:

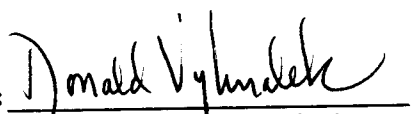
- 1) That the Site and Landscape Plan prepared by Barry and Murray Foreman is hereby approved and shall be adhered to;
- 2) That the Building Plan prepared by Barry and Murray Foreman is hereby approved and shall be adhered to;
- 3) That landscaping shown on the approved plan be installed on site upon completion of the building addition.

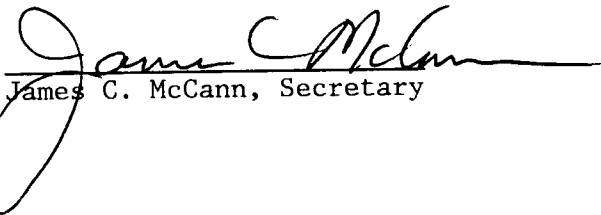
Mr. Vyhnalesk, Chairman, declared the motion is carried and the foregoing resolution adopted.

On a motion duly made, seconded and unanimously adopted, the 578th Regular Meeting and Public Hearings held on May 9, 1989 was adjourned at 12:00 p.m.

CITY PLANNING COMMISSION

ATTEST:


Donald Vyhnalesk, Chairman


James C. McCann, Secretary

MINUTES OF THE 580th REGULAR MEETING AND PUBLIC HEARINGS
HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF
LIVONIA

On Tuesday, June 13, 1989, the City Planning Commission of the City of Livonia held its 580th Regular Meeting and Public Hearings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Donald Vyhnalesk, Chairman, called the meeting to order at 7:00 p.m., with approximately 65 interested persons in the audience.

Members present:	Donald Vyhnalesk	Herman Kluver	Jack Engebretson
	William LaPine	Raymond W. Tent	R. Lee Morrow
	Sue Sobolewski	James C. McCann	Brenda Lee Fandrei

Messrs. John J. Nagy, Planning Director; H. G. Shane, Assistant Planning Director; and Ralph H. Bakewell, Planner IV, were also present.

Mr. Vyhnalesk informed the audience that if a petition on tonight's agenda involves a rezoning request, this Commission only makes a recommendation to the City Council who, in turn, will hold its own public hearing and decide the question. If a petition involves a waiver of use request and the request is denied, the petitioner has ten days in which to appeal the decision to the City Council; otherwise the petition is terminated. The Planning Commission holds the only public hearing on a preliminary plat and/or a vacating petition. Planning Commission resolutions do not become effective until seven days after the resolutions are adopted. The Planning Commission has reviewed the petitions upon their filing and have been furnished by the staff with approving and denying resolutions. The Commission may use them or not use them depending upon the outcome of the hearing tonight.

Mr. McCann, Secretary, announced the first item on the agenda is Petition 89-4-1-12 by Ralph and Suzanne Schweikhart and John and Dolores Lytle requesting to rezone property located on the east side of Newburgh Road between Six and Seven Mile Roads in the Southwest 1/4 of Section 8 from R-4B to P.S.

Mr. Bakewell presented a map showing the property under petition plus the existing zoning of the surrounding area.

Mr. Nagy: We have a letter in our file from the Engineering Department stating they have no objections to the proposal.

Ralph Schweikhart, 17800 Newburgh Road, Petitioner: Jack and Dolores Lytle and my wife Suzanne Schweikhart are here with me. The main reason we have asked for this petition is because the residential property we have been in for many, many years is not conducive to residential living any more. With the other construction in our area it has made the property more suitable for an office sector or something of that nature. The building directly behind us, which was a school, is not any more. The church has enlarged plus the construction across the street in Laurel Park has just changed the values so that we cannot raise a family. What I would like to do is turn the microphone over to the gentleman from Shaw Electric who will explain what we plan on putting in there if it is rezoned.

Mr. Vyhnalek: How long have you lived on that property?

Mr. Schweikhart: I built that home in 1957. I have lived back there on the farm property since 1952.

Mr. Vyhnalek: Both of you? Mr. Lytle also?

Mr. Schweikhart: Yes sir. I just noticed again today that there is going to be a widening of the road again in front of us which will add to the traffic.

Mr. Vyhnalek: For a deceleration lane?

Mr. Schweikhart: That will be widening the road to add another left turn lane into the church area.

Mr. Morrow: Should we go to Mr. Shaw did you say? I would appreciate it if he would limit his input, because it is a question of zoning, and only give us an insight as to what will be developed there but we don't want to get too deeply into site plan details because it is a question of zoning as opposed to site plan.

Dick Barker, Shaw Construction, 13980 Farmington: We are the prospective purchasers of the property along with Mr. Joe Epps from J. E. Epps Company.

Mr. Vyhnalek: What type of company does he have sir?

Mr. Epps: Certified Public Accountant, 38777 Six Mile Road.

Mr. Vyhnalek: We want to keep this brief but we want to know what you are thinking of doing with this property if we did give you the P.S. zoning classification.

Mr. Barker: Should the zoning be changed, our intent is to construct a two-story brick office building between 12,000 and 18,000 square feet and Mr. Epps would be the primary occupant and owner of the building.

Mr. Tent: You intend to go ahead with the project when the zoning is changed? Is this speculative or is it a firm offer on your part to develop the property?

Mr. Barker: It is a firm offer on our part to develop the property.

Father Joe Ferrence: I am the pastor at St. Colette's Church right next door to Ralph and we have been buddies for 19 years. I want to go on record as saying we do not object to the rezoning to P.S. If it was commercial, we would certainly voice our opinions a little more loudly but we would not mind a one-story building and with the consideration that they put in a sufficient greenbelt between the proposed area and the church because we have graciously done so for our neighbors at considerable cost and we want to go on record that this be a consideration of any building in there that would be proposed.

Mrs. Fandrei: You refer to a one-story building. Did I hear at our prehearing review that this might be a two-story building?

Father Ferrence: they said two story. I would prefer one story. Around the City I don't see too many two-story buildings.

Mrs. Fandrei: But you do understand that they are proposing a two-story building?

Mr. Morrow: I would like to make a comment. When I first saw this petition I was opposed to it; however, I guess that is why we have study sessions and public hearings and the Schweikharts reminded us that the public land up there is a little bit deceiving because the use has been given up by the school system and now we have a quasi educational commercial venture in there, if not something of that nature, so to try to keep residential in that area is tough and I can fully support this P.S. request.

Mr. Tent: While I recognize the fact we are only talking zoning and not site plan, one thing does interest me and it is a concern now. I would like to direct a question to Mr. Barker. Your proposal would be a two-story building. Now Father Joe from St. Colettes indicated their preference for a one-story building. If we said during site plan review that a one-story building was required, would you still entertain developing this property?

Mr. Barker: Yes we would still give it serious consideration.

Mr. Tent: Now that we have a prospective user, I think it could be used efficiently but if we did grant the zoning and then you backed out because it would have to be a one-story building, that is a concern.

Mrs. Fandrei: I do have some concerns about this. If you look at our map almost one-half of this building is facing residential or the condominiums across the street. The building that is now the school, the old Dickinson Junior High School, has been converted to office uses. As this northwest area is being developed, which it is the fastest growing area in the City, there may be a need in the near future for that to revert back to a junior high school. The construction across the street is not going to continue much longer. We have a huge complex of condominiums and homes being built on that R-4 and R-7 area right now in preliminary plat approval stage. I cannot feel good in supporting offices in this area, which is basically from here north residential. I just want our petitioners to know why I cannot support this petition.

Mr. Kluver: I have a question to the Planning Director. Regarding the lease that the school administration has executed with Dickinson School, do we have any general information regarding that lease? Is that a five year lease or a three year lease?

Mr. Nagy: For the information of the other members of the Planning Commission Mr. Kluver did call my office and asked me to examine the status of the lease arrangement that RETS has with respect to the Dickinson School and they are on a year to year lease and negotiating for a long term lease right now and the Assistant Superintendent of Property, Art Howell, indicates that there are no plans in the near future to open Emily Dickinson Junior High School for school purposes. They will continue to lease the building out for non school purposes.

- Mr. Kluver: So basically we are talking a year to year lease. The other significant factor regarding the church, St. Colettes. The church property is zoned residential and the characteristics that exist, we are looking at a zoning issue that is going to impact that road. What has happened, as we are all aware of, considerable attention has been focused on that northwest corner. In that northwest corner we have had the blessing of residential zoning and there is obviously a residential character that is established on that street. This type of zoning, to me, represents spot zoning. It is spot zoning because it is residential to the east and public land and residential to the north and south. The impact of a zoning change in this area at this time can set the precedent for that entire area. Not this year but 5 to 10 years in the future. I have a difficult time looking at that type of a zoning issue and certainly, at this time, would not support it.
- Mr. Barker: I would like to make one comment. We have a long history in Livonia. We have been here since 1952 in the same location. We have 350,000 square feet of office space in Livonia and I welcome any of the members of the board to look at the condition of our existing projects.
- Mr. Kluver: I don't think it is a case of your projects. Your projects are outstanding. The ones that you have built in the City of Livonia at Farmington and Schoolcraft and the balance of your project on the Schoolcraft Service Drive. There is no question about that. Those areas are research and engineering and office zoning. I, as one commissioner, do not see that as a P.S. area at this time. To me that represents a long term residential, potentially a planned unit development, or even an extension of the condominium development. There is no guarantee that the continuing usage of the junior high is going to be on that basis. The land is too valuable to be leased out on that basis.
- Mr. Barker: I might point out that it is just slightly over an acre of property and it is locked by the school property and the church property.
- Mr. Kluver: I appreciate that and I have great sympathy for the residents.
- John Lytle: I have been living in that area 38 years. I am a retired police officer from the City of Livonia and I know some of the problems that you run into in zoning and whatever. At the present time my wife and I financially and physically can no longer maintain our property and I have a physical condition that doesn't let me do much. In the past few years I have done a fair amount of vegetable gardening between the homes. It has gotten to the point where I started to do it this year and the body will not take it. My wife's physical condition has deteriorated in the past year and she is going to have to retire on social security with no retirement pension and she has been working for the last ten years in order for us to make ends meet. We can no longer afford to live here as much as I would like to but I will tell you there are a lot of problems connected with that school back there. I think most of you have been made aware of them at one time or another. We can't even let our grandkids go out in back and play especially during school week. We cannot handle the parking lot noises, the street noises, the

tires squealing on the road. We are afraid to let the grandkids play out in the front yard. I just want to give you my input as to what it is like to live there and I would like to see anybody else try to cope with it there.

Mr. Engebretson: I think Mr. Kluver is absolutely correct in his assessment of how this proposal is a matter of spot zoning, which we have been consistently concerned with. However, I think if you look at the surrounding uses, in this particular case, that the spot zoning is of less concern and I would urge approval.

Mr. Morrow: Just to reinforce what Jack has said here and I don't find a lot of fault with what Herm said, but given the public lands now in the quasi private use, P.S. is a zoning that can live somewhat in harmony with residential uses, that is one of the reasons I said earlier I support this petition.

Mr. Engebretson: I want to add that my support is based on P.S. zoning and if the petitioner comes back for commercial, he is going to run into a lot of opposition and I want you to know that in advance.

Mr. Kluver: This is P.S. zoning correct? This is a C.P.A. firm?

Mr. Vyhnaelek: Correct.

There was no one else present wishing to be heard regarding this item and Mr. Vyhnaelek, Chairman, declared the public hearing on Petition 89-4-1-12 closed.

On a motion duly made by Mr. LaPine and seconded by Mr. Morrow, it was

#6-121-89 RESOLVED that, pursuant to a Public Hearing having been held on June 13, 1989 on Petition 89-4-1-12 by Ralph and Suzanne Schweikhart and John and Dolores Lytle requesting to rezone property located on the east side of Newburgh Road between Six and Seven Mile Roads in the Southwest 1/4 of Section 8 from R-4B to P.S., the City Planning Commission does hereby recommend to the City Council that Petition 89-4-1-12 be approved for the following reasons:

- 1) That the proposed change of zoning is in keeping with the developing character of the area.
- 2) That the subject property is no longer conducive to single family residential use.
- 3) That the proposed change of zoning is compatible to and in harmony with the surrounding uses in the area.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

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

AYES: Tent, McCann, Morrow, Sobolewski, Engebretson, LaPine, Vyhnaelek
 NAYS: Kluver, Fandrei
 ABSENT: None

Mr. Vyhnalek, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. McCann, Secretary, announced the next item on the agenda is Petition 89-4-1-13 by JRJ Group for St. Mary's Antiochian Church requesting to rezone property located east of Merriman Road between Six and Seven Mile Roads in the Southwest 1/4 of Section 11 from PL to R-3.

Mr. Bakewell presented a map showing the property under petition plus the existing zoning of the surrounding area.

Mr. Nagy: We have a letter in our file from the Engineering Department stating they have no objections to this proposal.

Meryl Strange, 9612 Sarasota, Redford Twp.: I am with the Board of Directors of St. Mary's Antiochian Church located at 18100 Merriman Road. I request this petition to rezone the property and I am not familiar with all the designations but I did attend your study meeting regarding the use of the property to the rear that was bought from the Livonia School district next to Bryant Junior High. It is our intent to have that property rezoned so we can use it as a parking lot for an expansion of our church and new hall as will be seen with item number 18 on your agenda, a waiver use to add a cultural center to our property on Merriman Road.

Mr. LaPine: How long have you owned this parcel?

Mr. Strange: Approximately since 1972. We bought the property from a doctor that owned it and then through the proper procedure, through the Planning Commission and the Livonia Council we got permission to use the property and build our church there and the cornerstone says 1975. That is when we actually built the church.

Mr. LaPine: How long ago did you buy the parcel from the school?

Mr. Strange: At least 7 years ago.

Mr. LaPine: During that period of time did you know you had to have it rezoned or did you assume when you bought it, it automatically became the designation you wanted?

Mr. Strange: We thought we were going to use it for parking and that was the reason they sold it to us and we assumed it was properly zoned for parking.

Mr. LaPine: I have no objection, it just makes sense it should come out of the PL classification. I just was curious how long you had owned it.

Mr. Morrow: My question might be more appropriate for item 18 but it says to add a meeting hall to the church, item 18 says an activities hall and now I have heard a cultural center. Which is it?

Mr. Strange: It is an activities center for our church and our members to participate in activities that are church related.

Mr. Morrow: Thank you for the record.

Mr. Vyhnalek: During our study session the neighbor to the north was there and have we got that straightened out about the parking and screening of the parking?

Mr. Strange: Immediately after the study session, the pastor of the church and the owners of the adjacent property went out to the site. My understanding is that the architect has submitted a revised plan to the Planning Commission and at the conclusion of the discussion that evening, which lasted about 2 hours, there was a more friendly and harmonious relationship between us and the residents in the area. It is my understanding that what was discussed at your study session is what is on the plans and has been completed.

Mr. Vyhnalek: Thank you. We will take the rest up on item 18.

There was no one else present wishing to be heard regarding this item and Mr. Vyhnalek, Chairman, declared the public hearing on Petition 89-4-1-13 closed.

On a motion duly made by Mr. Kluver, seconded by Mr. Morrow and unanimously approved, it was

#6-122-89 RESOLVED that, pursuant to a Public Hearing having been held on June 13, 1989 on Petition 89-4-1-13 by JRJ Group for St. Mary's Antiochian Church requesting to rezone property located east of Merriman Road between Six and Seven Mile Roads in the Southwest 1/4 of Section 11 from PL to R-3, the City Planning Commission does hereby recommend to the City Council that Petition 89-4-1-13 be approved for the following reasons:

- 1) That the subject property is no longer in public ownership.
- 2) That the proposed change of zoning will provide for the entire site owned by the church to be similarly zoned.
- 3) That churches are normally found in residential zoning districts.
- 4) That the proposed change of zoning will provide for use of the property for church related purposes.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

Mr. Vyhnalek, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. McCann, Secretary, announced the next item on the agenda is Petition 89-4-1-14 by Boris Stoyanovich for Stoyan's Brothers Inc. requesting to rezone property located south of Plymouth Road between Levan Road and Yale Avenue in the Northeast 1/4 of Section 32 from RUF to C-2.

Mr. Bakewell presented a map showing the property under petition plus the existing zoning of the surrounding area.

Mr. Nagy: We have a letter in our file from the Engineering Department stating they have no objections to this proposal.

Mr. Vyhnalek: Mr. Stoyanovich, you want to expand your business?

Boris Stoyanovich, 36071 Plymouth Road: Yes sir.

Mr. Vyhnalek: What business are you in there?

Mr. Stoyanovich: A restaurant, bar, nightclub, and we are wanting to expand about 40 feet to the back and later on maybe a small banquet hall.

Mr. Vyhnalek: How long have you been there?

Mr. Stoyanovich: Since 1980.

Mr. Vyhnalek: You want to expand 40 feet?

Mr. Stoyanovich: Yes sir.

Mr. Vyhnalek: Mr. Nagy, from his building now to RUF is how many feet?

Mr. Nagy: Approximately 70 feet.

Mr. Vyhnalek: So he needs this for parking?

Mr. Nagy: A portion of the property is needed for parking to support his present building expansion not his future plans. For the 40 foot addition to his restaurant he would need to use a portion of the RUF zoned area to support his expanded off-street parking requirement.

Mr. Morrow: Is C-2 zoning required for his expansion other than parking?

Mr. Nagy: Only for parking. The building expansion would occur within the site area already zoned C-2.

Mr. Engebretson: Is the area that is directly behind the restaurant building presently unpaved? Is it a possibility that area could be used to satisfy your parking needs for the planned expansion.

Mr. Stoyanovich: It's possible.

Mr. Engebretson: Doesn't it make sense to look at using the space that adjoins the building rather than using 70 feet or 200 feet away from the building to build a parking lot?

Mr. Vyhnalek: I believe there is blacktop behind his building.

Mr. Stoyanovich: Yes there is. On the east side it is all blacktop.

Mr. Engebretson: I think the space directly behind the restaurant building is not paved. Is that correct?

Mr. Stoyanovich: It is not paved.

Mr. Vyhnalek: That is where the 40 foot building expansion is going.

Mr. Engebretson: That is a lot more than 40 feet. I am trying to understand why you would go so far away from the building to park cars when you apparently have space right adjacent to the building. I guess the answer is that is where you plan to put the 40 feet. How many square feet would this expansion comprise?

Mr. Stoyanovich: 40 x 80 feet so 3200 square feet.

Mr. Kluver: That was my question. Obviously your expansion could be contained within the existing C-2. My question is why do you want C-2? Why don't you ask for parking?

Mr. Stoyanovich: We are looking in the future and maybe later on we are planning on expanding an additional 40 feet or 60 feet.

Mr. Kluver: Is that your intent? That is why you want the C-2?

Mr. Stoyanovich: C-2 is next door. The car wash is C-2. The stores next door to me and behind me. I guess that is the reason I want to go to C-2. This could help us in the future.

Mr. Kluver: You would want the C-2 so eventually you could expand your business even further?

Mr. Stoyanovich: That is right sir.

Mr. Tent: If we were so inclined just to rezone it to parking, would that be acceptable to you at this time. Would you go ahead with your project and then come back at a later date if you are going to propose a meeting hall or something of that type? I would feel more comfortable with parking for the way you are intending to use the property as opposed to going to the C-2.

Mr. Stoyanovich: I don't understand why the property next door to me is C-2 and the buildings behind me.

Mr. Tent: That is the zoning they have now and what you are asking for is a parking use which would fall in the category of the parking zoning. So I, as one commissioner, would go along with that as far as parking.

Mr. Stoyanovich: That is fine.

Don Duff, 35936 Leon: I live right directly behind this. There is nothing between our house and the back of his restaurant and it is quite often an eyesore back there. Garbage trucks coming at three o'clock in the morning instead of when they are supposed to come. There have been people dumping refrigerators and washing machines. We call him up and he is not too swift about removing them. When we bought our home there Elmira was supposed to be cut through. You are looking at 600 feet from Plymouth Road to my property line. I see absolutely no reason for anything coming back C-2 that far. The car wash is another subject that is coming up later. It is time you people started listening to the residents of this City instead of just letting all this slide through. Now as far as the restaurant goes, we have cars that whistle back through there now, cars that are parking out in the field. I just don't see any necessity for that plus the fact he should be made to put some type of buffer between my backyard and my neighbor's backyard with the noise and everything else going on over there.

Mr. Vyhnalek: If the zoning is changed, he will have to put a wall up.

Mr. Duff: There is a wall up but you let him fill the lot in so the effective height of the wall is three feet. That property was all filled in when they dug the expressway and we called the City out and were told he could fill but "not too high". Called them out again "it's too high". Well they made them take the dirt out. This fiasco has been going on for years between the homeowners on Leon and the people who are supposed to be representing our best interest and I have to tell you we have not been represented properly. I could go on and on. I have a business in Livonia and my business is where a business should be. It is on Industrial Road. He can't run a restaurant on Industrial Road but he doesn't need 600 feet from Plymouth Road.

Nick Vesche, 35948 Leon: I would like to object to this rezoning for the same reasons Don had. Not only that, if it would be rezoned to parking, I think a buffer should be put in there. There is nothing in there now. Like he was saying, they had refrigerators out there and we called the City and he didn't move them. We had to call three or four times before they got moved. We really have no cooperation at all. It is an eyesore and at least in R-1 we do have a buffer. It is a dump. I object to it for that reason.

Bill McIntyre, 35996 Leon: I came to the original meeting for Stoyan's. There used to be a guy named Cunningham that built it. That is when we started the spot zoning in here. They were the first one. We had gone through all these meetings and we got into this spot zoning. I am glad you finally realize it. That is what you have done in this whole complex. I would like to see RUF back to R-1 where the original road was planned to go through.

Linda Kovich, 35852 Leon: I do not live behind Stoyan's at all. The noise that comes from that restaurant is ridiculous. At night you have people screaming. You have cars peeling tires. It is very filthy back there. I would much rather see the trees and everything else back there so the little critters can have a place to live other than the cars back there and loitering and everything else.

Guy Smith, 35924 Leon: I live directly behind the proposed area. I would like to say right now it is a big problem. Last year my home was broken into. They pulled into his parking lot and busted in the back of my door and looted my house. If you move that back it will be just that much worse. I have lived there 35 years. We have been before these commissions time and time again. Elmira was supposed to go through. I know people say who promised you that. That was another zoning board and they say we don't care, it wasn't us, it was somebody else. We have been pushed around and walked over so many times that we are getting fed up with it.

Mr. LaPine: Mr. Nagy, can you give us some background as to what happened to Elmira? Is it true a road was supposed to go through there at one time?

Mr. Nagy: I really don't know but I do remember when Arthur was extended to complete that subdivision area and the way the street to the north is situated it is physically possible. There was enough depth there to provide for the expansion but at the time when the other subdivision was developed, the City made the decision not to extend

the road over because it would only promote more traffic in that area from Levan Road from the traffic discharging from the motor car company.

Mr. Engebretson: I would like to ask Mr. Nagy what his feelings are on what the probability would be of developing the R-1 parcel and all or part of that RUF parcel as residential. Could that be done?

Mr. Nagy: The R-1 parcel is very probable. The property has recently been sold and we do have in our office a preliminary layout for that R-1. Those in the audience will be apprised of the fact there will be a public hearing for preliminary plat for that scheduled for the 27th of June when you will see the layout for the R-1 area. That is a separate piece of property under separate ownership from this one. It is theoretically possible to extend that subdivision into the RUF area but you have a separate property owner who would have to be willing to sell his property. I think it is possible but affected property owners have to cooperate and want it to happen.

Mr. McCann: There was a note that the petitioner was considering only going back 50 feet or 70 feet south instead of the whole distance. Was a letter given to the department asking for that request?

Mr. Nagy: Based upon our prehearing review, we did contact the agent for the petitioner who did prepare the site plan, Mr. Gallagher, and advised him that we thought the better rationale was to only extend the commercial to the depth of the commercial zoning that adjoins the property on the west and from there go with a parking zone from dash line south to insure the residential area there would be no commercial buildings built in that area. Mr. Gallagher indicated that seemed to be a reasonable compromise and would advise his client of that but we have not received any official word back.

Mr. McCann: If we just went back and left the RUF and went down 70 feet, would that be sufficient?

Mr. Nagy: Yes it would be.

Mr. McCann: Then we would allow a continuous property line south of that.

Mr. Tent: Mr. Nagy, the R-1 zoning that is being proposed for that development, if some deal were made to pick up the additional RUF, would that be packaged together as one?

Mr. Nagy: It is possible. RUF requires a substantially larger lot size than R-1. You are talking a half acre versus 7,200 square foot lot so you would not get the comparable lot sizes but if the two property owners were to get together the RUF area could be rezoned R-1 and the proposed road extended to provide for one uniform residential development for the area.

Mr. Tent: The other property owner is Mr. Stoyanovich. It would be up to him to negotiate with the balance of the package and if I understand correctly what Mr. McCann said, then if we just use the 70 foot just above it that would straighten out that line and it could be used as a parking area.

Mr. Nagy: It could be a parking area.

Mr. Tent: Mr. Stoyanovich, you have heard what the neighbors have to say about your housekeeping and the noise and all, are you prepared to be a good neighbor and straighten out these things?

Mr. Stoyanovich: I am trying to be a good neighbor. If you stop by my place today, it has never been so clean. About two months ago somebody threw a washer and dryer there and I can't help it. Somebody called the restaurant. Next day they called a city inspector. They sent me a letter and the next day that washer and dryer were gone. Let them stop by and check it out for themselves. We are changing the restaurant and it is so modern now.

Mr. McCann: If we granted the C-2 back to that R-1 line to the west of you, would that be sufficient for what you are planning to do today?

Mr. Stoyanovich: I think so.

Mr. McCann: Would you consider working out a deal with the property owner that owns that R-1 and possibly joining the rear portion of your property into residential? Selling off your property to him so he can continue his R-1 residential through the RUF that you have there?

Mr. Stoyanovich: I would be willing to negotiate with him.

Mr. McCann: That would create a buffer between you and the subdivision. It would put more homes between you and the subdivision and the people buying the new homes would know what they were getting into. You would have the 70 foot that you would need to do your expansion presently and you would also be able to sell off a nice piece of property hopefully for some profits to build your expansion.

Mr. Stoyanovich: It could be worked out.

Mr. Morrow: I want the petitioner to go away with my view. You had mentioned earlier a banquet type hall. I don't think this body would ever go along with encouraging something any closer to residential and I think it is important that you get a sense of how this body feels. We are a little antsy about extending the parking a little further but C-2 for a banquet hall would just be unconscionable in my view and I think I speak for the majority of this board on that point.

Mr. Vyhnalek: It has been recommended that 70 feet for C-2 and leave the remaining RUF. That is how we stand now.

There was no one else present wishing to be heard regarding this item and Mr. Vyhnalek, Chairman, declared the public hearing on Petition 89-4-1-14 closed.

On a motion duly made by Mr. Kluver and seconded by Mr. Morrow, it was

#6-123-89 RESOLVED that, pursuant to a Public Hearing having been held on June 13, 1989 on Petition 89-4-1-14 by Boris Stoyanovich for Stoyan's Brothers Inc. requesting to rezone property located south of Plymouth Road between Levan Road and Yale Avenue in the Northeast 1/4 of Section 32 from RUF to C-2, the City Planning Commission does hereby table Petition 89-4-1-14 until June 20, 1989 in order to develop accord with the

petitioner and the residents to meet the proper type of development in the area and encompass the R-1 and give them sufficient area to develop commercial.

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

AYES: Kluver, Tent, McCann, Morrow, Sobolewski, Engebretson, Fandrei
 NAYS: LaPine, Vyhnaelek
 ABSENT: None

Mr. Vyhnaelek, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. McCann, Secretary, announced the next item on the agenda is Petition 89-5-1-15 by Veterans of Foreign Wars requesting to rezone property located south of Seven Mile Road and east of Middlebelt Road in the Northwest 1/4 of Section 12 from R-9II to P.

Mr. Bakewell presented a map showing the property under petition plus the existing zoning of the surrounding area.

Mr. Nagy: We have a letter in our file from the Engineering Department stating their office has no objections to this proposal.

George Bisel, 36039 Six Mile Road; I am here to represent the petitioner as Commander of VFW Post 3941. We came before this group on a previous occasion about three years ago. We had a general acceptance from the Commission. We had a rather strong statement on our behalf, particularly by Mrs. Hildebrandt at that time on the commission. She pointed out the fact that it is a landlocked parcel. We have no way we can use it with the present zoning. There was a gentleman here from the adjoining apartments who had some objection and we met with him and he indicated an interest in purchasing it so with that interest we withdraw it and tabled it. He subsequently lost interest. It was just a delaying tactic. We have need for it for parking. We have a good deal of parking for our patrons but we need to expand our parking facilities and this is a logical place to put it.

Mr. Morrow: Mr. Bisel, is that map accurate from a standpoint that your property is surrounded by parking? Is that parking for apartments?

Mr. Bisel: Yes there is parking for the apartments.

Mr. Morrow: So the uses around you are all parking?

Mr. Bisel: They have a swimming pool directly south of us. The only people who get any use of the property right now are the apartment dwellers. We are paying the taxes and maintaining the property. They use it as a short cut and I am sure if we develop something in there, we will have to do it as funds become available. We need to get the zoning so it will be clear when we get the funds we need to do it.

Mr. LaPine: Has that parcel always been part of the VFW overall parcel? I am curious. I can't understand why that whole parcel wasn't R-7.

- Mr. Bisel: This area (he pointed it out on map) was the Armenian Home. They intended to develop apartments for the aged and when we acquired it I believe, this was before I became a member, my understanding is the entire parcel was R-92. Everything along Seven Mile is zoned C-2. We had a little section behind Burger King which we sold to them and they are using it for parking and that was also a part of the property we acquired from them.
- Mr. LaPine: If we give you parking in that area, how do you control that only your members park there?
- Mr. Bisel: We have a wall across the back of our lot. I would presume that we would develop some kind of a wall or some kind of shrubbery or something around it.
- Mr. Vyhnaelek: I believe a wall would be required.
- Mr. Bisel: I am in favor of greenery. I would prefer to put in some flowering shrubbery around it.
- Mr. LaPine: The owners of the R-7 property have never shown any interest lately about purchasing that property to make that a continuation of the R-7?
- Mr. Bisel: I think the gentleman that contacted us had a dream he could erect some six to nine story apartments and that didn't develop so he lost interest and my understanding is it has since changed hands.
- Mrs. Sobolewski: You do not plan on expanding your hall at all?
- Mr. Bisel: We have recently nearly completed our fox hole. That is a small room we have in the basement and that is used for our traveling pool league. It is for members and if we start to have that open on a regular basis it will require additional parking. We are not really settled on what our plans are going to be. There has been some effort to develop it for sale, the entire parcel, but I don't think the membership will approve of that. We would like to retain it and I think probably we will be adding to our parking area to the west of our building so some of our bingo players that insist on parking along the west side of building will leave the way clear for fire trucks to get through.
- Mr. Vyhnaelek: Are you going to add to the building.
- Mr. Bisel: No.
- Mr. Engebretson: Mr. Bisel, does the VFW Post own the property immediately north of the parcel in question?
- Mr. Bisel: Yes, everything from the Burger King east to fish place is property of VFW.
- Mr. Engebretson: Wouldn't it be more logical to have that parking lot constructed on that property? I am talking about the grass area.
- Mr. Bakewell: The majority of the parking is to the east of the building and there is some on the west side. But from here (he pointed this out on map) over to Burger King is grass.

Mr. Vyhnalek: Mr. Engebretson wanted to know if you are ever going to develop that grass area into parking?

Mr. Bisel: Probably part of it.

Mr. Engebretson: If you are planning to use that area for parking then it would seem to me that it would make sense to use it first and hold the area in question in reserve because the fact of the matter is there are some apartment buildings fairly close to that property and I presume social functions go very late at night and the party continuing in the parking lot. As we have heard earlier tonight those kinds of things happen and I am not opposed to extending the parking back there but I think it makes sense to do it in stages where you utilize what is the least offensive first and keep that in reserve for your future needs.

Mr. Bisel: It doesn't allow us to do anything but parking with this valuable piece of property. It is something that possibly we could get a buyer for in the future and we would still be retaining the parking area. We just signed a pretty sizable mortgage agreement and we have to keep operating. I don't think we are offensive neighbors. I had some business at the hall last Saturday night and I was there until 3:30 a.m. and I was the only one in the place and the whole neighborhood was dark except for a lot of people hotrodding up and down Seven Mile Road, but when I went out in the pitch black and went in my car at 3:30 a.m. there was still light and noises in the apartment building so they are a lot noisier than we are.

There was no one else present wishing to be heard regarding this item and Mr. Vyhnalek, Chairman, declared the public hearing on Petition 89-5-1-15 closed.

On a motion duly made by Mrs. Sobolewski and seconded by Mrs. Fandrei, it was

#6-124-89 RESOLVED that, pursuant to a Public Hearing having been held on June 13, 1989 on Petition 89-5-1-15 by Veterans of Foreign Wars requesting to rezone property located south of Seven Mile Road and east of Middlebelt Road in the Northwest 1/4 of Section 12 from R-9II to P, the City Planning Commission does hereby recommend to the City Council that Petition 89-5-1-15 be approved for the following reasons:

- 1) That the proposed change of zoning represents a minor extension of a non-residential zoning district into a residential area.
- 2) That the proposed change of zoning will provide for additional off-street parking to serve the adjacent commercial use.
- 3) That the proposed change of zoning is compatible to and in harmony with the surrounding uses in the area.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

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

AYES: Tent, McCann, Morrow, Sobolewski, Engebretson, Vyhnaiek,
Fandrei
NAYS: Kluver, LaPine

Mr. Vyhnaiek, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. McCann, Secretary, announced the next item on the agenda is Petition 89-5-1-16 by Ashley Construction Inc. requesting to rezone property located on the east side of Newburgh Road between Seven and Eight Mile Roads in the Southwest 1/4 of Section 5 from RUFC to R-4C.

Mr. Bakewell presented a map showing the property under petition plus the existing zoning of the surrounding area.

Mr. Nagy: We have a letter in our file from the Engineering Department stating the City of Livonia owns the North 43 feet of the area being considered for rezoning.

Ernie Bourassa, 17570 Ellen Drive and Michael Priest, 14655 Riverside, Petitioners:

Mr. Vyhnaiek: What are you planning on doing? Building a small subdivision?

Mr. Bourassa: Yes. We own property to the south of the petitioned property also.

Mr. Priest: We purchased the property immediately south of the petitioned property last year and we had it rezoned to the same classification last year.

Mr. Vyhnaiek: R-4C, which is 90 foot by 130 foot.

Mr. Priest: Right. This piece is contiguous to it and we will put the whole thing together.

Mr. Vyhnaiek: About how many homes with the two parcels?

Mr. Priest: Probably 22.

There was no one else present wishing to be heard regarding this item and Mr. Vyhnaiek, Chairman, declared the public hearing on Petition 89-5-1-16 closed.

On a motion duly made by Mr. Kluver, seconded by Mr. Tent and unanimously approved, it was

#6-125-89 RESOLVED that, pursuant to a Public Hearing having been held on June 13, 1989 on Petition 89-5-1-16 by Ashley Construction Inc. requesting to rezone property located on the east side of Newburgh Road between Seven and Eight Mile Roads in the Southwest 1/4 of Section 5 from RUFC to R-4C, the City Planning Commission does hereby recommend to the City Council that Petition 89-5-1-16 be approved for the following reasons:

- 1) That the proposed change of zoning is consistent with the Future Land Use Plan which recommends low density residential land use for the subject area.

- 2) That the proposed change of zoning is compatible to and in harmony with surrounding uses in the area.
- 3) That the proposed change of zoning is consistent with the existing zoning of adjacent property.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

Mr. Vyhnalek, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. McCann, Secretary, announced the next item on the agenda is Petition 89-5-1-17 by Linda LaMaumauiex requesting to rezone property located south of Grantland Avenue between Arcola Avenue and Inkster Road in the Southeast 1/4 of Section 25 from R-1 to P.

Mr. Bakewell presented a map showing the property under petition plus the existing zoning of the surrounding area.

Mr. Nagy: We have a letter in our file from the Engineering Department stating they have no objections to this proposal.

Linda LaMaumauiex, 12275 Inkster: We have a business called Cliff Green Sales. We have been a family owned and operated business since 1953. What we would like to do on this rezoning is to put our parking there. The way it is designed, and we have the design okayed, everything is as it should be. We would like to have an entry and exit on Grantland and possibly if we could get a sign to say "No Left Turn" from the driveway so everyone would be turning right, which would put them going eastbound on Grantland and hitting the light at Grantland and Inkster therefore avoiding any traffic going through the neighborhood. We think that would be beneficial. We, of course, plan to landscape it nicely. We would have the parking lot open only during our hours and months of business, which Monday through Saturday is 10:00 a.m. to 8:00 p.m., and Sunday 12:00 p.m. to 5:00 p.m. After the 4th of July we are closed on Mondays. Our business operates April through September. We have thought of suggesting that we could put some sort of chain across so the neighbors would not have to worry about people parking or drinking or whatever people do in vacant parking lots. Also, at the east side of the parking lot we would be happy to put up a privacy fence and also landscaping in such a manner that it would be pleasant to look at. There is not, in my opinion, a lot of other usage for the area. To the west is the VFW, to the north is Wayne County Road Commission. It is not a desirable place to build a home. We are glad to cooperate in any way but it is necessary for us to have the parking lot to continue operating.

Mr. LaPine: John, do they now have a valid non-conforming use there?

Mr. Nagy: That is correct.

- Mr. LaPine: It is my understanding the reason you have to move your parking is that Inkster Road is being widened there so you are losing a certain portion of your property where your parking is.
- Ms. LaMaumauiex: That I believe is part of it. I don't know a lot about it. I think a lot of the width is coming from the Redford side. However, a greenbelt is going in so where our present parking is there will be grass to the sidewalk and we would have no parking.
- Mr. LaPine: When the widening is completed and the parking, if it is approved and moved, now you store things out in front of your house. Will any of that be moved to the rear? Will that go on this parking property at all?
- Ms. LaMaumauiex: No. Our sales area will remain where it is.
- Mr. LaPine: Do you construct any of this material you sell there at this location?
- Ms. LaMaumauiex: We do some assembly. We do not manufacture anything.
- Mr. LaPine: Have you ever looked into the possibility of moving to another location? I used to live in that area and I believe your business has expanded. You were small and now you have grown to quite a good sized business and I would think it might be the right time to look around for a new location to operate your business. You could still have your home there. I do have some problems. I think that you need the parking. I have been there and sometimes the parking has been a problem especially when you have to back out onto Inkster Road. It can be very dangerous and I am wondering if you have ever thought of that possibility. Maybe finding a larger parcel where you could operate and maybe build a building where you could put some of the stuff on the inside.
- Ms. LaMaumauiex: I suppose anyone in business has always looked at the option of expanding but we don't care to get any bigger. We are happy the way it is. We don't want to have branches or be throughout the United States. We are just happy running the type of operation that we have.
- Mr. Stupar, 12319 Arcola: That is on the west side approximately in the middle of the block. I have been there 18 years. I am a family man and raising a family and there is more than what meets the eye here. She says she wants to enter on Grantland. At the end of Grantland that area there has been widened. It was widened for the purpose of plant traffic coming out of there. It is a bottleneck and when she puts her parking in there, when that plant lets out, it is going to be a bottleneck. The lot she is talking about is a nice lot. It is kept up fine. She doesn't have to make it any better. Another thing is if she turns that into parking, it is going to lower the property value of our homes there. She has other areas for parking and maybe she could work something out plus she owns other lots there too and where she is going to put that parking she has inventory right now, you couldn't fit another thing in there. That inventory has got to go some place. I think there is more than

meets the eye because eventually she is going to want exits on Arcola because with the GM traffic coming out of there, it is just not going to work. I don't know why we the residential area people have to suffer because something has been taken away from her for the City. It is going to end up being a difficult situation.

Gerald Quin, 12320 Arcola: We are opposed to the parking lot. That area now is used for storage. It is supposed to be residential. They have dog houses stored there. They have camper tops in there. They also have a garage they use for assembling and I guess this can't be closed down because of the grandfather law. I am just opposed to it being a parking lot.

James Flick, 12268 Arcola: I am against the parking lot. As they mentioned earlier they want to put up a "No Left Turn" sign. Well we have signs that say "No Right Turn" coming out of Inland and everybody ignores them anyways. On Arcola now we have truck deliveries in the summertime with huge trailers that drop off picnic tables which may remain there for weeks at a time and I think it is a complete eyesore.

Sandy Quin: I have collected a few signatures from the neighbors on Arcola. (She presented the petition to the Commission). The petition states they are against the rezoning.

Ray Owen, 12377 Arcola: We are about 3 lots away from the proposed lot. I have two small children that ride their bikes and play in the street, etc. There are some days that I wonder if we have more traffic on Arcola than on Inkster Road. I think one of the problems is the traffic out of the Inland plant. The sign is there but the people ignore it. I think the creation of a parking lot on the corner of our residential street will add to the traffic flow which concerns me. Another concern that has been mentioned is the storage of picnic tables, etc. A trailer is parked there during the winter for months and I think it just adds to a situation that is going to become an eyesore.

Christine Ellen, 12377 Arcola: I have lived there for 11 years. I am opposed to this petition. Notwithstanding my two small children, we put up with sufficient traffic from the Inland plant. We put up with trucks loading and unloading.

Leon Stumpf, 12420 Arcola: I feel the parking lot would be beneficial. It would keep the cars from parking in front of my home and keep the cars off the street. I also think that Fisher Body is more of a traffic hazard than this business here could be and I am for the parking lot there.

Ms. LaMaumauiex: I would like to comment. The trailer that is spoken about being parked on Arcola we haven't owned for at least one to two years. We no longer have it. As far as the camper top. We do have a pickup truck that has a camper top and sometimes we take the camper top off and put it on the ground. I could put it someplace else I guess. I don't know of any trailers that stay for weeks at a time. Sometimes it takes a little while to get unloaded but the trucks that come in are vendors that come in and they don't want to leave

their trucks for weeks at a time. I may have misunderstood what my neighbors said but this is my rebuttal. Right now we do have lots and lots of tables and lots and lots of everything because this is our peak season and if I don't have two loads of picnic tables a week at least then my lot would be empty and if my lot was empty then I wouldn't be making a living. I really do want to cooperate.

Mr. Morrow: Your parking lot is not intended to have an exit onto Arcola is it?

Ms. LaMaumauiex: No sir it is not. I have no desire for there to be traffic back there. I can appreciate what the neighbors are saying. I have no desire to do that. That's why we designed it the way we did. I can't be a policeman out there and give tickets or whatever you do for an illegal turn but I think that a sign saying you can only turn right would be good and I think it is feasible. Why would you want to turn left? Why would you want to go through the neighborhood to come up to Inkster or Plymouth where there is no light and then have to fight the traffic. The feasible way to exit would be to leave and turn eastward on Grantland until you come up to the traffic light and can turn whichever way you want at the light.

Mr. Morrow: You are not anticipating adding to any traffic you are just accomodating your customers. It is a lot safer than what we have on Inkster Road.

Mrs. Sobolewski: Linda, how many cars do you think you will be parking on the lot? How many parking spaces are you looking to build?

Ms. LaMaumauiex: We have ten proposed parking spots. I don't think we need any more than ten.

Mrs. Sobolewski: You are planning on leaving a greenbelt, perhaps some kind of plantings between you and your neighbors?

Ms. LaMaumauiex: Yes. We certainly want to landscape it nicely.

There was no one else present wishing to be heard regarding this item and Mr. Vyhnaiek, Chairman, declared the public hearing on Petition 89-5-1-17 closed.

On a motion duly made by Mr. Engebretson and seconded by Mr. Tent, it was

#6-126-89 RESOLVED that, pursuant to a Public Hearing having been held on June 13, 1989 on Petition 89-5-1-17 by Linda LaMaumauiex requesting to rezone property located south of Grantland Avenue between Arcola Avenue and Inkster Road in the Southeast 1/4 of Section 25 from R-1 to P, the City Planning Commission does hereby table Petition 89-5-1-17 until the study meeting of June 20, 1989 so that we can have an opportunity to have a better understanding of what the petitioner is planning to do.

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

AYES: Kluver, Tent, Morrow, Sobolewski, Engebretson, LaPine,
Vyhnaiek, Fandrei
NAYS: McCann
ABSENT: None

Mr. Vyhnaelek, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. McCann, Secretary, announced the next item on the agenda is Petition 89-5-1-18 by Leonard and Vicki Turowski requesting to rezone property located on the east side of Doris, north of Five Mile Road, in the Southeast 1/4 of Section 14 from P.S. to R-1.

Mr. Bakewell presented a map showing the property under petition plus the existing zoning of the surrounding area.

Mr. Nagy: We have received a letter from the Engineering Department stating they have no objections to this proposal.

Mr. Vyhnaelek: You are going from P.S. to R-1 to build one home?

Leonard Turowski, 35462 Gardner: Yes.

Mr. Vyhnaelek: All the rest of the homes on Doris are R-1?

Mr. Turowski: Yes.

There was no one else present wishing to be heard regarding this item and Mr. Vyhnaelek, Chairman, declared the public hearing on Petition 89-5-1-18 closed.

On a motion duly made by Mr. Morrow and seconded by Mr. Tent, it was

#6-127-89 RESOLVED that, pursuant to a Public Hearing having been held on June 13, 1989 on Petition 89-5-1-18 by Leonard and Vicki Turowski requesting to rezone property located on the east side of Doris, north of Five Mile Road, in the Southeast 1/4 of Section 14 from P.S. to R-1, the City Planning Commission does hereby recommend to the City Council that Petition 89-5-1-18 be approved as amended for the following reasons:

- 1) That the proposed change of zoning is consistent with the zoning classification on adjacent residential property.
- 2) That the proposed change of zoning is compatible to and in harmony with the surrounding uses in the area.
- 3) That the proposed change of zoning will have no detrimental effect on the adjacent Funeral Home property.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

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

AYES: Tent, McCann, Morrow, Sobolewski, Engebretson, LaPine,
Vyhnaelek, Fandrei
NAYS: None
ABSTAIN: Kluver

Mr. Vyhnaelek, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. McCann, Secretary, announced the next item on the agenda is Petition 89-5-1-19 by William L. Roskelly requesting to rezone property located west of Inkster Road between Lyndon Avenue and Five Mile Road in the Northwest 1/4 of Section 24 from RUF, R1-A, and R-3A to R2-A.

Mr. Bakewell presented a map showing the property under petition plus the existing zoning of the surrounding area.

Mr. Nagy: We have a letter in our file from the Engineering Department stating their office has no objections to this proposal.

Mr. Vyhnalek: You want to change the RUF, R1-A, and R-3A to R2-A so you can build homes?

Bill Roskelly, 15126 Beech-Daly Road: Yes. I selected, certainly one of my options could have been 60 foot lots, but I chose to use 70 foot lots attempting to get sites that would allow the preparation of homes with attached garages. Hopefully these homes would be in the area of around \$100,000, which I think the City is in dire need of.

Mr. Vyhnalek: This is landfill area?

Mr. Roskelly: Certain portions of it is the landfill area known as Como Lake.

Mr. Vyhnalek: You have done the proper testing to find out if homes can be built on that site?

Mr. Roskelly: Yes. I believe in the past there has either been rumors or petitions that this land be used for apartments, church complexes, senior citizens and that sort of thing. I have heard other people say it might be rezoned to commercial. I believe my use would be very compatible to the area and certainly I hope this commission would agree.

Mr. Tent: You are the owner of the property is that correct?

Mr. Roskelly: That is correct.

Mr. Tent: You would be the developer of this project?

Mr. Roskelly: Correct.

Mr. Tent: It was mentioned that this was landfill area and you are perfectly willing to back it up. We won't have any erosion there. We won't have any collapsing basements there?

Mr. Roskelly: Certainly one of the chores in the process of the past year and a half in purchasing this land was to make a very thorough examination of the soil, being aware that it was a former lake. Along with that there is a large storm sewer that will be proposed under the road on the plat. I have dealt through engineering on this and I am sure your Engineering Department will agree that whatever has to be done will be done.

Mr. Tent: The sewers will traverse along the road?

Mr. Roskelly: It will be under the proposed road.

Star Ard, 14451 Inkster Road: I am the first place south of that. I wonder where the street is going to be. That is all wild through there. We have all kinds of critters and I don't want that disturbed. Where is the road going to be?

Mr. Vyhnalek: That is site plan. This is just trying to get the correct zoning.

Ms. Ard: But you are the guys who started it. You rezoned it.

Mr. Vyhnalek: I am sure if you ask Mr. Roskelly he probably has a sketch that he will be glad to show you.

Mr. Roskelly showed the sketch to the neighbors.

Joe Willim, 27800 Barkley: My only concern is the drainage problem.

Mr. Vyhnalek: That will be taken care of by our City Engineer to see that is done properly or else he cannot build.

Mr. Willim: I am not opposed to it at all.

Terry Mascaro, 28140 Lyndon: I have no problem with residential housing. We moved to Livonia for that reason. We wanted to see more residential. My concern is this area that runs through there. I have lived there for three years and you cannot walk in that area when it rains. My concern is how do you develop through there? Will those storm drains be able to handle it?

Mr. Vyhnalek: I am sure our City Engineer will see it is handled.

Mr. Roskelly: The large box sewer under the proposed road is 16 foot by 12 foot and we are certainly not in the need of any sewer capacity in the form of storm water. Our design is such that your Engineering Department mandates that all the water we will shed will be shed on our property.

Bill Queen, 27954 Lyndon: I have the corner lot. Our kids ice skate in the winter time out there because the water just stays. How much easement is there between the houses?

Mr. Vyhnalek: That is going to be on site plan sir.

Mr. Nagy: There is an easement behind your home.

Mr. Roskelly: To relate to your question there is an existing easement. There will be no building on that.

Steve Thomas, 28131 Oakley: I can look out my window and see primarily a great majority of the property. I am very much in favor of what the petitioner is going for today. The only question I have is once this zoning is approved, what are the chances of something changing later on such as the property not being able to be built on.

Mr. Vyhnalek: If it can't be built on for an R-2A, it will probably lay vacant.

Mr. Morrow: Basically you will have a public hearing on this. If this prevails, he will come back. You will see all the residential lots and the streets. We will have a public hearing on how it is platted. You will see where the lots are, the size of the lots. So you will get more input as it moves along to the approval stages.

Mr. Thomas: That sounds great.

Walter Stark, 27424 Oakley: I just wanted a clarification from Mr. Morrow. You said if this petition is okay then they will get into the sizes of the lots, 70 vs 80?

Mr. Morrow: Minimum will be 70 foot wide.

Mr. Stark: My only objection would be that he is taking the lower one.

Mr. Morrow: A good share of it abuts the R-1 classification and he kind of took the middle of the road with R-2 versus R-1 and R-3.

Mr. Roskelly: Presently the land across the street and contiguous to his land is R-1, which at this moment, without rezoning, I could built on 60 foot lots. I am really increasing the size of the lots.

There was no one else present wishing to be heard regarding this item and Mr. Vyhnaelek, Chairman, declared the public hearing on Petition 89-4-1-19 closed.

On a motion duly made by Mr. Kluver, seconded by Mr. Tent and unanimously approved, it was

#6-128-89 RESOLVED that, pursuant to a Public Hearing having been held on June 13, 1989 on Petition 89-4-1-19 by William L. Roskelly requesting to rezone property located west of Inkster Road between Lyndon Avenue and Five Mile Road in the Northwest 1/4 of Section 24 from RUF, R1-A, and R-3A to R2-A, the City Planning Commission does hereby recommend to the City Council that Petition 89-4-1-19 be approved for the following reasons:

- 1) That the proposed changes of zoning are consistent with the Future Land Use Plan.
- 2) That the proposed changes of zoning are compatible to and in harmony with the surrounding uses in the area.
- 3) That the proposed change of zoning will provide for single family residential development similar to what is existing in the neighborhood.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

Mr. Vyhnaelek, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. McCann, Secretary, announced the next item on the agenda is Petition 89-4-2-27 by J. P. Ryan requesting waiver use approval to operate a trucking

facility with outdoor storage of vehicles on property located on the west side of Farmington Road between Schoolcraft Road and the C&O Railroad in the Northeast 1/4 of Section 28.

Mr. Bakewell presented a map showing the property under petition plus the existing zoning of the surrounding area.

Mr. Nagy: We have a letter in our file from the Engineering Department stating their office has no objections to this proposal. We also have a letter from the Fire Department indicating their office has reviewed the plan and has no objections to its development.

Mr. Vyhnalek: Mr. Ryan do you own the business to the north or south of the petitioned property?

Michael Ryan, 15095 Fairfield: My father owns the business to the south since 1973.

Mr. Vyhnalek: You have stored vehicles on that lot since 1973 and you have expanded to the north. You have bought this land and cleaned it up?

Mr. Ryan: That is correct. In November of 1987 we purchased the land just north of us to expand our facility.

Mr. Vyhnalek: What are you storing on that property right now?

Mr. Ryan: Semi-trailers. Forty to forty-five foot semi-trailers.

Mr. Vyhnalek: Some tractors?

Mr. Ryan: The tractors are stored on the land south.

Mr. Vyhnalek: At our prehearing review we wanted some hard surface for the customer parking in front.

Mr. Ryan: In speaking with Mr. Shane we had resubmitted a site plan. At this point we haven't decided whether it will be asphalt or cement but it will take care of the customer and employee parking area.

Mr. Shane: He did submit the site plan as indicated and he will be paving approximately 8,000 feet of land area. He has indicated on the site plan locations of cars and a substantially wider driveway.

Mr. Vyhnalek: What about the shrubbery?

Mr. Shane: There is a substantial landscape area already in front of the property. The rest of the property is used for storage.

Mr. Vyhnalek: What did our engineers indicate about gravel parking lot?

Mr. Shane: When they say hard surface, it means dust free surface, so it can be gravel, asphalt, concrete or anything like that wherein the dust is taken care of.

Mr. Vyhnalek: You are satisfied?

Mr. Shane: Yes.

There was no one else present wishing to be heard regarding this item and Mr. Vyhnaelek, Chairman, declared the public hearing on Petition 89-4-2-27 closed.

On a motion duly made by Mr. Tent, seconded by Mrs. Fandrei and unanimously approved, it was

#6-129-89 RESOLVED that, pursuant to a Public Hearing having been held on June 13, 1989 on Petition 89-4-2-27 by J. P. Ryan requesting waiver use approval to operate a trucking facility with outdoor storage of vehicles on property located on the west side of Farmington Road between Schoolcraft Road and the C&O Railroad in the Northeast 1/4 of Section 28, the City Planning Commission does hereby recommend to the City Council that Petition 89-4-2-27 be approved subject to the following conditions:

- 1) That the Site Plan marked Exhibit "A" dated 6-12-89, which is hereby approved, shall be adhered to.
- 2) That there shall be no outdoor storage of wrecked vehicles, engine parts or other such equipment.

for the following reasons:

- 1) That the proposed use complies with all of the waiver use standards and requirements set forth in Section 16.11 and 19.03 of the Zoning Ordinance #543.
- 2) That the subject site has the capacity to accommodate the proposed use.
- 3) That the proposed use is compatible to and in harmony with the surrounding uses in the area.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

Mr. Vyhnaelek, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. McCann, Secretary, announced the next item on the agenda is Petition 89-4-2-31 by M. Louis Sabatini requesting waiver use approval to sell previously owned classic automobiles within an existing building located on the north side of Plymouth Road between Merriman and Hubbard Roads in the Southeast 1/4 of Section 27.

Mr. Bakewell presented a map showing the property under petition plus the existing zoning of the surrounding area.

Mr. Nagy: We have a letter in our file from the Fire Marshal's office stating their office has no objection to this development. We also have received a letter from the Traffic Bureau submitting the following comments: 1. The boundaries of the parking lot should be curbed to prevent encroachment on adjoining parcels or greenbelt areas. Parking blocks would be suitable. 2. I am apprehensive that the planter units between the handicapped parking spaces next to the

building may create a hazardous situation if the driver misjudges or forgets the location of the planters. 3. Install a post or posts in the sidewalk next to the west side of the drive to prevent driving on the walk. 4. Provide a "proper" drive approach between the sidewalk and roadway. It should be 25 feet wide with a 25 foot radii. A chord line rather than an arc is preferred. This will necessitate additional greenbelt on the east side of the drive. We also have in our file a letter from the Engineering Department stating their office has no objections to this proposal and lastly we have a letter from the Ordinance Enforcement Division stating the following deficiencies or problems were found: 1. The fence is missing at the north property line. The fence should be installed or the Planning Commission may wish to consider landscaping for this area. 2. The fence is missing from the west property line and must be reinstalled.

Mr. Vyhnalesk: What do you plan to do with this building?

Louis Sabatini, 19433 Ingram: We are going to have antique and classic automobiles all for sale inside the building. There will be no cars outside. I have spoken to Mr. MacDonald and some other people in his office about the fence and we hope it will be up within three to four weeks.

Mr. Kluver: Are you going to operate this business yourself?

Mr. Sabatini: Yes.

Mr. Kluver: Will there be any type of repair facility or any type of repair work on these vehicles?

Mr. Sabatini: No we won't own any of the vehicles. They will be on consignment only.

Mr. Kluver: What are your hours of operation?

Mr. Sabatini: Probably, we haven't really set them yet, ten in the morning until six or seven in the evening.

Mrs. Fandrei: Mr. Sabatini, is this similar to the business on Eight Mile between Beech Daly and Inkster?

Mr. Sabatini: It will be similar to that only they own their cars and this will be consignment only.

Mrs. Fandrei: Were you planning on replacing the two dead trees in your back area?

Mr. Sabatini: Yes. We spoke to Mr. MacDonald and he said that some of the shrubbery was dead and it was just put in last year so they are still guaranteed so the landscaper is coming out to replace them.

Mrs. Fandrei: You have already made arrangements?

Mr. Sabatini: Yes.

There was no one else present wishing to be heard regarding this item and Mr. Vyhnalesk, Chairman, declared the public hearing on Petition 89-4-2-31 closed.

On a motion duly made by Mrs. Fandrei, seconded by Mr. Engebretson and unanimously approved, it was

#6-130-89 RESOLVED that, pursuant to a Public Hearing having been held on June 13, 1989 on Petition 89-4-2-31 by M. Louis Sabatini requesting waiver use approval to sell previously owned classic automobiles within an existing building located on the north side of Plymouth Road between Merriman and Hubbard Roads in the Southeast 1/4 of Section 27, the City Planning Commission does hereby recommend to the City Council that Petition 89-4-2-31 be approved subject to adherence to the previously approved site plan for the subject site under Petition 87-9-2-42 including the construction of the fence required along the north and west property lines and the following additional conditions:

- 1) That the Floor Plan dated 4-17-89 prepared by William Barbow which is hereby approved shall be adhered to.
- 2) That the maximum number of cars parked or displayed within the building at any one time shall not exceed 30.
- 3) That there shall be no outside parking, display or storage of cars on the subject site other than those belonging to customers and employees.
- 4) That the fence be erected as required and the dead trees be replaced.

for the following reasons:

- 1) That the proposed use complies with all of the waiver use standards and requirements set forth in Section 11.03 and 19.06 of the Zoning Ordinance #543.
- 2) That the subject site has the capacity to accommodate the proposed use.
- 3) That the proposed use is compatible to and in harmony with the surrounding uses in the area.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

Mr. Vyhnaek, Chairman, declared the motion is carried and the foregoing resolution adopted.

On a motion duly made by Mr. Morrow, seconded by Mr. Tent and unanimously approved, it was

#6-131-89 RESOLVED that, the City Planning Commission does hereby determine to waive the provisions of Section 10 of Article VI of the Planning Commission Rules of Procedure requesting the seven day period concerning effectiveness of Planning Commission resolutions in connection with Petition 89-4-2-31 by M. Louis Sabatini requesting waiver use approval to sell previously owned classic automobiles within an existing building located on the north side of Plymouth Road between Merriman and Hubbard Roads in the Southeast 1/4 of Section 27.

Mr. Vyhnalesk, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. McCann, Secretary, announced the next item on the agenda is Petition 89-5-2-32 by Sam Salem requesting waiver use approval to utilize a S.D.M. License in conjunction with a proposed party store to be located on the west side of Middlebelt Road between Morlock Street and Eight Mile Road in the Northeast 1/4 of Section 2.

Mr. Bakewell presented a map showing the property under petition plus the existing zoning of the surrounding area.

Mr. Nagy: We have a letter in our file from the Engineering Department stating their office has no objections to this proposal. We also have in our file a letter from the Ordinance Enforcement Division stating the following deficiencies or problems were found: 1. Deficient parking. 2. New permits will be required to relocate the ground sign. 3. Conditions of ZBA Grant #8701-05 for the addition required that an underground sprinkling system be installed and that the rental or parking of trailers on this property be eliminated. Neither of these conditions have been complied with. Currently the front yard is being used for trailer storage and Morlock R.O.W. is being used for parking and/or storing trailers. In light of other parking deficiencies in the area, this use would not be advisable on the property. We have also received a letter from Mrs. DiPaolo of 20361 Middlebelt, stating her objection to this petition. Also in our file is a letter from the Superintendent of Clarenceville School District stating they believe it is in the best interest and welfare of our youth for the city council to deny approval of a liquor license for this location. Lastly we have a petition signed by 63 residents indicating their opposition to this petition.

Daniel Zolkower, 26001 Telegraph, Attorney representing petitioner: The petitioner is Mr. Sam Salem and we will be glad to answer any questions you have.

Mr. Vyhnalesk: Mr. Salem, are you in this business any place else?

Mr. Salem: No. I was in business a couple of years ago for about 16 to 17 years. I did own two party stores.

Mr. Vyhnalesk: You realize you are deficient in parking?

Mr. Salem: Yes, there is parking for 16 cars. There is some parking on the side.

Mr. Vyhnalesk: Not according to Mr. MacDonald.

Mr. LaPine: You intend to put a business here but at this time you don't own the property, you are just going to lease it. Is that correct?

Mr. Salem: Yes.

Mr. LaPine: Have you put any down payment or given any money to the owner of the property?

Mr. Salem: No.

- Mr. LaPine: So if you are denied here tonight, you are not out any monetary costs?
- Mr. Salem: No.
- Mr. Zolkower: What we have is option to lease subject to the beer and wine license.
- Mr. Morrow: You have heard a litany of difficulties with the site as far as deficiencies, things that they are doing that they shouldn't be, but rather than beat that to death, I would like to make a statement addressing just the parking deficiencies. If a could pick an area in the City that has problems with parking currently, with all the successful business in the area, a new business that is roughly 16 more deficient just could not possibly be approved in my estimation. On that basis alone, you are trying to put in a business that will not be supported by the site, in other words an overdevelopment of the site?
- Mr. Salem: Should there be more parking than that 16 car parking.
- Mr. Morrow: The ordinance would require 35.
- Mr. Zolkower: The owner of the premises occupies the adjacent business, which is a Rent-All location and he built this store alongside his occupied store and they would share the parking area and those are the only two businesses on that particular lot. Being deficient 16 spaces would amplify an already bad situation. We have looked at the site to the south and they are dying for parking and the neighbors are suffering.
- Mr. Vyhnalesk: I believe the Rams Horn uses that parking lot too.
- Mr. Morrow: Being deficient 16 spaces amplifies an already bad situation. It has got to be an overdevelopment of the site
- Mr. Salem: I have a business open for two years on Seven Mile Road and I don't have 16 parking spaces. I only have 4 parking spaces and I was there for 15 years.
- Mr. Tent: Mr. Salem, you said you own two other party stores. The one on Seven Mile Road is that in Detroit?
- Mr. Salem: Yes. Both stores were in Detroit.
- Mr. Tent: Well these are the requirements we have here in Livonia for parking and as Mr. Morrow has stated there is a gross deficiency but the thing that concerns me is that you will be sharing the parking with the Rent-All property next door. They have problems themselves. They have overstorage. There are trucks, trailers on it. Were they going to relinquish their parking?
- Mr. Zolker: It would be a condition of our lease that we would have that parking area.
- Mr. Tent: Then they would be in violation. They would be parking their

trailers probably out in the street in front of some of the neighbors. That piece of property is so overly used now that I find a really serious problem with the parking.

Mr. Engebretson: I guess we need to curtail the debate on the issue of the parking. The fact of the matter is the City has an ordinance and this particular site is incapable of supporting the number of spaces that the ordinance requires for you and the adjoining business. In addition to that, there are other businesses in the area that rely on using those parking spaces so the point is even though you feel there are enough spaces there to handle your needs, the people in the Rent-All are not in a position to give up spaces in favor of your needs so I think we need to shut off the debate on this particular point. The site just doesn't have the capacity to support the parking requirements for just the two facilities without even commenting on the other businesses in the area that depend and rely on those sites.

Mr. McCann: Just a comment to add to what Mr. Engebretson was saying. I think the parking problem, if you could miraculously come up with another 20 spots, I think there is still a feeling, as the letter from the audience stated, we are well supplied right now in the City of Livonia by small markets and stores, liquor and beer stores, and I think considering the location being close to the school, I think we would have a problem with the type of business you plan to put in there, with the selling of alcohol in that area, as well.

Mr. Salem: We only have beer and wine, not liquor.

Sandra DeWater, 20335 Fremont: I read in the Observer one third of all the dangerous intersections are on Middlebelt. We don't need any other cars flowing in and out of traffic on Middlebelt. The convalescent home has a beautiful grassy knoll that these kids can Twinkie and Pepsi themselves to death on. This is the last step of these people's lives and they don't need this added burden. Also I would like to know where he plans to put a dumpster, that they can have the garbage men wake us up at three o'clock in the morning. I would like him to answer that. They have one exit and one entrance. One is off Middlebelt and one is off Morlock. We have gone through this, which you are all familiar with, with the traffic on Morlock from the Rams Horn. Now where are their trucks going to come in and out? I don't understand why we have to put up with semi-trailers coming on our block and making a zig-zag turn so they can get into these places where they unload. We went through Rams Horn and that has not stopped. Also, the kids come from school every day and the kids can buy themselves a pop and a Twinkie on the pop bottles we pick up from our yard.

Catherine Sullivan, One of the Directors of North Central Civic Association: I am standing behind the residents in this area. We have enough party stores around Eight Mile Road and Farmington Road. We don't need any more for our children to get high on.

Gail Silvernail: I live right behind United Rent-All. I think you guys have already made up your minds on how you are going to go but I would like to say first of all, that piece of property they are talking about,

we have about a five foot easement between my backyard fence and United Rent-All building. I catch a lot of people at bar closing hours that rush from Rams Horn using that for a toilet facility. I do collect bottles. My husband and I have to keep that area clean. I would like to say I think it would be causing more of a problem by putting a party store in there. I would like to know about a sprinkling system. There is just a little area of grass. There is no use for a sprinkling system.

Mr. Nagy: A condition of the Zoning Board of Appeals Grant #8701 for an addition to the building, apparently there was a second addition to the rental store, at that time they were required to have an underground sprinkling system installed and the rental or parking of trailers on the property be eliminated. Neither of those conditions have been complied with.

Mr. Silvernail: He does have some trailers that he pushes in at night occasionally and then they put them out during the day so they can get in and out of the building. Also, I would like to say that when this building was added onto, our neighborhood was lied to. He told us that building was added onto to add to his storage for his business. As soon as the building was finished, up went the "For Rent" sign. We have complied with him and his first addition. He wanted to add on. No problem. We did not fight him. Now he wanted to add on again, we said no problems they are good neighbors. He said it was only going to be for storage. We said fine but it was no sooner painted than the "For Rent" signs went up.

Mary Danko: I live on Morlock on the east side across from the nursing home. I just want to go on record saying I am opposed to the liquor license too because I have had one parked car hit out in front of my home by high school girls that had been drinking. I am just opposed to it.

There was no one else present wishing to be heard regarding this item and Mr. Vyhnaiek, Chairman, declared the public hearing on Petition 89-5-2-32 closed.

On a motion duly made by Mr. Engebretson, seconded by Mrs. Fandrei and unanimously approved, it was

#6-132-89 RESOLVED that, pursuant to a Public Hearing having been held on June 13, 1989 on Petition 89-5-2-32 by Sam Salem requesting waiver use approval to utilize a S.D.M. License in conjunction with a proposed party store to be located on the west side of Middlebelt Road between Morlock Street and Eight Mile Road in the Northeast 1/4 of Section 2, the City Planning Commission does hereby recommend to the City Council that Petition 89-5-2-32 be denied for the following reasons:

- 1) The petitioner has failed to affirmatively show that the proposed use is in compliance with all of the general waiver use standards and requirements set forth in Section 19.06 of the Zoning Ordinance #543.
- 2) That the proposed use fails to comply with the off-street parking standards set forth in Section 18.38 of the Zoning Ordinance #543.
- 3) That the subject site lacks the capacity to accommodate the proposed use.

- 4) That the proposed use is contrary to the spirit and intent of the Zoning Ordinance which, among other things, is to promote and encourage a balanced and appropriate mix of uses and not oversaturate an area with similar type uses which is being proposed.
- 5) That the location and size of the proposed use, and its nature and intensity, the site layout and its relation to streets giving access to it will be such that traffic to and from the site will be hazardous to the neighborhood since it will unduly conflict with the normal traffic of the area.
- 6) That the proposed use would be detrimental to and incompatible with the adjoining uses of the area.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

Mr. Vyhnalesk, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. McCann, Secretary, announced the next item on the agenda was Petition 89-5-2-33 by A.R.K. Heavy Equipment Repair Inc. requesting waiver use approval to operate a heavy truck and trailer repair facility within an existing building located on the east side of Belden Court north of Plymouth Road in the Southwest 1/4 of Section 28.

Mr. Bakewell presented a map showing the property under petition plus the existing zoning of the surrounding area.

Mr. Nagy: We have a letter in our file from the Engineering Department stating their office has no objections to this proposal. We also have a letter in our file from the Ordinance Enforcement Division stating the following deficiencies or problems were found: Zoning Grant #8411-191, which applies to all buildings on this street, provides that there shall be no outside storage of any kind at any time. Due to the small size of the building, narrow yards, limited amount of parking and the fact that this particular property abuts residential, this use would not be advisable. Lastly, we have received a petition signed by 17 area residents stating their objection to this petition.

The petitioner was not present.

Paul Desrosiers, 34940 Beacon: I am here to reiterate what the petition says. I can see there is a potential problem down the road with the outside storage. I went to their old facility on Capitol and found very dirty conditions. I talked to the man who was cleaning it up and he found 20 to 25 barrels of oil stored behind the place which they had to pump out before they could remove them. I have a picture of that. I also went to their new facility on Hix Road in Westland and it is a new building and they already have 13 barrels of oil in and around the dumpster. At their old facility the sewers look like there was oil dumped down there. We feel there could be a noise problem. It is heavy equipment repair. That could be all hours of the night. We feel there is too great of a potential of abuse down the road.

Joe Vanzo, 12066 Boston Post: I concur wholeheartedly with what Mr. Desrosiers has to say. I don't have anything to add to it other than to repeat I am

very much concerned with the oil because we do have some basements in our subdivision and should there be any backup into the basements, the people will be in a mess.

Josephine Smith, 34401 Capitol: We don't want it.

Lina LaBelle, 34450 Beacon: I am opposed to this.

Guy Chopp, 12017 Brewster: I am opposed to it.

Nancy Chopp, 12017 Brewster: I am opposed to it.

Diane Wilson, 12036 Brewster: I am also opposed to it.

Gary Chopp, 12017 Brewster: I am opposed to it.

Mr. Tent: I would like to direct this comment to Mr. Nagy. Paul Desrosiers made some serious implications there as to the conditions that exist on the other property. I would like Inspection to get involved with this and see what is happening. If he is dumping oil and he is using that as a dump area, I am certainly opposed to this and I would like to see some action here by the City. I think we should check into that.

Mr. Desrosier showed some pictures to the Commissioners.

Mr. Kluver: Mr. Nagy, during the prehearing review when the petitioner presented, did he identify the type of repair he was going to do?

Mr. Nagy: He was not in attendance at our prehearing session.

Mr. Kluver: When we get into heavy truck and trailer repair we are looking at possible replacement of engines, trans-axles, transmissions. We are looking at some very, very heavy work. We have a situation here where we have an operation that has a great deal of highly contaminant type of material that you are dealing with. Obviously it becomes a very complex type of situation that should not be taken lightly. The statement of heavy trucks and trailer repair covers a large, large number of items that has a rather heavy effect on the ecology.

There was no one else present wishing to be heard regarding this item and Mr. Vyhnalek, Chairman, declared the public hearing on Petition 89-5-2-33 closed.

On a motion duly made by Mr. McCann, seconded by Mr. Kluver and unanimously approved, it was

#6-133-89 RESOLVED that, pursuant to a Public Hearing having been held on June 13, 1989 on Petition 89-5-2-33 by A.R.K. Heavy Equipment Repair Inc. requesting waiver use approval to operate a heavy truck and trailer repair facility within an existing building located on the east side of Belden Court north of Plymouth Road in the Southwest 1/4 of Section 28, the City Planning Commission does hereby recommend to the City Council that Petition 89-5-2-33 be denied for the following reasons:

- 1) That the proposed use is incompatible to and not in harmony with the surrounding uses in the area;

- 2) That subject site does not have the capacity to accomodate the proposed use.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

Mr. Vyhnalek, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. , Secretary, announced the next item on the agenda is Petition 89-5-2-34 by William Roskelly requesting waiver use approval to construct a self-serve car wash facility to the rear of an existing automatic car wash site located on the south side of Plymouth Road between Levan Road and Yale Avenue in the Northeast 1/4 of Section 32.

Mr. Bakewell presented a map showing the property under petition plus the existing zoning of the surrounding area.

Mr. Nagy: We have a letter in our file from the Engineering Department stating they have no objections from an engineering standpoint. The letter from the Department of Public Safety, Division of Police, Traffic Bureau, states this proposal has been reviewed by them and is acceptable as submitted. We also have received a letter from the Ordinance Enforcement Division stating the following deficiencies or problems were found: 1. The protective wall has been constructed on the rear (south) lot line but is still required for the approximately 240' of west lot line abutting RUF.

Mr. Roskelly, 15126 Beech Daly: I think all the Commissioners, after the study meeting, have the corrected drawings that correct the situation where we have added a curb around the proposed new driveway as well as on the western line of the existing driveway that goes into the automatic car wash.

Mr. Vyhnalek: Why don't you explain what is going to go back there.

Mr. Roskelly: What is best known as a quarter car wash, which allows an individual to pull into one of five bays and operate your own soap and water and wash your own car. The other item that was requested was that we increase the radius of the entrance into the bays which we did. We added five feet to the asphalt, which in turn leaves 50 feet of green area to the existing six foot masonry wall at the rear of the property. We have indicated on the plans that soffit lights will be placed along the entrance of the five bays which would not illuminate in any way the adjoining land. I feel that the zoning right now is proper, C-2. I believe we have complied with all the minimum setbacks, sideyards, etc and I would ask for your approval.

Mrs. Fandrei: What are your hours of operation? We discussed 7:30 as a closing time. Is the petitioner willing to close that wash at 7:30?

Mr. Roskelly: Yes.

Mrs. Fandrei: The other thing was the lighting intruding on the residents and I drove by that car wash and I have to say I was not only impressed with the lighting and how it did shine down still illuminating the parking area and not the residential area, so I am satisfied it

isn't going to intrude on the neighbors but I also want to comment on the condition of the car wash. The car wash was one of the nicest buildings, let alone car washes, that I have seen. The landscaping, the building, the whole property. I have to say I was impressed.

Mr. Vyhnalesk: Your hours of operation are what?

Mr. Peak, 36001 Plymouth Road: 7:30 a.m. until 7:30 p.m. Seven days a week. Sunday we do close at 6:00 p.m.

Mr. Roskelly: I think one of the problems that I personally have that was brought up by a couple of members of this Planning Commission was the fact that as soon as you have open bays where people can wander in, unfortunately we get involved with the loud radios, drinking beer and what not. I have informed Mr. Peak if they were in tandem with his automatic car wash, there will always be attendants present to see that this does not take place.

Don Duff, Leon Avenue: This is an example of what happens when you let C-2 go right to the back of our houses. One nice thing about the noise the car wash makes is if you are deaf, you don't have to listen to it. But unfortunately I'm not deaf and neither are most of my neighbors. This man came up here three years ago and assured us that car wash would not bother anyone. Let him sit out there on Sunday when you are trying to have a picnic in your backyard and listen to it. It is noisy. Now he wants to put a hand wash and kids are going to be there drinking and playing their radios. If the police can't stop it in the parks, what makes him think the attendants are going to be able to stop it. I am opposed to it.

Linda Kovich, 35852 Leon: I am not a prude. I have two boys of my own. One will be 21 and one is 14. They do play the radio loud. I have the option to say shut it down or turn it off. I can't do that with this car wash in my backyard. The police aren't going to come out to my house all the time. I would like to know if the commissioners would like one of these coin operated car washes in your backyard? Right now we have this automatic car wash. We have the humming from the machines there now. We do have the loud radios, maybe when the manager is not there. We have maybe two to three cars that peel their tires back there. This happens all the time. You are more than welcome to come to my house and listen to it. If Mr. Roskelly was so willing and wants to build a lot of homes over on Inkster Road then why, if Stoyans only goes up to the C-2 zone on the west and they sell to residential, why doesn't Mr. Roskelly sell this part of the property and have the homes all the way through?

Vance Serkel, 35876 Leon: I live directly behind this Peak Car Wash. I am definitely opposed to any coin operated wash for the simple reason there is one down the road about a half a mile. I don't think we can take two of them. Another thing, once that car wash is closed, there is many a night we have a drag strip out there. Another thing, when they proposed this car wash, they gave us plans telling us what they were going to do. They were going to put in shrubbery and what did they do, they put a six foot wall up. As far as I am concerned these people can't be trusted. I am opposed to it.

Bill McIntyre, 35996 Leon: I listened to Mr. Roskelly last time. He had no plans. He referred me to a car wash he put up on Seven Mile Road. I think it was called Peak at that time too. For your information Brenda, they are both pretty much the same but they have no coin operated wash. I went through all the coin operated premises in Livonia today. They are messy. The one on Plymouth Road has graffiti on the back wall and everything and I don't think that is the type of thing I want to look at. He can say he has attendants. I have taken my car through his car wash. He can't have more than two attendants at the most.

Guy Smith, 35924 Leon: I agree with everyone and I object.

Lynn Slavowski, 35852 Leon: I wish to say Mr. Roskelly promised, to our satisfaction, to replace our shrubs. We had the sewer in our backyard. They dug out our shrubs. They have never replaced them. We are still waiting for them. When I call up he is not in. His son is not in. He is in a meeting. We want to go on record that we do oppose this.

Mr. Slavowski: I want to go on record that we are opposed to this car wash.

Cindy Lewalski, 35864 Leon: I am also opposed to the car wash.

Mrs. Luden: Mr. Roskelly said if we let him put the car wash in there, he would landscape the back end but there is nothing there. He said all beautiful shrubbery and he put up a wall. The weeds are so bad. He cannot be trusted. The car wash is beautiful. I hope you understand how I feel about what he is proposing. It is a noisy place and I do not want a coin operated car wash right against our back fence.

Nickie Vesche, 35948 Leon: I strongly object to what is going up. I would like to know if they plan on having security after 7:30. Who is going to stop people and kids from being in there after 7:30?

Mr. Vyhnalek: They said they would chain it off.

Mr. Tent: Mr. Nagy, this concerns me because we have approved a lot of petitions here on conditions that certain things be adhered to. What happened here? Why wasn't the petitioner cited for not conforming to our ordinance and to our resolution.

Mr. Nagy: You heard the report I read from the Inspection Department. We specifically, by letter, asked them to review the premises and give us a zoning inspection review. They wrote back and said the only problem was the lack of a wall on the west side of the property. We did ask for a report Mr. Tent.

Mr. Tent: What I am saying, Mr. Nagy, is if this petition wasn't before us today, that landscaping wouldn't be there ever, would it?

Mr. Nagy: I think the point is whether they complied with the plan or not and the Inspection Department has reviewed the plan and they have said with the exception of the wall there were no other deficiencies noted. There is a separate department that is charged with the responsibility of enforcing the ordinances. We did ask for them to inspect the premises.

- Mr. Tent: We asked for the inspection. I am saying what about these other site plans that we are approving and we put a condition in that they have to comply with the landscape plans, etc. Do we ever go out there to see if they have complied. Does somebody in the City do that to make sure that everything that we have indicated in our resolution has been adhered to? If so, then we have done our job. I am saying that someone here in the City, some department, should follow up to make sure all these things are being done. This is what shocks me here at this particular time.
- Mr. LaPine: John, we have an approved landscape plan. How did they get an occupancy permit when all the improvements that were supposed to be done, apparently were not done?
- Mr. Nagy: They don't until there is compliance as determined by Ordinance Enforcement.
- Mr. LaPine: They must. They are in there and they don't have any shrubbery in.
- Mr. Nagy: I am not in a position to say whether they have or have not complied with the ordinance. The department that is charged with making that interpretation is the Ordinance Enforcement Division of the City of Livonia, not the Planning Department. There is a separate division that is charged with enforcing all the ordinances of the City of Livonia. Those ordinances also include the zoning ordinance. When the Planning Commission or the Council approves a site plan or landscape plan, it is the Ordinance Enforcement Division that is charged with seeing that those plans are adhered to. Pursuant to your policy when we have these waiver uses, we ask for a site review, a report back from the Inspection Department. This site was inspected. They have full access to all the plans. They have issued the occupancy permit. They wrote back to us and said that with the exception of the wall, they are complying. Now it may be debatable. We hear tonight that perhaps they haven't but I am in no position to tell you whether they have or haven't. I tried to give you the report you requested. The information I have back is they have complied. Now if they haven't, we will ask them to go out and reinspect the property.
- Mr. LaPine: Does the Inspection Department have a copy of the site plan approval?
- Mr. Nagy: Absolutely.
- Mr. LaPine: Let's find out. If they are not doing their job, then get on their rear ends. If we have to, we will go to the Mayor and find out what is going on. If it is their job to enforce what we say and if they are not doing their job, then someone should be brought to task. It isn't fair for us to sit here and approve site plans and ask for things to be done that are not done. Somebody should find out why it is not being done.
- Mr. Nagy: I happen to agree with you.
- Mr. Roskelly: Possibly to shed some light on Mr. LaPine's comment. Your ordinance mandates a six foot masonry wall be placed on every parcel of land where a commercial zoning district abuts to a residential. This was shown on the plan as mandated by your ordinance. At that time we had

the option to go to the Board of Appeals to get a waiver of the masonry wall in lieu of adequate shrubbery, berms, etc. We did report to the Board of Appeals. We were asked to place, I believe it was three rows of pine trees staggered. We were asked to build a berm along with several other plantings, which was to be for a two year period again to be examined. At that time, and they did approve that plan, but we still had the option to build the masonry wall. We chose to build the masonry wall simply for several reasons. The number of trees and the berm they were requesting and the additional shrubs were far in excess of what the masonry wall would cost and at the same time two years down the line we would be back on square one and we could be mandated to replace the wall at that time.

Mr. LaPine: What is the width of the property, Mr. Roskelly?

Mr. Roskelly: One hundred fifty feet.

Mr. LaPine: The masonry wall cost you approximately \$30.00 a foot right? You are telling me you were going to put in \$30,000 worth of shrubbery in there?

Mr. Roskelly: I don't know if you have the plan that was mandated by the Board of Appeals.

Mr. LaPine: The only plan I have is the one approved by the Planning Commission.

Mr. Roskelly: I think the plan approved by the Planning Commission was the one with the masonry wall.

Mr. Kluver: What we are looking at here is an overdevelopment of the site. Even though you are within the zoning characteristics, you are still doing a waiver use. There is an impact from that type of facility being that close to a residential development. There are things that don't show. They are intangibles but they are an integral part of that particular development and that should be considered. There are a lot of open issues that I feel are being overlooked.

Mr. Duff: I would like to know how someone can come up and promise something after we go to two or three meetings on it and iron it all out because he is going to do this, and then he turns around and takes another option that none of us were aware of by building a wall instead of doing the job like he had promised. I don't know how he gets away with it. Mr. LaPine, I would like to congratulate you. You are one of the few guys that has ever been here that has showed any guts on this board.

Mrs. Fandrei: As impressed as I have been with Mr. Peak's building and the immediate landscaping right around the building, after hearing the input from the neighbors, I cannot, in good conscience, approve the waiver for this. As Mr. Kluver indicated, I feel it might be an overuse of the property and I wouldn't want that in my backyard. I couldn't do that to these ten people that have come up and I could not support that.

There was no one else present wishing to be heard regarding this item and Mr. Vyhnaelek, Chairman, declared the public hearing on Petition 89-5-2-34 closed.

On a motion duly made by Mr. Engebretson, seconded by Mrs. Fandrei and unanimously approved, it was

#6-134-89 RESOLVED that, pursuant to a Public Hearing having been held on June 13, 1989 on Petition 89-5-2-34 by William Roskelly requesting waiver use approval to construct a self-serve car wash facility to the rear of an existing automatic car wash site located on the south side of Plymouth Road between Levan Road and Yale Avenue in the Northeast 1/4 of Section 32, the City Planning Commission does hereby recommend to the City Council that Petition 89-5-2-34 be denied for the following reasons:

- 1) That the proposed use does not comply with all waiver use standards and requirements set forth in Section 11.03 and 19.06 of the Zoning Ordinance #543;
- 2) That the subject site does not have the capacity to accommodate the proposed use;
- 3) That the proposed is not compatible to and in harmony with the surrounding uses in the area.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

Mr. Vyhnaelek, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. McCann, Secretary, announced the next item on the agenda was Petition 89-5-2-35 by John D. Dinan requesting waiver use approval to construct a building for general office purposes on property located on the west side of Merriman Road between Schoolcraft Road and Scone Avenue in the Southeast 1/4 of Section 22.

Mr. Bakewell presented a map showing the property under petition plus the existing zoning of the surrounding area.

Mr. Nagy: We have a letter in our file from the Engineering Department stating their office has no objections to this proposal. We have also received a letter from the Traffic Bureau of the Department of Public Safety stating the following recommendations are submitted: 1. Provide a six-foot sidewalk along the Merriman right-of-way. 2. Install a curb along the south lot line unless an agreement to share parking with the adjacent business/land owner is filed. 3. If a share agreement is made, then provide a curb for the first ten feet west of Merriman frontage. 4. Both drives to have a 25 foot radius on both sides. A chord line is preferred. We have also received a letter from the Division of Fire, Department of Public Safety, stating their office has no objection to its construction. Lastly, we have a letter from the Ordinance Enforcement Division stating the following deficiencies or problems were found: 1. The west edge of the building encroaches onto the P zoned property. The building will

have to be downsized to eliminate the encroachment or a portion of the P zoned property will have to be rezoned to P.S. 2. The ground sign shown on the site plan is proposed at less than the minimum required setback and will require a variance from the Zoning Board of Appeals. The building plan has been revised to avoid the conflict with the parking zoned portion of the property.

Mr. Vyhnalek: Is the petitioner here tonight?

Mr. Nagy: No. The petitioner called our office and he indicated he had a conflict with another appointment.

Mr. Vyhnalek: We did study this at the study session. Do the commissioners have any general statements they would like to make?

Mr. Tent: This one notation about the six foot sidewalk. How do we feel about that? The petitioner isn't here to indicate if he would conform with that. This is one of the recommendations made by Lt. Thorne.

Mr. Nagy: You can make that a condition of approval that a six foot sidewalk be installed.

Mr. Tent: And also the curb that you are talking about?

Mr. Nagy: You can make make it a condition that they comply with reports from various City departments.

Mr. Vyhnalek: There is nothing here concerning the trash dumpster.

Mr. Shane: As indicated in our notes, the site plan has been revised and it has now eliminated the trash dumpster.

Mr. Vyhnalek: So it is now an internal trash compactor?

Mr. Shane: Correct. It has also been revised to take care of some other minor problems we indicated.

There was no one else present wishing to be heard regarding this item and Mr. Vyhnalek, Chairman, declared the public hearing on Petition 89-5-2-35 closed.

On a motion duly made by Mr. Kluver, seconded by Mr. Morrow and unanimously approved, it was

#6-135-89 RESOLVED that, pursuant to a Public Hearing having been held on June 13, 1989 on Petition 89-5-2-35 by John D. Dinan requesting waiver use approval to construct a building for general office purposes on property located on the west side of Merriman Road between Schoolcraft Road and Scone Avenue in the Southeast 1/4 of Section 22, the City Planning Commission does hereby recommend to the City Council that Petition 89-5-2-35 be approved subject to the following conditions:

- 1) That the revised Site Plan marked sheet A-1 dated 6-1-88 prepared by Architectural Resources, Architects, which is hereby approved, shall be adhered to.
- 2) That the Building Elevation Plans marked sheet A-2 and A-3 dated 6-1-89 prepared by Architectural Resources, Architects, which is hereby approved, shall be adhered to.

- 3) That the landscaping shown on the approved site plan shall be installed prior to the issuance of a Certificate of Occupancy and shall thereafter be permanently maintained in a healthy condition.
- 4) That all the recommendations made by City departments be adhered to.

for the following reasons:

- 1) That the proposed use is in compliance with all waiver use standards and requirements set forth in Section 9.03 and 19.06 of the Zoning Ordinance #543.
- 2) That the subject site has the capacity to accommodate the proposed use.
- 3) That the proposed use is compatible to and in harmony with the surrounding uses in the area.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

Mr. Vyhnalesk, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. McCann, Secretary, announced the next item on the agenda is Petition 89-5-2-36 by McDonald's Corporation requesting waiver use approval to construct a sit-down restaurant with a drive-thru window on property located on the south side of Ann Arbor Road between Ann Arbor Trail and Hix Road in the Northeast 1/4 of Section 31.

Mr. Bakewell presented a map showing the property under petition plus the existing zoning of the surrounding area.

Mr. Nagy: We have received a letter from the Division of Fire stating their office has no objection to its development contingent upon an approved city hydrant within 350 feet of the building. We also have received a letter from the Ordinance Enforcement Division stating the following deficiencies or problems were found: 1. The plan does not indicate a protective wall at the rear of the property where it abuts property zoned R-7. 2. The site is less than the required 200' from residential property. 3. The drive thru window lane is required to be 12' wide. Proposed are 10' - deficient 2'. 4. Sixty degree parking spaces are required to be 22.5 long. Proposed are 20'. These spaces are required to be 10' wide. Proposed are 9'. 5. A detailed sign package must be submitted for review. Lastly, we have a letter from the Traffic Bureau stating they recommend the following: 1. Dedicate the portion of the property that projects into the Ann Arbor Road right-of-way. It will require the light standard and exit sign to be relocated a few feet. 2. Provide a commercial standard sidewalk along the Ann Arbor Road frontage. 3. The parking space widths be widened to ten feet. They are shown as nine feet. This will reduce by seven the number of parking spaces. With respect to those last two reports, the site plan has been corrected.

Alan Helmkamp, 16832 Newburgh: This is our fourth time in front of you so I will be brief. The only thing new is the landscape plan. We are showing approximately 52 trees for the site, and 140 shrubs. The one thing I wanted to mention on the landscaping is that it impinges upon the 7 foot right of way, which we have indicated early on we are going to dedicate, so we may have to broach the subject of maybe having to push everything back to accomodate that dedication of that 7 foot.

Mr. Vyhnalek: No problem Mr. Nagy?

Mr. Nagy: No problem.

Mr. Vyhnalek: It looks like you have complied with all of our requests.

There was no one else present wishing to be heard regarding this item and Mr. Vyhnalek, Chairman, declared the public hearing on Petition 89-5-2-36 closed.

On a motion duly made by Mr. Tent, seconded by Mr. LaPine and unanimously approved, it was

#6-136-89 RESOLVED that, pursuant to a Public Hearing having been held on June 13, 1989 on Petition 89-5-2-36 by McDonald's Corporation requesting waiver use approval to construct a sit-down restaurant with a drive-thru window on property located on the south side of Ann Arbor Road between Ann Arbor Trail and Hix Road in the Northeast 1/4 of Section 31, the City Planning Commission does hereby recommend to the City Council that Petition 89-5-2-36 be approved subject to the following conditions:

- 1) That the Site Plan marked sheet SP-1 dated 6-9-89, as revised, prepared by McDonald's Corporation which is hereby approved shall be adhered to.
- 2) That the Building Elevation Plans marked A-4 and A-5 dated 9-6-88 prepared by McDonald's Corporation, which are hereby approved, shall be adhered to.
- 3) That the Landscape Plan marked sheet SP-5 dated 6-9-89 prepared by McDonald's Corporation, which is hereby approved, shall be adhered to and shall be installed prior to the issuance of a Certificate of Occupancy and shall thereafter be permanently maintained in a healthy condition.

for the following reasons:

- 1) That the proposed use is in compliance with all waiver use standards and requirements set forth in Section 11.03 and 19.06 of the Zoning Ordinance #543.
- 2) That the subject site has the capacity to accommodate the proposed use.
- 3) That the proposed use is compatible to and in harmony with the surrounding uses in the area.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

Mr. Vyhnalesk, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. Vyhnalesk, Chairman, announced that the public hearing portion of the meeting is concluded and the Commission would proceed with items pending before it.

Mrs. Fandrei left the meeting at this time.

On a motion duly made by Mr. Morrow and seconded by Mr. Kluver, it was

#6-137-89 RESOLVED that, pursuant to a Public Hearing having been held on May 9, 1989 on Petition 89-4-1-9 by Angelo D'Orazio requesting to rezone property located south of Eight Mile Road and west of Newburgh Road in the Northeast 1/4 of Section 6 from RUFC to R-7, the City Planning Commission does hereby recommend to the City Council that Petition 89-4-1-9 be approved for the following reasons:

- 1) That the subject land area proposed to be rezoned is adjacent to a major office development and Greenmead.
- 2) That the subject land area proposed to be rezoned is isolated from most single family development in the area.
- 3) That the proposed change of zoning is consistent with good planning principles which favor higher density development adjacent to major non-residential developments.
- 4) That the proposed change of zoning provides for more of a variety of housing units to serve the area.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

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

AYES: Kluver, Tent, McCann, Morrow, Sobolewski, Engebretson, LaPine,
Vyhnalesk
NAYS: None
ABSENT: Fandrei

Mr. Vyhnalesk, Chairman, declared the motion is carried and the foregoing resolution adopted.

On a motion duly made by Mr. Kluver and seconded by Mr. Morrow, it was

#6-138-89 RESOLVED that, pursuant to a Public Hearing having been held on May 9, 1989 on Petition 89-4-1-10 by Antell Partnership requesting to rezone property located north of Schoolcraft Road and east of Middlebelt Road in the Southwest 1/4 of Section 24 from P.S. to C-2, the City Planning Commission does hereby recommend to the City Council that Petition 89-4-1-10 be approved for the following reasons:

- 1) That the proposed change of zoning will provide for uses that are typical in a location with good access to and from a freeway.

- 2) That the proposed change of zoning is compatible to and in harmony with the surrounding uses in the area.
- 3) That the proposed change of zoning is in an area which is not adjacent to any residential uses.
- 4) That the proposed change of zoning will provide for a mix of uses in the area to serve persons traveling to and thru the City.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

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

AYES: Kluver, Tent, McCann, Morrow, Sobolewski, Engebretson, Vyhnaiek
 NAYS: LaPine, Fandrei
 ABSENT: None

Mr. Vyhnaiek, Chairman, declared the motion is carried and the foregoing resolution adopted.

On a motion duly made by Mr. Tent and seconded by Mr. Morrow, it was

#6-139-89 RESOLVED that, the City Planning Commission does hereby determine to waive the provisions of Section 10 of Article VI of the Planning Commission Rules of Procedure requesting the seven day period concerning effectiveness of Planning Commission resolutions in connection with Petition 89-4-1-10 by Antell Partnership requesting to rezone property located north of Schoolcraft Road and east of Middlebelt Road in the Southwest 1/4 of Section 24 from P.S. to C-2.

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

AYES: Kluver, Tent, McCann, Morrow, Sobolewski, Engebretson, Vyhnaiek,
 Fandrei
 NAYS: LaPine
 ABSENT: None

Mr. Vyhnaiek, Chairman, declared the motion is carried and the foregoing resolution adopted.

On a motion duly made by Mr. Kluver, seconded by Mr. Tent and unanimously approved, it was

#6-140-89 RESOLVED that, pursuant to a Public Hearing having been held on May 9, 1989 on Petition 89-3-2-23 by JRJ Group, Inc. requesting waiver use approval to construct an activities hall addition to St. Mary's Antiochian Orthodox Church located on the east side of Merriman Road between Six and Seven Mile Roads in the Southwest 1/4 of Section 11, the City Planning Commission does hereby recommend to the City Council that Petition 89-3-2-23 be approved subject to the following conditions:

- 1) That the Site Plan marked sheet SP1 dated 6-7-89, as revised, prepared by JRJ Group, Architects, which is hereby approved, shall be adhered to.

- 2) That the Landscape Plan marked sheet L-1 dated 6-7-89, as revised, prepared by JRJ Group, Architects, which is hereby approved, shall be adhered to and the landscaping shall be installed prior to the issuance of a Certificate of Occupancy and shall thereafter be permanently maintained in a healthy condition.
- 3) That the Building Elevation Plan marked sheet A-2 dated 3-15-89 prepared by JRJ Group, Architects, which is hereby approved, shall be adhered to.

for the following reasons:

- 1) That the proposed use complies with all waiver use standards and requirements set forth in Section 4.03 and 19.06 of the Zoning Ordinance #543.
- 2) That the subject site has the capacity to accommodate the proposed use.
- 3) That the proposed use is compatible to and in harmony with the surrounding uses in the area.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

Mr. Vyhnalesk, Chairman, declared the motion is carried and the foregoing resolution adopted.

On a motion duly made by Mr. Tent and seconded by Mrs. Sobolewski, it was

#6-141-89 RESOLVED that, the minutes of the 578th Regular Meeting & Public Hearings held by the City Planning Commission on May 9, 1989 are approved.

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

AYES: Kluver, Tent, Morrow, Sobolewski, Engebretson, LaPine, Vyhnalesk
 NAYS: None
 ABSTAIN: Fandrei, McCann
 ABSENT: None

Mr. Vyhnalesk, Chairman, declared the motion is carried and the foregoing resolution adopted.

On a motion duly made by Mrs. Sobolewski, seconded by Mr. Tent and unanimously approved, it was

#6-142-89 RESOLVED that, the minutes of the 579th Regular Meeting held by the City Planning Commission on May 23, 1989 are approved.

Mr. Vyhnalesk, Chairman, declared the motion is carried and the foregoing resolution adopted.

On a motion duly made by Mr. LaPine and seconded by Mr. Morrow, it was

#6-143-89 RESOLVED that, the City Planning Commission does hereby recommend to the City Council that Petition 89-5-8-21 by Ramco-Gershenson, Inc. for

approval of all plans required by Section 18.47 of Ordinance #543 in connection with a proposal to construct an addition to an existing commercial building (Livonia Towne Square) located on the south side of Seven Mile just west of Middlebelt Road in the Northeast 1/4 of Section 11 be approved subject to the following conditions:

- 1) That Site Plan #65700.0489 Sheet 1 dated 5-4-89 prepared by MM/A Associates, Inc. is hereby approved and shall be adhered to;
- 2) That Building Plan #65700.0489 Sheet 2 dated 5-4-89 prepared by MM/A Associates, Inc., is hereby approved and shall be adhered to;

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

AYES: McCann, Morrow, Sobolewski, Engebretson, LaPine, Vyhnaiek,
Fandrei
NAYS: Kluver, Tent
ABSENT: None

Mr. Vyhnaiek, Chairman, declared the motion is carried and the foregoing resolution adopted.

On a motion duly made by Mr. Kluver, seconded by Mr. Morrow and unanimously approved, it was

#6-144-89 RESOLVED that, the City Planning Commission, pursuant to the provisions of Act 285 of the Public Acts of Michigan, 1931, as amended, does hereby establish and order that a public hearing be held to determine whether or not to amend Part V of the Master Plan of the City of Livonia, the Master School and Park Plan, by deleting property located on the west side of Newburgh Road between Pembroke Avenue and Eight Mile Road in the Northeast 1/4 of Section 6 and Part VII, the Future Land Use Plan, by changing the designation of the subject property from Recreation/Open Space to Office; and

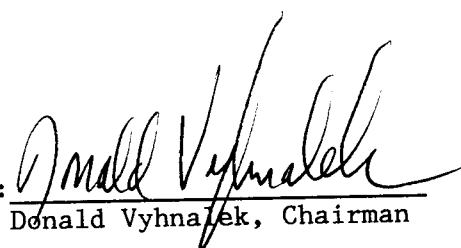
FURTHER RESOLVED that, notice of the above public hearing shall be given in accordance with the provisions of Act 285 of the Public Acts of Michigan, 1931, as amended.

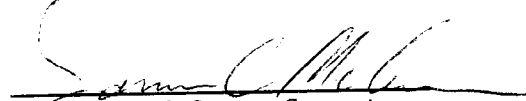
Mr. Vyhnaiek, Chairman, declared the motion is carried and the foregoing resolution adopted.

On a motion duly made, seconded and unanimously adopted, the 580th Regular Meeting and Public Hearings held on June 13, 1989 was adjourned at 11:12 p.m.

CITY PLANNING COMMISSION

ATTEST:


Donald Vyhnaiek, Chairman


James C. McCann, Secretary

MINUTES OF THE 751st REGULAR MEETING AND PUBLIC HEARING
HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF
LIVONIA

On Tuesday, September 30, 1997, the City Planning Commission of the City of Livonia held its 751st Regular Meeting & Public Hearing in the Livonia City hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. McCann, Chairman, called the meeting to order at 7:30 p.m.

Members Present:	Robert Alanskas	Daniel Piercecchi	James C. McCann
	John Walsh*	Michael Hale	Elaine Koons*

Members Absent: None

Messrs. John Nagy, Planning Director, H. G. Shane, Assistant Planning Director and Scott Miller, Planner III, were also present.

Mr. McCann informed the audience that if a petition on tonight's agenda involves a rezoning request, this Commission only makes a recommendation to the City Council who, in turn, will hold its own public hearing and decide the question. If a petition involves a waiver of use request and the request is denied, the petitioner has ten days in which to appeal the decision to the City Council; otherwise the petition is terminated. The Planning Commission holds the only public hearing on a preliminary plat and/or a vacating petition. Planning Commission resolutions become effective seven days after the resolutions are adopted. The Planning Commission has reviewed the petitions upon their filing and have been furnished by the staff with approving and denying resolutions. The Commission may use them or not use them depending upon the outcome of the hearing tonight.

Mr. Piercecchi, Secretary, announced the first item on the agenda is Petition 97-8-1-11 by Elaine Beresh and Jack Shenkman requesting to rezone property located on the southwest corner of Seven Mile and Newburgh Roads in the NE 1/4 of Section 7 from OS (Office Services) to C-2 (General Business).

Mr. Mr. Miller presented a map showing the property under petition plus the existing zoning of the surrounding area.

Mr. Nagy: We have a letter from the Engineering Division stating that they have no objection to the zoning petition. That's signed by David Lear, Civil Engineer I. That's the extent of our correspondence.

Jeanne Hildebrandt, 34774 Bretton, Livonia. I am representing Elaine Beresh and Jack Shenkman. The zoning request from C-2 to C-1 would satisfy the use of a drug store and that way we could insure that nothing in the future could be

built other than this drug store-type building. Gas stations, etc. would not be allowed on that corner. Therefore the developer is requesting C-1. The reason the original request was made for C-2 is that the architects at the time did not realize with the wetlands they could still get this building in and leave the wetlands as they are now.

Mr. Piercecchi: You realize that out of 2.84 acres only 1.54 acres is usable?

Ms. Hildebrandt: Yes. I have brought renderings and would like to inform the Planning Commission that the building would be built with the same brick, as close as we can match it, to the medical center that is there at the current time. We have set the driveways far enough back from Seven Mile and also Newburgh so that it shouldn't interfere with the traffic. I might add that Arbor Drug stores are well maintained and spotless. I have dealt with one for many years in Livonia Mall, and I have never gone in there that that drug store is not taken care of in a proper manner. The building fits very nicely on the 1.5 acres and, as you see, we've set the drives, ingress and egress, back off the corner so it shouldn't interfere with the traffic flow.

Mr. Alanskas: Has Mr. Shenkman tried to put an office building on that site?

Ms. Hildebrandt: Yes, he has and has been unsuccessful. He's been trying for a couple of years.

Mr. Alanskas: I am sure you are aware of it, but we have 31 drug stores in Livonia at the present time. I know we cannot predicate zoning on what type of business is going in. We just opened a drug store on Eight Mile and Newburgh. Believe me, if I thought it was feasible or a good use for a drug store I would say yes, but I still think that with the OS zoning, you could put an office building in there. I think we have to try a little harder.

Ms. Hildebrandt: He has tried diligently and with the two medical centers, and with Oakwood going up and Providence there, we thought a drug store would be most appropriate as long as it is built accordingly with the current building.

Mr. Alanskas: Don't they also have small medical stores in those buildings?

Ms. Hildebrandt: Not with the products the drug store would have. They have prescriptions, yes.

Mr. Hale: Is there any study that you know of by Arbor or by the developer in terms of the need of a drug store on this particular parcel?

Ms. Hildebrandt: I don't have any knowledge of that. I would like to make a comment. We felt that a drug store with the medical centers would be very appropriate for that corner.

Mr. Piercecchi: The Mission Health has a pharmacy, doesn't it?

Ms. Hildebrandt: They have a small pharmacy. They don't have near the products that Arbor Drugs can satisfy a customer. Also, Arbor Drugs has food products to pick up for seniors, etc. Arbor Drugs runs a first class drug store.

There was no one else present wishing to be heard regarding this item and Mr. McCann, Chairman, declared the Public Hearing on Petition 97-8-1-11 closed.

Mr. McCann: If there is no one else wishing to speak, a motion is in order.

On a motion duly made by Mr. Alanskas, seconded by Mr. Hale and unanimously approved, it was

#9-152-97 RESOLVED that, pursuant to a Public Hearing having been held on September 30, 1997 by Elaine Beresh and Jack Shenkman requesting to rezone property located on the southwest corner of Seven Mile and Newburgh Roads in the NE 1/4 of Section 7 from OS (Office Services) to C-1 (Local Business), as amended, the City Planning Commission does hereby recommend to the City Council that Petition 97-8-1-11 be denied for the following reasons:

- 1) That the proposed change of zoning is contrary to the Future Land Use plan designation of Office;
- 2) That this general area in the vicinity of the Seven Mile Road and Newburgh Road intersection is currently well served with a variety of commercial uses;
- 3) There is no demonstrated need for additional commercial zoning in this section of the City; and
- 4) The proposed change of zoning would provide for uses that are not needed in this area.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543 as amended.

Mr. McCann, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. Piercecchi, Secretary, announced that the next item on the agenda is Petition 97-8-1-12 by Guiseppe Mainella, Antonio Russo and Joseph Padula requesting to rezone property located on the west side of Wayne Road between Ann Arbor Trail and Joy Road in the SW 1/4 of Section 33 from OS (Office Services) to C-2 (General Business).

Mr. Miller presented a map showing the property under petition plus the existing zoning of the surrounding area.

Mr. Nagy: Our Engineering Department in their letter referencing the subject petition indicates they have no objections to the rezoning. Signed by David Lear, Civil Engineer.

We have a letter from Mr. & Mrs. Joseph Yarnevich of 8891 Laurel, Livonia, as follows: "I'm writing you (since we are unable to attend the meeting) in regards to Petition 97-8-1-12 on rezoning the property west side of Wayne Road between Ann Arbor Trail and Joy Road on the SW 1/2 of Section 33 from OS (Office Services) to C-2 (General Business). On either side of the property is a home on its north side and a funeral home on its south side, therefore the property discussed should remain as OS for the neighbor's sake since C-2, general services, is too general. We're also concerned because if this property is rezoned, will the property across from it be affected? The property across from it is behind our home. They've tried a few times to rezone it. People buy their homes with an understanding of who their neighbors will be.

We also have a petition signed by 74 people opposed to Petition 97-8-1-12 for the following objections: 1) Loss of property value; existing trees will be removed, 24 lighting and 24 hour service will invade our privacy, noise levels will disturb our peace; close proximity to residential area (backs directly up to private homes); unwanted traffic in a residential area; and 2) Repetition of services within a 2 mile area; Wayne Road and Cowen Road coin operated car wash; Joy Rd. and Hix Rd. coin operated car wash; and Joy Rd. and Newburgh Rd. car wash.

There is also a letter from Beverly and Sandy Cadaret, "We live in the neighborhood directly behind where this car wash is proposed to be located. We are against this rezoning. We feel it would be a detriment to our neighborhood which is family oriented. We do not need our children put in the way of people hanging around all hours of the day and night & filtering into the neighborhood, the noise to the homes in the area and lower property values. Also there's already too much traffic on Wayne

Road and this would just cause more havoc. We do not need any of this.” That’s the extent of our correspondence.

Joe Mainella: We have owned this property now for ten years and we have had it up for sale with at least 3 different real estate companies for OS zoning. I came here about 8 years ago and tried to get it rezoned to C-2 and they told me I couldn’t get C-2, but I could get C-1, but we never pursued it. The house next door is not in compliance; it is OS. I don’t necessarily have to have a car wash. I don’t mind a small retail store. It’s the zoning that I am concerned about. I don’t have any plans for it right now. I am just going for the rezoning. The car wash was just one idea; I didn’t come here with any drawings. The way I see it, if you put an office there, it is right next door to a funeral home. Professional people sure don’t want to see a dead body come out of the house next door.

Mr. Alanskas: Sir, you make it very difficult because the zoning before us was to have C-2 zoning with a car wash and that’s what we are working on this evening.

Joe Mainella: Right now I do not have any plans or any drawings for a car wash. I thought that this was a good idea because of where it was located. I owned the house next door and because I was losing so much money, I ended up splitting the house off so that we wouldn’t have that much of a loss on it. I came in here to try to get it zoned so that we could use that parcel for something other than OS. I am sure that the people who live over there have seen the real estate signs. We even offered it to the funeral home next door.

Mr. Alanskas: Because of the funeral home next door, have you thought about a possible florist? I think it would be a good fit.

Joe Mainella: The only difference I can see between a C-1 and a C-2 is that one you can have a sit down restaurant and the other you can’t.

Mr. Alanskas: Tonight we are working on a car wash. A car wash on a Friday, Saturday and Sunday is when you have the most traffic on Wayne Road, and on a Saturday that’s when you have the most traffic at the car wash. A car wash can put out a hundred cars an hour.

Joe Mainella: We thought we had a better chance instead of coming in with a C-2 and you would say “What do you need a C-2 for?” We figured we would come in and say let’s put a car wash in. At least we have a purpose for that property. I could have come in and said we want a retail store. We tried before to get a C-2 zoning and never got it.

Mr. Alanskas: I’m not disputing that, but we are working tonight on a car wash.

William Morgan: I own the house next door. There's a couple of things I don't like about this situation. Until just a day or two ago, I don't know if it was tried to slip through intentionally or unintentionally, but when the petition first came to you it included my house.

Mr. McCann: I understand that. That was an accident.

Mr. Morgan: I don't know how that could have been an accident. We just bought that house a couple of years ago. It should be fresh in their minds of that property that should have been placed before you people. I don't see how you can make that kind of mistake. Anyway, let's call it a mistake. I bought the property knowing that it is zoned for office. I can live with that. I can't live with commercial next door. We have something on the other side, but there is no problem with that; everything is nice and quiet. At 5:00 or 6:00 everything closes up. A car wash is going to be there all night. I don't think it is good for the neighborhood. I think this is a bad situation. I can understand the feelings of these people who are trying to get this rezoning. I am a builder myself, and sometimes you make bad decisions. You have to just change your way of thinking and do something else. If they made a bad investment and they can't get it rezoned, that's a problem they will have to live with like I have to as a builder if I make a mistake. Anyway, I voice my opinion here against a car wash. Keep it office. I don't care if they want to put an office next to me, but a car wash, forget it.

Vickie Kowalis, 34647 Dover: Where my house is situated, along with the neighbors along Laurel, if a 24 hour car wash is situated there, we would get the lights, hear the noise and it would be very disruptive. We have a nice, family oriented subdivision over there, as well as the people who back up to it. A 24 operation is not something that we want across the street where the lights are going to come into the homes. I am opposed, and I am here to support the people who live right behind it.

Pat Schoff, 8872 Roslyn: I am the person who lives right behind. This is not something I look forward to doing, but it is important to us, it is important to my family and neighbors. We are busy people. We try to raise a family in our neighborhood, and we are here to oppose this petition. I've lived in Livonia most of my life, and when I could finally afford to move here, I brought my family back here. I feel Livonia is a city that is citizen oriented. We have a good school system. We have parks and playgrounds and good public services, and the decisions the City Council makes I think are what the citizens want. That's what we want you to do now. We want you to listen to us. We want you to make a decision that's positive to our neighborhood. The land is directly in my backyard. It was zoned OS when

we purchased the house. We felt we could deal with an office building. That land has been vacant as long as I can remember. Obviously he wants to make a profit on it, but I don't want that profit to be made at my expense, my family's expense and my neighbor's expense. We live in a nice quiet neighborhood, we have a lot of kids. We all watch out for our kids and each other. We use our yards and want to continue using our yards. This rezoning will basically make me lose my backyard. With a 24 hour car wash, our neighborhood would be responsible for policing it. I would also invade our privacy. We are going to have lights shining into my house, it's is going to be open 24 hours a day, we are going to have sounds from the car wash going off, the vacuum cleaners. This is the biggest investment I've made in my life. This property is mine and my property value will decrease if this is built in my backyard. Also, Wayne Road is one of the biggest areas in Wayne County for drunk driving. The Wayne Road strip has a lot of bars on it. I don't want a car wash to be a hangout for kids after a night of partying. We don't want to be responsible for policing the area. We work hard to keep our homes and we are a family safe environment. Please listen to us and do the right thing and reject this proposal.

Barton Foster, 8854 Roslyn: I am the other neighbor right behind adjoining their property. I bought my home one year ago based upon office zoning. In that year I have put in excess of \$20,000 in my home to make it into a good member of the community. I trusted the City enough to invest in the largest investment in my life, and I trust the City will make some good decisions. A couple of things if I may: First, I have been a neighbor there for a year and I haven't seen any dead bodies walking around. Actually, they don't party much and they are pretty quiet. Secondly, I used to sell car washes. I've sold a lot of projects here in southeast Michigan and I don't want to say anything that would counter the experts here or the people who own the property. However, I will state that to put in a reasonably good car wash and get a reasonable return on your investment, it won't fit there unless you make major variances. That's a fact I can back up. We are also looking at the overflow of the traffic and the other issues that will come from that and the effect it may have on the neighborhood. I want to say that the funeral people are outstanding neighbors. They are an asset to this community; they contribute to the community. I could not find a better neighbor. What's more important to me and the people here is the zoning issue. We also believe that the car wash is what we would call a red herring. We believe it's a ploy by the owners to get it rezoned. I would also add that if they are indeed interested in selling the property, and they would get reasonable on the price, I'll buy it and I would like to put an office there. The other thing I would like to point out, and I'm sure it was an oversight by the City, but there were people in the 500' area that weren't notified. Our real issue is the zoning, and our real issue is what is

the intention of the City. The property has already been rezoned recently. (It was rezoned in 1983). It was the intention at that time to make it a buffer zone from both the other zoning that was there. On top of that the City has wisely made decisions to encourage other residential zoning and construction in the area. C-2 zoning, which is rather heavy zoning, the uses really aren't compatible when you look at traffic and the other issues there. I push that we not have any rezoning there because it has already been rezoned. What's important issues here are noise levels, lighting levels, traffic levels, our property values and, by the way, this may be incorrect, but I believe they used to own more than just that property there and they split it off to make more money. Those are their decisions they made and they are accountable for their decisions. We are concerned with the neighborhood integrity, our family safety and health, our children and the crime levels in our neighborhood. We do not want a place that will encourage the hanging out of gangs. We don't want a negative business there. I have the largest backyard in the community, and I put a lot of money in that backyard. We want our privacy. Since there is garbage blowing into our backyard, I put up a nice cedar wood fence. We want responsible neighbors and we hope they will be. We want a buffer zone and also I have a lot of wild animals in the back of my yard, grouse and pheasants. We want something that will not hurt that. We believe that Livonia wants to be family oriented and amiable to good businesses. There are a lot of other places to put C-2 zoning. I believe that the C-2 zoning would destroy my investment. We want more good neighbors like the funeral home people. We want businesses that would be an asset to our community. The church is a good neighbor. There is a party store in Westland that already has gangs hanging out at. Do we as a City want to spread that further, or do we want to stop that development.

* 8:05 p.m.: Mrs. Koons and Mr. Walsh arrived at this time.

We have already mentioned that Wayne Road is a problem Road now. Basically, the City is faced with some choices and we ask you to make decisions so that it is good for us. We are prepared to do whatever is legally possible. We will go to the media or whatever it takes. We are going to be responsible and we ask you to be responsible. The other area that is zoned C-2 that is further down Wayne Road has a strip mall and some other businesses. The gas station takes very good care of the area. I am sure the owners are trying very hard. The turnover in that strip mall is high. The types of people who come there are not desirable people. The businesses are struggling to make it. The other area is we are faced with the choice do we want to enhance the value of our community, or continue with more problems there. Nobody knew that was going to happen. Let's keep it to that section, and let's hope that those business people can come back. This decision will take minutes for you. We are going to live with

these decisions the rest of our lives. It affects us. We ask you to do your job and be responsible. Keep the zoning exactly the way it is. We ask you to do what is right. I want to encourage them to make a nice development and to negotiate with any of us to sell it.

Nancy Ziomek, 35415 Richland: I own the funeral home with my husband. I would like to keep the zoning as it is and not have it C-2 zoning in the middle of our two pieces of property. I think the reasons have been very well stated and keep it OS.

Joe Mainella: I just want to say that we don't have our mind set for a car wash. If they are completely against it, that's fine. I would like to have even a C-1 zoning like Mr. Alanskas said for maybe a flower shop, which would require that I couldn't put anything higher than a C-1 zoning there. If you can look at that. If I have to run through a rezoning to put a C-1 in there, that's fine. I would be more than happy to do that.

Mr. Piercecchi: We have in front of us here a rezoning for a C-2 that could possibly get something even worse than a car wash. That's General Business. I have to share these people's opinion to leave well enough alone.

There was no one else present wishing to be heard regarding this item and Mr. McCann, Chairman, declared the Public Hearing on Petition 97-8-1-12 closed.

On a motion duly made by Mr. Piercecchi, seconded by Mr. Alanskas and approved, it was

#9-153-97 RESOLVED that, pursuant to a Public Hearing having been held on September 30, 1997 by the City Planning Commission on Petition 97-8-1-12 by Guiseppe Mainella, Antonio Russo and Joseph Padula requesting to rezone property located on the west side of Wayne Road between Ann Arbor Trail and Joy Road in the SW 1/4 of Section 33 from OS (Office Services) to C-2 (General Business) the City Planning Commission does hereby recommend to the City Council that Petition 97-8-1-12 be denied for the following reasons:

- 1) The proposed change of zoning would promote strip commercial development in the area;
- 2) That the proposed change of zoning is inconsistent with the existing OS zoning district occurring on the lands both north and south of the subject property;
- 3) That the proposed change of zoning would be incompatible to and not in harmony with the adjacent uses in the area;

- 4) That this general area along Wayne Road is currently well served with a variety of commercial uses; and
- 5) There is no demonstrated need for additional C-2 zoned land in this section of the City.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543 as amended.

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

AYES:	Alanskas, Piercecchi, Hale, McCann
NAYS:	None
ABSENT:	None
ABSTAIN:	Walsh, Koons

Mr. McCann, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. Piercecchi, Secretary, announced that the next item on the agenda is Petition 97-7-2-16 by St. Mary's Antiochian Orthodox Church requesting waiver use approval to construct a new church sanctuary on property located on the east side of Merriman Road between Curtis and Seven Mile Roads in the NW 1/4 of Section 11.

Mr. Miller presented a map showing the property under petition plus the existing zoning of the surrounding area.

Mr. Nagy: We have a letter from the Traffic Bureau stating the Police Department has no objection to the site plan as submitted. A letter from Rockney Whitehead, Fire Marshal states: "Typically, as submitted for the planning stage, the blueprints do not detail any division. However, should any area of the first floor exceed 12,000 sq. ft., an automatic fire suppression system shall be required or 2 hr. fire rated separation shall be provided such that no fire area exceeds 12,000 sq. ft. If the choir loft is open to the floor below, it shall be considered a portion of the floor below and shall be included in determining the fire area and subsequent suppression requirements. There shall be an on-site hydrant provided within 100 ft. but not closer than 50 ft. to the F.D.C. (Fire Department Connection). It appears at this time that the east/west drive along the north side of the building and the driveway area along the west side of the building will be designated and posted "Fire Lane-No Parking".

We also have a letter from the Inspection Department noting that 1) The site plan does not show lighting for the parking areas, and 2) There is no barrier free parking identified on the site plan. All barrier free parking must conform to the Michigan Barrier Free Rules.

A letter from our Engineering Division states that Due to the fact that much of the parcel is located within the influence of the Tarabusi Creek flood plain, the developer will be required to secure permits with the Michigan Department of Environmental Quality as well as take the standard precautions for working next to a wetlands area. Other than that issue, the Engineering Department has no objections to the proposed construction. That's signed by David Lear, Civil Engineer I.

Lami Taweel: I represent the church.

Mr. McCann: Did you bring the plans with you?

Mr. Taweel: Yes. We have revised the site plan and I have copies of it that shows more parking to the site in back and sides. We will have about 425 total parking spaces. We also have a site plan that pushes the building back about 120' feet from the centerline of Merriman Road and we added more parking in the front with handicap parking as designated with 16 new spaces.

Mr. McCann: My original plans shows a 91' setback from the east right-of-way line.

Mr. Taweel: That will be 121'.

Mr. McCann: So you are going to move the whole project back 30'?

Mr. Taweel: Yes. We cannot move it back any further than that because there is a flood plain and we are not going to disturb the flood plains. The tower moves back with the entire building.

Mr. Piercecchi: So the tower will be approximately 105'?

Mr. Taweel: Something like that, yes.

Mr. Piercecchi: Is that the maximum? I was looking at that myself with our Planning Director and we thought it could be moved back about 40-50'.

Mr. Taweel: It can't because there's a ravine in the back and it would destroy that. What we are trying to do is create the parking in the back area and if we go back any further, we will destroy the ravine and we will have to go back to the DNR. We really want the ravine and wetlands to be natural, and we don't want to touch them. We are raising the entire building, that's why it

is so high. We have a basement and we are calling that Level 1. If we drop that down to a 942 level, we would destroy the entire ravine. We raised the whole building and have a ramp coming up to it.

Mr. Piercecchi: Well 120' is a lot more reasonable than 90', so I am glad you came to those conclusions. I've talked to some people I showed the plans to, and they think 80' is a little high for the tower. Can that come down a little bit?

Mr. Taweel: What we are doing right now is trying to get a special use permit to do this project. Our architect is waiting for us to tell him to proceed with preliminary plans to come back here to show the dimensions of it, the colors of it, the outside texture of it. We are looking right now to bring the tower down and the structure down.

Mr. Piercecchi: There are two others that I've looked at in Livonia. One is the Grand River church and they were about 50' and the one on Five Mile Road is about 40', so your tower is much higher. Is this something that must be pushed immediately because I am wondering inasmuch as you are talking about changes, it might be more advisable if you would put together a model.

Mr. Taweel: We need this special use permit because right now we are going to the architect. Our parish doesn't want to spend that kind of money for the architect and say go ahead with the plans and then come back with a problem. We will come back with preliminary plans for your approval within the next couple of months. The parish right now is discussing with the architect to do a model.

Mr. Piercecchi: A model would help right from the onset because you could have shown us that this whole package moving along. This 30' is a surprise and I am happy with the surprise.

Mr. Taweel: That tower is not just a bell tower. In our faith, we use that tower for a prayer room and other things. It is something sacred for us.

Mr. Piercecchi: I am not questioning that at all. It does seem extremely high. It will be the tallest in the City of Livonia.

Mr. Taweel: We are trying to make a monument of it.

Mrs. Koons: Did you feel you were able to complete your presentation to us? We kind of jumped in.

Mr. Taweel: I think it's OK.

Mr. Alanskas: If you are going to move that building back 30', what are you going to do with the parking in front? Where are you going to pick up that 30'?

Mr. Taweel: That plan shows the 120' dimension and that is with the parking in the back as it is.

Fr. George.....I am the pastor of St. Mary's Antiochian Church for the last 26 years. We have appeared before this Planning Commission on more than one occasion as our church increased and most of our parishioners now live in Livonia. For the concern of the height and the dome, one of our basic traditions to worship as orthodox is with the designation of the dome that God is the creator of heaven and earth. The bell tower stands outside as an independent. It's not a building that anyone would climb, it has no use, it is like a skylight. It will have no activity whatsoever except the bell tower should be higher than the actual dome. Maybe it's stated 80' in the plan. It can go down to 75'. The model also has been be ordered. The point is if we are going to spend the money to make the model and spend the money to make the plan to build and then we have something really problematic for the neighbors, for the DNR and for the structure, we have to change. The point tonight is that if we have the blessing of the City, we can live with this with the addition of the changing of the parking lot, the lowering of the tower, so at least we can move. We are already six months behind schedule. As you know, a year and a half ago our church was completely destroyed by fire. We stayed there and it is so small. The anticipation of all the families moving to Livonia, to the west side, it is overwhelming. We recognize that we need to push back the building. We do not want to loose the walkout because the walkout will serve for us as an activity center and also as a Sunday school classroom, and leaving the premises as natural as possible. Behind us is the Bainbridge Park that is owned by the City and nobody uses. We really want to keep that surrounding area, the Tarabusi drain, the trees, as natural as possible. I would very much appreciate your approval to move ahead.

Mr. McCann: The waiver use of the church and the site plan is part of the approval tonight. Normally on a commercial project you would come back for site plan approval, but we are giving site plan approval, so we really need to go through the plans. I think by moving it back 30', you responded to the concerns we had when we first reviewed this, but I think it would be helpful for the citizens to have us look at the plans. This is the only time you are going to come to us. You are going to go on to Council from here. We have the plans and your architect can explain them to us.

Mr. Taweel: (1) This is the site plan and the existing portion with the cultural center. The ravine is very close. (2) This is the front from Merriman with the

ramps going up. This is the dome we may be able to bring down here. (3) This is the floor plan of the upper level. The upper level only has the choir with the stairs and the elevator with some washrooms and change rooms. It overlooks the entire church. (4) This is the south elevation. (5) This is a section of the church taken from the altar. We also have a colonnade. (6) This is another section of the church; the basement level and the choir roof in back. (7) This is the roof plan showing the systems of the roof and showing how the structure of the building and how it is going to be supported by the structure steel of the towers. (8) This is the ceiling plan of the upper level, which is the main level.

Mrs. Koons: You said that you raised the site because of the flood plain?

Mr. Taweel: We haven't raised the site, we actually left the topography the way it was. We were able to raise the building upwards. We met with the DNR and they told us we could keep the basement level. We have a two-level drain. We have the lower level and we have the upper level. The lower level is at 942 and the upper level is at 943. They told us by flood plain requirements we have to keep that 2' above the flood plain. We are putting the basement level at about 952 so the entire building is up and that's why you see it sitting so high. The reason for that is that if we keep it low we are going to destroy this whole edge. We are going to go down into it.

Mrs. Koons: So last week when we talked about a 65' dome and an 80' bell tower, has that risen higher?

Mr. Taweel: No, that is the height now. If you drop it down, the building will come down. If you do that you will destroy it.

Mr. Walsh: If you did drop it down, how many feet would you be able to drop it down?

Mr. Taweel: Safely, maybe 3' or 4'. If we drop it any more than that, we will get into a bad situation and destroy the flood plains and the wet lands. I don't mind getting into the flood plains, but I don't want to destroy the wetlands. It is a beautiful, beautiful ravine.

Mr. Piercecchi: Just a comment. You have a beautiful facility here. People in Livonia can be proud of it, and I think moving it back 30' is going to enhance it because people will be able to see it in its entirety. You have satisfied all my concerns here. We appreciate the effort, and the explanation on the model is satisfactory.

Fr. George: I would just like to add that this will be dedicated in the year 2000 as we celebrate 2000 years of Christianity. It will be a gift to the landscape of

Livonia. It will be a monument that will be as ancient as the faith of the church is, and as beautiful as the culture and diversity, and it will become a landmark in Livonia. We want a spot in Livonia that people would like to visit, and with all the trees, it will become a beautiful chapel. This will be one of the first buildings in Livonia with a Spanish tile roof, and it is very expensive and very difficult, but we want to keep the beauty, the joy, and the color of that church. It will be stone and brick, and it will be all well designed. It will reflect the ancient faith of the Antioch.

Mr. Alanskas: What is your membership now?

Fr. George: We have close to 500 families, a family made up of 5 to 6 people.

Mr. Alanskas: With your new addition, how many more do you hope to get?

Fr. George: We really do not know. We made a decision to expand what we have, so the average Sunday maybe 550 people.

Mr. Alanskas: I have been to your church for various functions and I can't believe how your church can put out such good food at such a price and such good service.

Fr. George: Well I'd like to be known for more than just giving food. I think what made our church so unique is the neighborhood, our relationship with the City, our relationship with all denominations. I thank you.

I remember in 1973 I appeared before you when our church just bought the 3 acre lot. We bought more from the school to provide for the parking. I think it is a sign of growth. I do not want to be too crowded. This is one of the reasons to provide the parking lot so no one will park on the street. We are also looking to the future. If you look on the side of the church it has a beautiful colonnade, and colonnades have no seats, so that in ten years from now if the church increases, we do not have to add another building but we can put in pews and seat the people. We are very happy here, we are an integral part of the City. Our neighbors think highly of us. We enhance the neighborhood. I know you also want the best for us.

There was no one else present wishing to be heard regarding this item and Mr. McCann, Chairman, declared the Public Hearing on Petition 97-7-2-16 closed.

On a motion by Mr. Walsh, supported by Mr. Hale and approved, it was

#9-154-97 RESOLVED that, pursuant to a Public Hearing having been held on September 30, 1997 by the City Planning Commission on Petition 97-7-2-16 by St. Mary's Antiochian Orthodox Church requesting waiver use

approval to construct a new church sanctuary on property located on the east side of Merriman Road between Curtis and Seven Mile Roads in the NW 1/4 of Section 11 be approved subject to the following conditions:

- 1) That the Site Plan dated October 9, 1997, as revised, prepared by Taweel Associates, which is hereby approved, shall be adhered to;
- 2) That the Building Elevations marked Sheets A-110, A-111, A-112 and A-113 dated October 14, 1997 prepared by Angelos Demetriou & Associates which are hereby approved shall be adhered to;
- 3) That a landscape plan shall be submitted to the Planning Commission for approval within 30 days of the date of approval of this petition by the City Council;
- 4) That handicapped parking be provided as required;
- 5) That new site lighting equipment shall be as specified in a letter dated 9/11/97 from Taweel Associates;
- 6) That the bell tower shall be no higher than 75'.

For the following reasons:

- 1) That the proposed use complies with all of the special and general waiver use standards and requirements as set forth in Sections 4.03 and 19.06 of the Zoning Ordinance #543;
- 2) That the subject site has the capacity to accommodate the proposed use; and
- 3) That the proposed use is compatible to and in harmony with the surrounding uses in the area.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 19.05 of Zoning Ordinance #543, as amended.

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

AYES:	McCann, Piercecchi, Koons, Walsh, Hale
NAYS:	None
ABSENT:	None
ABSTAIN:	Alanskas

Mr. McCann, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mrs. Koons: Fr. George, I just want to thank him publicly, and as an extension of his church, about not only his parish, but all the families in Livonia. He and I have been involved in several efforts for the families in Livonia. I know you are only one man, but I hope those efforts will continue.

Mr. Alanskas: This is a very complex and huge building here, 31,720'. You say you are six or seven months behind. I am sorry about that, but it is not the fault of the Planning Commission. I think that with something this size, it needs more than one week's study. I am for you doing this, but not on what I see here tonight.

Mr. McCann: We reviewed this last week at some length and numerous plans were provided to us. Two changes were made to those plans; one, to increase the parking so that you meet all the parking requirements because we know you have a lot of people attend on Sundays and you have a lot of parking needs. Further, the closeness of the building was a great concern, and you have been able to move it back 30', reduce the tower size 5' or maybe more. I think it will be a nice setup. I think in the year 2000 all of the people of Livonia will be proud to have that church in our City. It will be beautiful and I wish you the best of luck.

Mr. Piercecchi, Secretary, announced that the next item on the agenda is Petition 97-8-2-18 by Derek and Elizabeth Patton requesting waiver use approval to utilize an existing building located on the west side of Middlebelt Road between Dover Avenue and Grandon Avenue in the SE 1/4 of Section 35 for a day care nursery.

Mr. Miller presented a map showing the property under petition plus the existing zoning of the surrounding area.

Mr. Nagy: The City Engineer states the Engineering Department has no problems with the proposal, although the proposed approach on Middlebelt Road and any other construction in the Middlebelt right-of-way will need to be approved by Wayne County. A letter from the Fire Marshal states they have no objection to this proposal, however a copy of required Department of Social Services plan review shall be submitted to this Department.

A letter from Officer John B. Gibes of the Traffic Bureau states: In regards to the captioned petition, the Traffic Safety Bureau, after careful review does not recommend the approval of the site plan. The concern by the Traffic Safety Bureau is the close proximity of the play area to Middlebelt Road. The barrier between the roadway and the play area is only a 6' wooden fence and landscaping according to the site plan. The distance per the site plan is only 28' - 29' from the west curb of Middlebelt Road to the

nearest fence on the east side of the play area. This distance was a concern for the reviewing officer (Officer Gibes). I (Officer Gibes) visited the site location and measured the distance from the west curb of Middlebelt Road to the nearest edge of the side walk and found it to be approximately 30'3" (not 12' - 13' per the site plans - scale of plans is 1":10'). The sidewalk is 6' and not 5' as illustrated on the site plans. The total distance was then determined to be approximately 46'3", not 36' 3" as shown on the site plans. This distance, in my opinion, isn't a sufficient safe distance from Middlebelt Road for a children's play area. I wouldn't object to a play area which is no closer to Middlebelt Road than the eastern most building edge. While I am not aware of any standards for the set back of play areas for child care facilities, it is my opinion based on experience of vehicles leaving the roadway during crashes, that this distance isn't sufficient. There is another letter from David M. Woodcox, Sr. Building Inspector stating that the following problems or deficiencies were found: 1) Existing ground sign is non-conforming and would require a variance from the Zoning Board of Appeals to reestablish the use, 2) The existing parking lot needs to be repaired, resealed and restriped, 3) The proposed play area encroaches into the required front yard setback, and 4) All new lawn areas should be sod. Another letter from Michael F. Kieltyka reads "Lot numbers 78 and 79 is my residency which is directly behind the proposed Day Care Center. Per the proposed plans of Derek and Elizabeth Patton, the outside playground will be directly behind my back yard. According to the plans a 6' cyclone fence will separate both properties. I have suggested to Mr. Derek Patton that a wooden privacy fence be substituted for the 6' cyclone fence to benefit both parties. Mainly for visual separation between residential property and commercial property. But my biggest concern would be: Who is responsible if my dog happens to nip the fingers of a little tot through the proposed 6' cyclone fence" It's not my 6' cyclone fence, but it would be my dog. I'm aware that we are encouraged to attend the public hearing and present your views, but at this moment, I am conducting a PTA meeting. I'm confident that the City Planning Commission will take proper action for both parties. That's the extent of our correspondence.

Derek and Elizabeth Patton, 28056 MacKenzie, Westland: Elizabeth has been conducting the day care business out of our home for 8 years now. She has between 30-40 children on a waiting list for approximately 6 months now. Our kids go to Livonia schools, I grew up in Livonia, and we know it would be a nice place to open a business. The way the variance stated, I needed 5000 sq. ft. minimum for play area. In the plans, the architect drew a parallel line to the front of the building. At that point, 4730 sq. ft. I believe, which is less than the 5000 sq. ft. required, therefore the architect drew on the plan to bring the building out further and play area up further to meet that code requirement. The plan identifies both fences that we are proposing. One

would be approximately 700-800 sq. ft. which would be the setback from the sidewalk. We are also looking at if the ZBA would approve the 4700 sq. ft. play area, that way the parking area would be well in front of the building which would give us 4700 sq. ft. of play area which then the play area would be a good 60' from the sidewalk. Also, the driveway approach off of Middlebelt would be a one way exit onto Middlebelt from the building. Traffic would not be coming in from Middlebelt right into the parking lot; they would be approaching off of Dover.

Mr. Alanskas: First of all, this is one of the complete packets I've ever received. In regards to the play area beyond the asphalt parking lot, you say you would put wood chips down?

Mr. Patton: Yes.

Mr. Alanskas: How thick would that be for the safety of the children?

Mr. Patton: The first thing, we don't know how thick the asphalt is. Whatever is required by the State Code, Department of Social Services. We have had them out to look at it. She did have a concern with the children on the blacktop. Whatever her recommendation is that needs to be developed. I was told by one of the neighbors that that area that is broken up is a little thicker than the rest of the parking lot because that was a driveway that was used for the garbage haulers.

Mr. Alanskas: It is so easy for children to fall and hurt themselves, and if you have some real thin base there, I don't think that would do the children any good.

Mr. Patton: We currently have about 4-1/2" in our backyard and I removed the sod and we have 4-1/2" in our backyard, so it would be at least that thick and maintained accordingly.

Mr. Alanskas: What about noise levels?

Mr. Patton: Of course the more kids you have, the more noise you will have. When we drew up these plans with the architect, we were not looking to have the building at capacity. Of course, with state guidelines, so many square feet per child. We have a large office, we have a larger restroom. We are looking at 59 or 60 children. Our play area is going to consist of one classroom at a time on the outside of the building. The largest classroom will have approximately 29 children in it.

Mr. Alanskas: What are the ages of the children?

Elizabeth Patton: Infants to 2-1/2 years old will consist of 11 to 12 children. The largest classroom would have 29 children and that would be 4 years old and up, so I would be doing after school also. The oldest one I care for now is 9 years.

Mr. Alanskas: Are there swing sets in the play area?

Mr. Patton: No. Our No. 1 concern is safety for the children.

Mr. Piercecchi: My recollection of the ordinance as to how much play area is required is 150 sq. ft. According to my data here, you estimate you will have 60 children, is that correct?

Mr. Patton: Correct.

Mr. Piercecchi: That would be 9000 sq. ft., correct?

Mr. Patton: Yes, but the whole school would not be in the play area at the same time.

Mr. Piercecchi: These rules are established on the number of children. You could have 2 out there. I know if it's raining there would be none out there.

Mr. Patton: One of the issues if we go to the ZBA would be the waiving of the 150 sq. ft. per child. Since we will have only one classroom at a time out there, the most we will have out there at one time would be 29. That times 150 sq. ft. per child comes to 4350 and with the parking area blocked off the front of the building, just using the back half, with the 4700 sq. ft. there, we are over 360 sq. ft.

Mr. Piercecchi: You mentioned that you can't find any other sites in Livonia that would satisfy your needs. I find that hard to believe. Ripping off only a part of the asphalt and putting chips on there - being so close to Middlebelt Road. Just recently we had a similar one, I believe on Middlebelt Road, and it was defeated because of the safety aspects of the children. I think your building could very well fall into the same class, insufficient play area. Have you looked at other sites in Livonia?

Mr. Patton: We've looked at other sites in Livonia and/or Westland. We live in Westland.

Mr. Piercecchi: Have you checked with the Chamber of Commerce?

Mrs. Patton: We have checked with Realtors for potential site availability. I have had a business in my home for 8-1/2 years and the need is there. The need for

good quality care where you are not paying \$175 for an infant to 2-1/2 years is absolutely ridiculous. I have a lot of people behind me.

Mr. Patton: This is a very expensive venture we are going into here. She has a waiting list of 40 and typically the people who come to her are people from the surrounding area. North of Seven Mile and Middlebelt, for example, we would lose a good portion of that 40. We have to go into areas where the day care is needed.

Mr. Piercecchi: The safety aspect is my major concern.

Mr. Patton: One of the issues that the architect mentioned when we picked up the plans, because the fence is located close to the driveway, he recommended that we sink some tie lines and a barrier on the inside the fence to reinforce the fence in the event that a car would slide and hit the fence. I would have no problem doing that. The neighbor who addressed the privacy fence issue, I have no problem with that. We want to be good neighbors. As I said we live in the area. The neighbor to the immediate north of us has also requested a 6' wood fence along the front of his property, and I would agree to that.

Mrs. Koons: I admire your knowledge and your obvious sincerity and your working together as partners, and I see not only from the waiting list and from the letters that were sent to you saying Good Luck, we need this, that there is a real need. As an educator I know there is a real need. I too am concerned about the safety of the children. I have a question about your seven staff member, your ratio of staff member to student, 1 to 4, and the ratio for the older children, there are break points there too. With 60 children, it appears to me that you should have more than seven staff members.

Mrs. Patton: That's depending on the age. I would have more staff members depending on the enrollment. At this time I have a lot of school age children that are on the waiting list.

Mrs. Koons: My concern is the safety issues of the children that has already been brought up and the drop off and pickup within the same hour to hour-and-half within the same span in the morning and in the evening, the traffic in and out of Middlebelt. I think you are the kind of person we want providing day care. I note the sincerity, but I am concerned about the site. I will be voting against your proposal because of the safety issues. I encourage you to continue. Someone with 40 people on the waiting list is obviously providing wonderful care, and we need that.

Jason McCaffrey, 9000 Fremont: I just bought this property about a month ago. Dover goes right by my house and I just want to know about the increased traffic. They said that their in point would be off of Dover. My living room door is right off of Dover and very close to their property. Another issue is that of any kind of dumpster they would be having. I wouldn't want the dumpster being on the south section which is right behind my house. I haven't heard anyone address hours of operation, how early in the morning, how late in the evening, weekends. I would like to have those three concerns addressed. I am not speaking for or against, but I would like to have those issues addressed.

Mr. McCann: You show ten spaces on your parking lot. With 60 children, what is the requirement? How many employees would you have to have to cover 60 children?

Mrs. Patton: It depends on the age. Infants to 2-1/2 years is one caregiver for four children; 2-1/2 years to 3 is one caregiver for 10 children; 4 years and up, one caregiver for 12 children.

Mr. McCann: So at minimum, you will have to have 5 employees there. Probably you will have some toddlers there too and babies as well. So it would be fair to say that you are going to have from 7 to 8 employees. If you have 13 spots that leaves 6 spots for 60 vehicles to drop off children in the morning between 7 and 9 when that is the time most people drop off their children. Do you think that is sufficient to have 40 or 50 vehicles to come in in a two hour period?

Mrs. Patton: As far as DSS guidelines, yes it is.

Mr. McCann: My other concern is the 10' in your 4700 sq.ft. If you put your playground just to the building line, you are including the 10' of grass area behind the building. You are showing a large bush at the north end so the kids would have to go around the building, and there are bushes around it, so they would probably have about 7' or 8' to play?

Mrs. Patton: We did not include the bushes in the measuring.

Mr. McCann: I know, but they are there and it is taking up play area, so basically they are only getting 7' or 8' of room.

Mrs. Patton: I believe it's 10' from the sidewalk to the shrubbery, not to the fence.

Mr. McCann: According to your drawing, it is showing 10'. You believe that to be usable play space?

Mr. Patton: Yes. There is a sufficient greenbelt there, and every neighbor along that line, with the exception of the neighbor behind the building, will have a privacy fence. It will be a sound buffer and a visual buffer.

There was no one else present wishing to be heard regarding this item and Mr. McCann, Chairman, declared the Public Hearing on Petition 97-8-2-18 closed.

On a motion by Mrs. Koons, seconded by Mr. Piercecchi and unanimously approved, it was

#9-155-97 RESOLVED that, pursuant to a public hearing having been held by the City Planning Commission on September 30, 1997 on Petition 97-8-2-18 by Derek and Elizabeth Patton requesting waiver use approval to utilize an existing building located on the west side of Middlebelt Road between Dover Avenue and Grandon Avenue in the SE 1/4 of Section 35 for a child day care nursery, the City Planning Commission does hereby recommend to the City Council that Petition 97-8-2-18 be denied for the following reasons:

- 1) That the petitioner has failed to affirmatively show that the proposed use is in compliance with all of the waiver use standards and requirements as set forth in Section 19.06 of the Zoning Ordinance #543;
- 2) That the proposed use fails to comply with Section 9.03(j) which specifies a minimum size area of outdoor play space;
- 3) That a letter dated September 10, 1997 from the Traffic Bureau states that a safety hazard would result from the proximity of the play area to Middlebelt Road;
- 4) That the proposed use fails to provide adequate parking for staff members and patrons; and
- 5) That the subject site lacks the capacity to accommodate the proposed use.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 19.05 of Zoning Ordinance #543, as amended.

Mr. McCann: The petition fails. You have 10 days in which to appeal the petition.

Mr. Hale: I would encourage you to keep at it in terms of trying to find a location if this does not happen to pass. I have been out there to the location you are proposing. It seems that you are just trying to put something somewhere

where it is almost a stretch. It doesn't seem that it goes particularly well, particularly with the traffic concerns. I certainly want to indicate to you that I greatly respect what you are doing in terms of day care. We need strong providers like you in the City.

Mr. Walsh: As a father of a two year old, I am very much aware of how much we need day care because my daughter is in a day care center and I am painfully aware of how much shortage there is. I think you are on too small of a site. If this doesn't pass tonight, I would like you to contact me through the staff. I chair the Livonia Chamber of Commerce and I can perhaps bring some resources to your assistance to help you find an adequate facility that would fit your needs.

Mrs. Koons: I mentioned this before. I think you are the right kind of people we want providing day care. Unfortunately, I think this is the wrong spot. I hope that with this door closing we can open another window for you. I appreciate your Livonia roots and wanting to stay in Livonia, but I cannot in all good conscience approve this site and I don't know what resources I could bring to you, but I would like to help you work with the Chamber. It sounds like you know the guidelines pretty well and you don't need that help, but please keep looking.

Mr. Piercecchi, Secretary, announced that the next item on the agenda is Petition 97-8-2-19 by Costco Companies, Inc., requesting waiver use approval to operate a full service restaurant within a major retail facility proposed to occupy an existing building located on the east side of Haggerty Road between Seven and Eight Mile Roads in the NW 1/4 of Section 6.

Mr. Miller presented a map showing the property under petition plus the existing zoning of the surrounding area.

Mr. Nagy: We have no correspondence on this petition.

Jeffrey Howard, legal counsel for Costco Companies, 2000 Town Center, Suite 1500, Southfield, Michigan: By way of background, Costco is a big box membership club which sells a wide variety of high quality merchandise and services with attractive prices. There range of goods and services include large appliances, electronics, small appliances, jewelry, office supplies, sporting goods, clothing, tire sales, food service, beer and wine and spirits, health and beauty aids. Their services include pharmacy, optical and food services which is one of the waiver uses we are requesting tonight. At the Eight Mile and Haggerty site, I believe Mr. Miller mentioned that the footprint is 127,700 sq. ft. The food court would use approximately 2400 sq. ft. with counter service with two employees. We expect to have between 12 and 14 tables each serving 4 people. The reason we are

requesting seating for 60 people is that typical shopping experience at Costco involves a fair amount of time, purchasing experience involves a fair amount of time. We need a place for our patrons to relax. We need a place for children, as well as for the elderly to also relax. The counter service involves sandwiches, pizza, hot dogs, yogurt, soft pretzels, soda.

Mr. Alanskas: How many Costcos are in the United States at the present time?

Mr. Howard: I believe world-wide there are 275 locations. The majority of those locations are on the west coast. There is also significant concentration on the east coast. There are a number of locations opening up in Asia. Costco has just recently made the decision to move into the midwest. Although this is not known in the midwest, it's most similar competitor would be Sam's Club.

Mr. Alanskas: And how many years have you had this club going?

Mr. Howard: Costco is a publicly held company since 1983. I don't know the actual date of its formation. The company actually started as a collective buying unit for businesses to enhance purchasing power and has since expanded into a much larger retail

Mr. Alanskas: How many employees would you have?

Mr. Howard: About 150 employees, full time and part time, split fairly even.

Mr. Piercecchi: You mentioned Sam's Club is a very similar situation to yours. What would be the major competition for the variety of things that you handle.

Mr. Howard: I think Sam's. We like to think of ourselves as the Cadillac of the industry. We have 275 units domestically which do about \$23 billion a year. Sam's has about 475 units which does about \$23 billion a year. We are doing almost twice as much sales per foot. We would like to think that's happening because of the quality of our merchandise. It distinguishes us in the industry and that's why we like to think that's why we are the chief survivor. Our electronics for example are Sony. You may find that Sam's typically carries Emerson.

Mr. Piercecchi: I didn't mean to say that Sam's is comparable to you. When you sell something, you take away from somebody else. Who would you basically be competing against, a Sears, a Montgomery Wards, or would you be competing against just about everybody because you have such a variety?

Mr. Howard: We have a very narrow store inventory of SKUs. We have about 3700 SKUs. A typical food store these days has about 60,000.

Larry Harden, Costco Companies: Because we have such a broad product mix, and we have such a narrow selection in each category, we really don't compete with any retailer per se. For example. Home Improvement Center clearly competes heavily with local hardware stores. We may nibble a couple of percent and there. We don't offer complete services some of the retail stores may offer.

Mr. Piercecchi: You are putting two of them in Livonia. Two big stores is quite a bit. We welcome you with open arms, but I just wanted to know what effect it would have on the other businesses.

Mr. Alanskas: Is the biggest part of your store that a member just picks up a cart, goes up and down the aisles and puts things in a cart, or do you have a salesman that would try and sell me the product?

Mr. Harden: It is totally self-service. You would have to know what you want.

Mr. Alanskas: So someone could not go to you and get information and say why is this Sony better than another brand?

Mr. Harden: Not unless you got a knowledgeable salesperson on their own.

There was no one else present wishing to be heard regarding this item and Mr. McCann, Chairman, declared the Public Hearing on Petition 97-8-2-19.

On a motion by Mr. Hale, seconded by Mr. Alanskas and unanimously approved, it was

#9-156-97 RESOLVED that, pursuant to a public hearing having been held by the City Planning Commission on September 30, 1997 on Petition 97-8-2-19 by Costco Companies, Inc. requesting waiver use approval to operate a full service restaurant within a major retail facility proposed to occupy an existing building located on the east side of Haggerty Road between Seven and Eight Mile Roads in the Northwest 1/4 of Section 6, the City Planning Commission does hereby recommend to the City Council that Petition 97-8-2-19 be approved subject to a limitation on the number of customer seats of not to exceed a total of 60 for the following reasons:

- 1) That the subject use complies with all of the special and general waiver use standards and requirements as set forth in Sections 11.03 and 19.06 of the Zoning Ordinance #543;

- 2) That the subject site has the capacity to accommodate the proposed use; and
- 3) That the proposed use is a logical adjunct to the main use of the subject building.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 19.05 of Zoning Ordinance #543, as amended.

Mr. McCann, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. Piercecchi, Secretary, announced that the next item on the agenda is Petition 97-8-2-20 by Costco Companies, Inc. requesting waiver use approval to utilize an SDD license (packaged liquor) and SDM license (packaged beer and wine) in connection with a major retail facility proposed to occupy an existing building located on the east side of Haggerty Road between Seven and Eight Mile Roads in the NW 1/4 of Section 6.

Mr. Nagy: We have a letter from our Engineering Division stating they have no objection to this petition.

Mr. McCann: For the audience, an SDM license is for packaged beer and wine and an SDD license is for packaged liquor.

Jeffrey Howard: We are requesting both SDD and SDM licenses. The sale of beer and wine, as well as liquor is in virtually every Costco location except those states where liquor can only be sold by state controlled stores. It is an important part of our retail matrix. Costco operates on high volume, slim margins. Beer and wine is an important part of the profitability of the store. It is important to keep them competitive in the marketplace.

Mr. Alanskas: You say it is important. What percentage of sales would you say you have with your stores for beer and wine?

Mr. Howard: It's probably close to 5%.

Mr. Alanskas: In regards to the liquor, in Michigan you can't have sales or discounts on liquor. Am I correct?

Mr. Howard: That's right.

Mr. Alanskas: What percent do you have in liquor sales?

Mr. Howard: I do not have a percentage on liquor sales.

Mr. Alanskas: I can understand why you might possibly use an SDM license, but I don't know why you would have an SDD license.

Owner of Wine Palace on Middlebelt & I-96: I am a proud property owner here in Livonia, and I just feel that if I don't come up and say anything, then I am not a good provider for my family. I am an admirer of Costco. They are a great company and I have been following them on the market. As he said, they have great sales according to the number of stores they have in comparison to Sam's. My objection is obviously the liquor. I am a second generation retailer and I keep my property up. I have a next door lease and I kept it empty for almost a year and half which cost me about \$35,000. I could have leased it the first day to a pager place, a coney island or fast food, but that could bring down the view of my property. I am aware that there is a stigma of liquor. I do my best to keep the appearance upscale. I waited a year and half and rented it out to a computer place. I keep it in good shape and I just don't like to look across the road and see another liquor license. To them it's probably 2% of their business, to me it's my livelihood. I close at a decent hour. I don't carry any of the low end stuff like cheap wine. Everything has to be in an upscale kind of way. I think there's too many liquor licenses in Livonia as it is. As long as I have been here, the liquor business has been going down. I employ Livonia residents, all my kids are Livonia residents, and I just think it is not for the betterment. They have a whole line of other stuff they sell, and I don't sell anything of theirs. The spirit end of it they should leave to the retail. They cannot give it at a cheaper price than me anyway. And the beer, we are at \$1.00 a case above cost.

Mr. Alanskas: How long have you been at your location?

Wine Palace: Ten years.

Mr. Howard: I would like to point out that our hours of operation are Monday through Friday, 11:00 to 8:00, Saturday from 9:30 to 6:00, and Sunday 10:00 to 5:00. I would like to point out that those are hours of sales that should have minimal impact with abuse in regard to retail sales. I would also like to point out that with regard to sales of our beer and wine, just as with our other inventory items, we take pride in the fact that we sell very high quality. We are the largest seller of Dom Perignon champagne in the world. I have to emphasize that for us to operate here in Livonia, the beer and wine aspect of our sales is a very important part. We are certainly willing to have the Commission consider our application to split to SDD and SDM.

There was no one else present wishing to speak on this petition and Mr. McCann, Chairman, declared the Public Hearing on Petition 97-8-2-20 closed.

On a motion by Mr. Piercecchi, seconded by Mr. Hale and unanimously adopted, it was

#9-157-97 RESOLVED that, pursuant to a public hearing having been held by the City Planning Commission on September 30, 1997 on Petition 97-8-2-20 by Costco Companies, Inc. requesting waiver use approval to utilize an SDD license and SDM license in connection with a major retail facility proposed to occupy an existing building located on the east side of Haggerty Road between Seven and Eight Mile Roads in the NW 1/4 of Section 6, the Planning Commission does hereby recommend to the City Council that Petition 97-8-2-20 be approved for an SDM license only for the following reasons:

1. That the proposed use is in compliance with all of the special and general waiver use standards and requirements as set forth in Section 11.03 and 19.06 of the Zoning Ordinance #543;
2. That the subject site has the capacity to accommodate the proposed use; and
3. That the utilization of an SDM license is a part of the normal operation of the subject business.

Further, the Planning Commission does hereby recommend denial with respect to the use of an SDD license for the following reasons:

- 1) That the petitioner has failed to affirmatively show that the proposed use of an SDD license is in compliance with all of the general waiver use standards and requirements as set forth in Section 19.06 of the Zoning Ordinance #543;
- 2) That there is no demonstrated need for additional SDD licensed facilities in this area of the City; and
- 3) That the proposed use is incompatible to and not in harmony with the surrounding uses in the area.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 19.05 of Zoning Ordinance #543, as amended.

Mr. McCann, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. McCann: As I indicated to you, we do try to keep the sale of liquor to the smaller establishments. There's more control there. We feel that it is more appropriate because we have numerous liquor license locations at this point, and that it is not appropriate in our grocery stores or in our large box stores, and at this time there is no further need. You have ten days in which to appeal the SDD license to the City Council.

Mr. Piercecchi, Secretary, announced that the next item on the agenda is Petition 97-8-2-22 by Costco Companies, Inc. requesting waiver use approval to operate a full service restaurant within a major retail facility proposed to occupy an existing building located on the east side of Middlebelt Road between Schoolcraft and Plymouth Roads in the NW 1/4 of Section 25.

Mr. Miller presented a map showing the property under petition plus the existing zoning of the surrounding area.

Jeffrey Howard, 2000 Town Center, Ste. 1500, Southfield MI 48075, General Counsel to Costco: We make the waiver use request for the Middlebelt and Schoolcraft site for the same reasons as stated at Eight Mile and Haggerty.

Mr. McCann: There is nothing additional or different about this location with regard to the restaurant from the other location?

Mr. Howard: No, the significant difference is that the footprint of this building is just a fraction larger. This is approximately 34,000 sq. ft., but otherwise the nature of the food facilities as well as the SDM sales are identical.

Mr. Alanskas: If a person is having a set of tires installed in your tire centers, could they go through that part of the building to this restaurant if they wanted to have a bite to eat?

Mr. Howard: I believe the answer is yes.

There was no one else wishing to speak on this petition and Mr. McCann, Chairman, declared the Public Hearing on Petition 97-8-2-22 closed.

On a motion made by Mrs. Koons, seconded by Mr. Hale and unanimously approved, it was

#9-158-97 RESOLVED that, pursuant to a Public Hearing having been held on September 30, 1997 by the City Planning Commission on Petition 97-8-2-22 by Costco Companies, Inc. requesting waiver use approval to operate a full service restaurant within a major retail facility proposed to occupy an existing building located on the east side of Middlebelt Road between Schoolcraft and Plymouth Roads in the NW 1/4 of Section 25, the City

Planning Commission does hereby recommend to the City Council that Petition 97-8-2-22 be approved subject to a limitation on the number of customer seats of not to exceed a total of 60 for the following reasons:

- 1) That the subject use complies with all of the special and general waiver use standards and requirements as set forth in Sections 11.03 and 19.06 of the Zoning Ordinance #543;
- 2) That the subject site has the capacity to accommodate the proposed use; and
- 3) That the proposed use is a logical adjunct to the main use of the subject building.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 19.05 of Zoning Ordinance #543, as amended.

Mr. McCann, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. Piercecchi, Secretary, announced that the next item on the agenda is Petition 97-8-2-21 by Costco Companies, Inc. requesting waiver use approval to utilize an SDD license (packaged liquor) and SDM license (packaged beer and wine) in connection with a major retail facility proposed to occupy an existing building located on the east side of Middlebelt Road between Schoolcraft and Plymouth Roads in the NW 1/4 of Section 25.

Mr. Nagy: There is no additional correspondence on this petition.

Mr. McCann: Mr. Howard we have your appearance on the record. Is there anything different about the SDD and the SDM licenses at this location than the other location that you would like to tell us about?

Mr. Howard: No, our request for this location is identical to the Haggerty Road location, and I request that the Planning Commission consider this in the same manner.

Mark W. Bublitz, 14200 Henry Ruff: I am in the subdivision which is on the northwest side of the Middlebelt/Jeffries Freeway exchange. Being a resident here for 3-1/2 years and raising a family, my only concern is the profusion of packaged liquor establishments. We just had one go in at Middlebelt and Jeffries. One of the reasons my wife and I moved to Livonia was because of the family type community that it was with the parks and the schools and so forth. That place went up there and it has bullet proof glass. When you

get off the freeway toward our subdivision, the first thing you see is a liquor store. I and my friends are thinking that the neighborhood is changing, and we don't like it. You have Mid-Five Party, Middlebelt south of Five Mile, Arbor Drugs selling beer, wine and liquor. The gentleman who was up here a little bit ago, he runs one of the finest, cleanest stores I've ever seen. I've seen literally thousands of those stores in my previous career as a liquor salesman, and he doesn't sell to the wrong element. I know a lot of those stores I've seen in the past will sell little plastic cups of ice so that people can go and drink their liquor right out in the parking lot. He does not do that, he keeps his lot clean. That's more of the type of establishment that I want in my community verses a bullet proof glass or someone who is going to sell large quantities to people in other communities. It's the community aspect that I am concerned with. I don't know how many more stores you need that are going to sell beer and wine. There's plenty in the area already. I do welcome the fact that they are going to be there. I'm highly disappointed that Home Quarters has moved out. Since I have bought the house, my wife and I have put about \$65,000 into the house from HQ and Home Depot and Handy Andy's before they went out as well. The type of store that they have, and I do understand in my present position, I am a financial consultant with Merrill-Lynch, they do run a great operation. From a company standpoint, I have a lot of respect for them. Most of the stores of their ilk have not done well in southeastern Michigan. Meijer's Thrifty Acres came in and failed miserably in a few short years. Kmart had Pace that failed. Sam's Club has been able to stay in the area for awhile, but their stores are not all over and they are typically not in the upscale communities. I do welcome them from that standpoint and wish them luck, but I do think they do not need to sell beer and wine and liquor to stay in business.

Mr. Howard: I would like to say that we are very much concerned about the community. We sell very high quality goods including beer and wine. Beer and wine is a key aspect of the matrix which makes us profitable and being profitable allows us to serve the community. We would also like to point out that we understand the community's concerns about exposure of packaged liquor to minors. We are very concerned that people are properly identified and security is maintained. We wish only to uphold the standards of the community.

There was no one else present wishing to be heard regarding this item and Mr. McCann, Chairman, declared the Public Hearing on Petition 97-8-2-21 closed.

On a motion by Mr. Piercecchi, seconded by Mr. Hale and unanimously approved, it was

#9-159-97 RESOLVED that, pursuant to a public hearing having been held by the City Planning Commission on September 30, 1997 on Petition 97-8-2-21

by Costco Companies, Inc. requesting waiver use approval to utilize an SDD license and SDM license in connection with a major retail facility proposed to occupy an existing building located on the east side of Middlebelt Road between Schoolcraft and Plymouth Roads in the Northwest 1/4 of Section 25, the Planning Commission does hereby recommend to the City Council that Petition 97-8-2-21 be approved as to the use of an SDM license only for the following reasons:

- 1) That the proposed use is in compliance with all of the special and general waiver use standards and requirements as set forth in Section 11.03 and 19.06 of the Zoning Ordinance #543;
- 2) That the subject site has the capacity to accommodate the proposed use; and
- 3) That the utilization of an SDM license is a part of the normal operation of the subject business.

Further, the Planning Commission does hereby recommend denial with respect to the use of an SDD license for the following reasons:

- 1) That the petitioner has failed to affirmatively show that the proposed use of an SDD license is in compliance with all of the general waiver use standards and requirements as set forth in Section 19.06 of the Zoning Ordinance #543;
- 2) That there is no demonstrated need for additional SDD licensed facilities in this area of the City; and
- 3) That the proposed use is incompatible to and not in harmony with the surrounding uses in the area.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 19.05 of Zoning Ordinance #543, as amended.

Mr. McCann, Chairman, declared the motion is carried and the foregoing resolution adopted. You have ten days in which to appeal the SDD license.

Mr. Piercecchi, Secretary, announced that the next item on the agenda is Petition 97-8-2-23 by The Salvation Army requesting waiver use approval to operate a second hand store within an existing building located on the north side of Plymouth Road between Sears Avenue and Merriman Road in the SW 1/4 of Section 26.

Mr. Miller presented a map showing the property under petition plus the existing zoning of the surrounding area.

Mr. Nagy: The Sr. Building Inspector in his letter of September 12, 1997 states that the subject petition has been reviewed and the following problems or deficiencies are noted:

- 1) The Exterior paint needs to be touch up or repainted.
- 2) Protection post on northeast corner needs to be replaced.
- 3) Dumpster area is not enclosed.
- 4) Repair, reseal and restripe parking area in conformance with Section 18.37 of Ordinance 543.
- 5) There is no landscaping at this site.
- 6) Barrier free parking is not identified.

The Engineering Department in their letter of September 9 indicates they have no objections to this proposal. Also, the Traffic Bureau has no objection to the site plan as submitted. A letter from Rockney Whitehead, Fire Marshal, reads as follows: The building of proposed reoccupancy is an approximately 22,500 sq. ft. building. It is of 2C construction and I presently undivided and unsprinklered. The previous use was furniture showroom and furniture storage. The proposed use would be mercantile. The archives of this Division lacks any definitive information to verify what was accepted regarding the issue of separation. However, existing masonry walls tight to the deck created by interior alterations and a high bay addition to the rear of the building is evidence that at some point in time separation requirements did exist. Therefore, we are requesting that before any reoccupancy be approved, all openings in existing separation walls be properly protected according to present codes. It is acknowledged that with properly protected existing separation walls there remains an oversized area of 15,720 sq. ft. However, it is conceded that 1960 codes may have allowed such areas. Presently there exists one (front) operational exit for the entire building. The travel distance from the most remote point is approximately 300 ft. Other existing exits have been boarded up or made inoperative. Therefore, it is requested that exits be provided/reestablished according to current codes. Should the above requests be denied or if occupancy is allowed prior to upgrading such deficiencies, Livonia Fire and Rescue will be reluctant to commit any firefighters to an interior attack or rescue should a fire emergency occur. The building and/or contents may be committed to a total loss.

Letters from the Engineering Division and the Traffic Bureau indicate that they have no objection to the site plan as submitted.

Bill Hutchins, 5931 Middlebelt Road, Romulus, MI: We are currently located down the street 1-1/2 miles west of this location. We have been there five years and have a good marriage with the City of Livonia. We merely need to expand and move to a different location. This particular

place came up and it's ideal for our conditions. We sell all types; we do about 20% in furniture, we sell clothing and appliances. What we would like to do is make that transition from where we are at to this location. The items on our agenda - exterior paint, northeast corner replacement, will be taken care of by the landlord. Our trash is handled on a daily basis, we have no outdoor trash site. We will reseal the parking lot and the landscaping will be addressed. The barrier free parking is there, it is just marked on the ground and we will put up a sign on the building or on a post. As far as the Fire Marshal and that goes, I did notice an exit on the east side of the building in the general area, we would meet any requirements required by the Fire Marshal. We are just asking to move to a larger facility from our present location.

Mr. Alanskas: Are you buying the property you are moving to?

Mr. Hutchins: We are leasing at the present time with the option to buy. It's a 5 year lease with a 5 year option.

Mr. Alanskas: You said you don't have any rubbish or trash. When people bring clothing and things in cardboard boxes, how do you dispose of all this?

Mr. Hutchins: We take it back to our center. We have trucks that pick up all our stuff on a regular basis, 2 or 3 times a day if necessary, and take it back to our main warehouse.

Mr. Alanskas: I have been there 2 or 3 times and I have found mattresses just laying out in the back of your lot.

Mr. Hutchins: It happens on occasion that it's after store hours.

Mr. Alanskas: I went there 2 or 3 days later and it's still there.

Mr. Hutchins: I beg to differ with you.

Mr. Alanskas: Do you get those from Art Van?

Mr. Hutchins: We don't receive anything like that. People drop off donations, and we pick up every day so you will not see anything out there for 2 or 3 days, I can assure you of that.

Mr. Alanskas: I will check again. I would like to see the back end clean at all times.

Mr. Hutchins: We have never had a citation for any problems.

Mr. Piercecchi: What about all these fire concerns?

Mr. Hutchins: The fire issues would have to be addressed by the landlord.

Craig Singer, 1533 N. Woodward, Bloomfield Hills: I am here representing the three owners of the building who are three widows of the original furniture owners of this building. In terms of the Fire Marshal's request, the biggest issue is the fire separation issue between the warehouse area and the showroom area which we accept and we will certainly take care of any issues prior to occupancy. With respect to the operational exits, the exits exist. The existing tenant of that building who is currently in bankruptcy has boarded off or locked and placed structures in the way of these operational exits without our approval, and obviously without the City's approval because they are only operating very limited hours and only using the front doors as their only means of ingress and egress. We immediately faxed them this letter when we received it and told them they should open all exist doors for safety purposes, and I hope that they comply. The good news is that when we have a new tenant in that location, they will comply.

Mr. Piercecchi: It's pretty serious business if the Fire Department won't send trucks out there.

Mr. Singer: I agree, and as I said we immediately notified the tenants of this problem.

Mr. Piercecchi: You will meet all these concerns?

Mr. Singer: Absolutely.

Mr. Piercecchi: I noticed at your other site, you have a drop-off site. Are you going to have that same thing here?

Mr. Hutchins: Yes, there is always a drop off site. We try and get them to drop off during store hours. We will probably have a drop-off site in the back of this area.

Mr. Alanskas: Do you have much of a problem where people just want to get rid of things that you would not even have accepted and they just want to get rid of and they just dump it in your location?

Mr. Hutchins: Sometimes, but we pick it up anyway. That's just part of doing business. If we take things that aren't desirable, we don't like it, but we do take it. We spend a tremendous amount of money in trash removal every year, but it's just part of doing business.

Mr. Alanskas: If you take things that are not sanitary, do you sanitize them before you would sell these things, for example mattresses?

Mr. Hutchins: No, if it is stained or torn or anything like that, we destroy it.

Mr. McCann: The Building Inspector had some concerns with regard to the exterior paint, the closure on the dumpster, parking lot repairs, handicap parking and the landscaping. I went by the building and took a close look. Who is going to be responsible for the improvements before you move in? I assume you don't want to move in with the parking lot and the landscaping incomplete.

Mr. Hutchins: The landlord will take care of all this.

Mr. McCann to Mr. Singer: Have you done any type of plans to improve it? To put any type of irrigation system in the right-of-way? To bring it up to the 90s?

Mr. Singer: About 7 years ago we did reconfigure the parking at the City's request and eliminated double stacked parking in front of the building to a single stack parking and created that median area which used to be parking right up to the sidewalk. We did have irrigation and it was supposed to be watered by the tenant. We put trees in, but it was not maintained. Our goal would be to use either a low-maintenance kind of a landscape that would require sprinkling. We are all aware of the reputation of the Salvation Army and they have expressed an interest in having their store personnel attend to proper watering to get the grass growing as well. We did create an island of landscaping at the City's request. In terms of the other items on this list, the building is maybe a 1950s building. Although it is what it is, I hope that with an inspection you would find that it has been pretty well maintained. We have painted that building on a continual basis, we have replaced the awnings on a continual basis. The whole building was reroofed 4 or 5 years ago. We did make improvements to the parking lot and redid the front of the parking lot 4 years ago, and now there is need for more work on the side of the building. In terms of all the items listed on Mr. Woodcox's letter, the landlord will be responsible for correcting all the issues.

Mr. Hutchins: For maintaining the property as far as the landscaping, we would be glad to do that. We just recently received an accommodation from the City of Wayne for the best floral display. We will maintain it up to your standards.

Mr. McCann closed the public hearing on this item and passed the gavel to Mr. Alanskas, Vice Chairman, in order to make a motion.

Mr. McCann: I would like to make a tabling resolution on this. What you want to do there is good. We have what we call the Plymouth Road Development Authority and this might be something for them to look at. For us to approve a waiver use, I think the Salvation Army going in there would be

an improvement, but I think that this is the time to look at it. When I looked at that building the other day, I could see a need for a lot of improvement. I don't think we have a grasp at this time of what can be done. We have some vague promises of putting together this, or doing some cleaning there, I don't think it's enough. I would like some time. Mr. Nagy, could you refer this to the Plymouth Road Development Authority rather quickly? They could get together with the landlord and the petitioner to give them some idea of what they can look at to improve that location.

On a motion by Mr. McCann, seconded by Mrs. Koons and unanimously approved, it was

#9-160-97 RESOLVED that, pursuant to a Public Hearing having been held on September 30, 1997 on Petition 97-8-2-23 by The Salvation Army requesting waiver use approval to operate a second hand store within an existing building located on the north side of Plymouth Road between Sears Avenue and Merriman Road in the SW 1/4 of Section 26, the Planning Commission does hereby determine to table this petition to October 28, 1997.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 19.05 of Zoning Ordinance #543, as amended.

Mr. Alanskas, Vice Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. Piercecchi, Secretary, announced that the next item on the agenda is Petition 97-9-2-24 by Alan Tanski requesting waiver use approval for the display and sales of used cars on property located on the southeast corner of Plymouth Road and Laurel Avenue in the NW 1/4 of Section 33.

Mr. Mr. Miller presented a map showing the property under petition plus the existing zoning of the surrounding area.

Mr. Nagy: The Fire Marshal in his letter of September 15 states that he has reviewed the site plan and has no objection to the proposal. The City Engineer has no objections to the proposal, although the new approach layout for Plymouth Road must be approved by the Michigan Department of Transportation since Plymouth Road falls under their jurisdiction. Officer John Gibes of the Traffic Bureau in his letter of September 10 states: In response to the captioned petition, the Police Department has no objection to the site plan as submitted. The Traffic Bureau does request consideration of a concern with respect to demonstration test drives by

New Car Alternative's customers. Due to the close proximity of the dealership to the residential streets (i.e., Laurel, Stark, Pinetree, Parkdale, Orangelawn and Richland). The Traffic Bureau believes that test drives may enter into residential areas. With this as a concern, the Traffic Bureau is requesting that the Planning Commission request the Petitioner's cooperation in informing New Car Alternatives staff (sales personnel) to have test drives performed on main roads only (Plymouth Road). While I haven't experienced any over zealous driving by New Car Alternative's customers or staff, it is a concern due to the larger volume it may be dealing in due to its expansion. I have previously stopped customers test driving cars from other dealerships and they often have a tendency to drive a little too fast on the residential streets during the excitement of testing out a new car. Any cooperation with this request would be appreciated by the Traffic Bureau and the residents of the adjoining residential areas.

We also have a letter addressed to the Planning Commission as follows: With reference to the above-captioned property, we have been advised that a hearing will be held on September 30 to review a petition, no. 97-9-2-24 filed by Alan Tanski requesting waiver use approval for display and sales of used cars on property located at the southeast corner of Plymouth Road and Laurel Avenue. Please accept this letter as your advice that the owner of the above-captioned property objects to said petition. We do not believe that the display and sale of used cars is beneficial to the overall retail quality of the area and believe that another use would be far preferable. To the extent that the proposed use requires a waiver of applicable statutory provisions, we request that such waiver not be granted. That's signed by Howard E. Heller of Kin Properties, Inc., 77 Tarrytown Road, Ste. 100, White Plains, New York.

(The property that they own at 34800 Plymouth Road is on the north side of Plymouth Road between the strip center and Kinko's. The site that currently has a video store in it)

Brian Amon: I am here on behalf of Alan Tanski, the petitioner. It is probably fresh in your memory from the site plan approval, which I think was just in your last meeting. As to the issues that were raised from your staff, certainly it will be the policy of the staff, as it has been, to discourage any test drive down the residential roads. In fact, they are finding that customers typically want to test cars on more challenging road other than Plymouth Road and certainly they will continue with that policy of discouraging any kind of test driving down a residential road. The reason for the waiver is quite frankly an oversight. It should have been applied for back when everything else was done. This was property you may recall was in the process of being purchased from the City for this use, and so it was pretty much anticipated that this is what would occur all along the way. If you

review and look at the site that New Car Alternatives now sits on in comparison of what used to be there, you will see a dramatic improvement. I think you will see the same improvement across the road. In particular for the fellow from White Plains New York who was particularly concerned about this, I think you will see that people who do business there every day and try to make a living, it's really in their interest to try to make this site as good and as attractive as possible.

Mr. Alanskas: Would you please explain in detail what the detail service center would be doing.

Al Tanski, 7440 Brookfield Rd., Plymouth, Michigan: Detail service area is basically a car cleaning center, no painting or spraying.

Mr. Alanskas: No bumping or painting?

Mr. Tanski: No, absolutely not.

Mr. Alanskas: How about oil changing?

Mr. Tanski: No, no oil changing.

Mr. Alanskas: So it will be just polishing cars and washing and painting?

Mr. Tanski: Yes, and interiors.

Mr. Alanskas: On the south property line, there is a chain link fence. That does not belong to your, correct?

Mr. Tanski: Right. That belongs to Mazda. I have tried to speak to Mazda and made several attempts (I should say my secretary has). I think we'll come to an agreement. We have had some dealings in the past couple of weeks that have been pleasant. I've mentioned to them your concern about the chain link fence, and we do need some separation between what is his and what is mine. I would surely hate to spend the money I plan to spend there and have him display cars for sale on the other side of the fence so that people can come by. I would like to do something decorative. I don't have plan for it yet because I haven't been able to get him to say that he would accept that.

Mr. Alanskas to Mr. Nagy: John, if that fence does not belong to Mr. Tanski - there's barbed wire on that fence - could the Inspection Department take a look at that? Now the building in the back that you are going to paint. What color are you going to paint that?

Mr. Tanski: The building is going to match my building that's across the street that's an off white with aluminum steel.

Mr. Alanskas: As a resident I want to say thank you for finally getting that spot that's such an eyesore on Plymouth Road. This will be a nice addition.

Mr. Tanski: About the traffic - I have posted signs and I have terminated an employee, one of the guys who worked out back insisted on driving down off the parkway, up Stark. I've been guilty of the same situation. It's peaceful with the trees and all. I am trying very hard. I do understand the people's concerns. I have three children. I don't need my kids playing out in the street. I have had different conversations where someone has come down and blamed me for something that I happened to watch and it wasn't me. So anything that does happen negative on that corner, because I am the new person on the block, I have taken responsibility for it even if it hasn't been my responsibility because I am a property owner there and because I want to make sure things are safe too. For the neighbors who may be watching or listening, I invite them to come down and if they have a problem, tell me about it. I can't fix something if you don't say anything about it. If I don't fix it after I've heard your complaint, then you can be mad at me, but you can't be made at me if you don't tell me the problem. I know it's hard to get people to deter things. There's a party store next door and a lot of people get their goods and go down to the park. What I try to do as a plan, I put years on all of my cars, so if a car goes down the street with 1995 on it, it's a good chance it came from me. But if a car goes down with nothing on it and it's speeding, it's a very good chance it's not mine. I tell the neighbors they can identify my cars because I put the years on all the corners. No one has come to complain. I will try to help if they do complain.

Mr. Hale: I know the front building closest to Plymouth Road is going, do you have plans to refurbish that blacktop there at all?

Mr. Tanski: In my site plan approval, I am going to remove all the blacktop and put a drainage in and a curb. I am going to change the whole elevation to look exactly like mine across the street.

Jim Dupuie, 11196 Laurel: Mr. Tanski and his group have done a real nice job of improving the area. The landscaping is beautiful. The building is very, very nice. I was out of town when the original proposal was made in 1996. I did submit a letter with some concerns. I spoke with the architect on the job and I suggested that they have a radius curve, basically discouraging people from using Laurel to exit to Plymouth Road. I would suggest that the same consideration be made with this new lot. I obviously haven't seen a site plan or any of the new proposals for it.

Mr. McCann: For the record, the site plan has gone through two weeks ago. Tonight is just rather or not if he can display cars on that site.

Mr. Dupuie: I am not here in opposition to that, he has certainly made improvements. I've lived there 4 years and I did pay close attention because he is the new guy on the block, and I did watch this. In all honesty, our traffic has probably doubled. Now whether that is all his or not, I can't say and I am not going to point a finger. About 3 weeks ago, on a Saturday or Sunday, we get a lot of people who drive down on street very slowly and they need a place to turn around. I counted 50 cars in four hours who turned around in my driveway. I realize that is not something he can probably address, but I am sure you folks, if people were turning around in your driveway all day, you might have a problem with that too. Obviously if he isn't there, he can't address it, but it's a concern of mine. At one time the excessive speed was a bad situation. We have a lot of young children on the street. There's no sidewalks and some of the kids are out too close. I would like to see some plans on what can be done to discourage traffic from using Laurel.

Mrs. Dupuie: I appreciate the improvements Mr. Tanski has made on the corner. But there has been an excessive amount of traffic and it is test driving. They are revving the engine. One gentleman turned around on our lawn. Employees were ridiculous speeding up and down at 55 miles an hour.

Mr. McCann: Have you seen some correction recently?

Mrs. Dupuie: Yes, particularly the employee he was speaking of. We have people day and night, and I am talking midnight, turning around in our driveway coming to look at these cars. Another thing that happened was on Easter Sunday 2:30 in the morning they were unloading cars. This same incident happened about two weeks ago and that went until 3:30 in the morning, very loud, and we live kitty-corner from their property. I am sure there's an ordinance violation there.

Mr. McCann: Did you call the police?

Mrs. Dupuie: No, I did not.

Mr. McCann: There's two automobile dealerships. Are you sure it wasn't the other one?

Mrs. Dupuie: Yes. The other one, this weekend we had a car alarm go off Friday at 11:30 in the evening until Sunday morning at 2:30. I called the police and they could find neither a phone number for the owner or an address.

Mr. Tanski: If that is true on Easter Sunday, I didn't know I had anyone working. I would have to check the logs. I assure you, as a Christian person, I wouldn't work on Sunday nor encourage my people to work on any Sunday. I will try and find out about it. I do own two car haulers. I try and make my deliveries during business hours so that I can secure the cars in my lot. For the cars turning around, I could back my blockers up so that they can't get into my aprons of my driveways. Right now I am blocking closer to the street because I was trying to deter anyone from getting into the lot. Sometimes for security reasons, we try to tighten things up as much as we can.

Mr. Piercecchi: You are going to park a car in your entrance?

Mr. Tanski: I do that now to block the entrance.

Mr. Piercecchi: Wouldn't it be better if you would just put a chain or things of that nature?

Mr. Tanski: A car is more effective than a chain because of the thickness of the chain.

Mr. Piercecchi: It's taking away a lot of the beauty of some of those cars though.

Mr. Tanski: We actually use it as a display.

Mr. Amon: What he is saying he is actually going to move the parked car a little closer so there's is no room to turn around and go down the road if people want to do that.

Mrs. Koons: When Brian said Mr. Tanski was going to try and discourage test drivers, I wrote that down because I felt that wasn't strong enough, but when you came up I felt more of a strength behind that. You said you had signs posted? I thought you said you had signs posted about test drives.

Mr. Tanski: No, I don't have a sign there, but I could do that, a sign saying Left Turn Only.

Mrs. Koons to Mr. Nagy: Also, I am wondering how do residents apply for signs that say "Children Play Here".

Mr. Nagy: They can petition our Traffic Commission for such signs.

Mrs. Koons: Is there a cost to the neighborhood?

Mr. Nagy: If the Traffic Commission accepts the recommendation, they can order a sign from the Sign Department.

Mr. Tanski: We would be glad to pick up the cost of that sign, if there is one. It is the appropriate thing to do.

Mrs. Koons: It sounds like you are working on a very good relationship with the neighbors and I'm wondering if it would make sense to you to ask them if they might want a sign posted at their driveway saying "No left turn for test driving" or something like that. I also live on a street with no sidewalks, and there is more potential danger for young children.

Mr. Tanski: We can do that.

There was no one else present wishing to be heard regarding this item and Mr. McCann, Chairman, declared the Public Hearing on Petition 97-9-2-24 closed.

On a motion by Mr. Hale, seconded by Mr. Alanskas and unanimously approved, it was

#9-161-97 RESOLVED that, pursuant to a Public Hearing having been held by the City Planning Commission on September 30, 1997 on Petition 97-9-2-24 by Alan Tanski requesting waiver use approval for the display and sales of used cars on property located on the southeast corner of Plymouth Road and Laurel Avenue in the Northwest 1/4 of Section 33, the City Planning Commission does hereby recommend to the City Council that Petition 97-9-2-24 be approved subject to the following conditions:

- 1) That the Site Plan marked Sheet SP-1 dated 9/4/97 prepared by Allen & Laux, Inc. which is hereby approved, shall be adhered to;
- 2) That the Building Elevation Plans marked Sheet A-1 dated 9/4/97 prepared by Allen & Laux, Inc. which are hereby approved, shall be adhered to;
- 3) That the Landscaping shown on the approved site plan shall be installed prior to final inspection and shall thereafter be permanently maintained in a healthy condition;
- 4) That proposed new grass areas both on-site and between the site and the roadways in the Plymouth and Laurel Avenue right-of-way shall be sodded;
- 5) That all landscaped areas shall be irrigated by means of an underground sprinkler system.

For the following reasons:

- 1) That the proposed use complies with all of the special and general waiver use standards and requirements as set forth in Section 11.03 and 19.06 of the Zoning Ordinance #543;
- 2) That the subject site has the capacity to accommodate the proposed use;
- 3) That the proposed use is compatible to and in harmony with the surrounding uses in the area;
- 4) That the proposed use will provide for the removal of existing vacant structures that are non-conforming and in disrepair.

FURTHER RESOLVED that, notice of the above hearing was given in accordance with the provisions of Section 19.05 of Zoning Ordinance #543, as amended.

Mr. McCann, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. Piercecchi: That ends the public hearing items and we can go on to the pending items.

Mr. Piercecchi, Secretary, announced that the next item on the agenda is Final Plat Approval for Lakeside Estates Subdivision No. 2 proposed to be located on the north side of Ann Arbor Trail between Stark and Farmington Roads in the Southeast 1/4 of Section 33.

Mr. Nagy: The Final Plat has been drawn with full compliance to the previously approved Preliminary Plat. We have received a letter from the Engineering Department recommending approval of the Final Plat as they have provided all the easements and the necessary improvements. Similarly, we have a letter from the City Clerk indicating that all financial obligations proposed upon the proprietor of the subdivision have been satisfied.

Mr. McCann: Mr. Soave, is this your petition?

Mr. Leo Soave: Yes, it is.

Mr. McCann: Is there anything additional you need to say?

Mr. Soave: No.

Mr. McCann: If there are no questions from the Commissioners, a motion is in order.

Mr. Alanskas: On a motion by Mr. Alanskas, seconded by Mrs. Koons and unanimously approved, it was

#9-162-97 RESOLVED that, the City Planning Commission does hereby approve the Final Plat for Lakeside Estates Subdivision No. 2 proposed to be located on the north side of Ann Arbor Trail between Stark and Farmington Roads in the Southeast 1/4 of Section 33 for the following reasons:

- 1) That the Final Plat is drawn in compliance with the Preliminary Plat;
- 2) That no reporting City Department has objected to approval of the Final Plat; and
- 3) That all financial assurances required for the referenced subdivision have been deposited with the City Clerk.

Mr. McCann, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. Piercecchi, Secretary, announced that the next item on the agenda is Approval of the minutes of the 750th Regular Meeting held on September 16, 1997.

On a motion duly made by Mr. Walsh, seconded by Mr. Alanskas and unanimously approved, it was

#9-163-97 RESOLVED that, the minutes of the 750th Regular Meeting and Public Hearings held on September 16, 1998 are hereby approved.

Mr. McCann, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. McCann: We will now begin the Miscellaneous Site Plan items of the agenda. Members of the audience may speak for or against these items.

Mr. Piercecchi, Secretary, announced that the next item on the agenda is Landscape and Elevation Plans in connection with Petition 97-2-2-4 for the bank which received site plan approval during waiver use approval to expand the Newburgh Plaza Shopping Center located at 37001 Six Mile Road in the NW 1/4 of Section 17.

Mr. Miller: This bank will be located on the southeast corner of Six Mile and Newburgh in the Newburgh Plaza Shopping Center. The bank branch location was approved during the Waiver Use approval to expand this shopping center and they have approval with the condition that the landscape plans and elevations plans be brought back before the Planning Commission and City Council for their review and approval. The landscape plan shows a 4' wide planting area along the west and south property lines, as well as planter boxes along the north elevation of the

building and the east elevation of the building. Also, there is landscaping within the parking lot areas. Included, they show landscaping outside their property line. This would be in the same style as standard scheme of the landscaping. The elevation plan shows that the building would be constructed on all four sides of brick. It would have an 8' high dryvit band running along the top of the building along all four sides. Also a brick archway design over the windows and entrances of the bank. The architecture and materials of this bank would be similar to the renovated shopping center.

Mr. Nagy: We have no new correspondence on this petition.

Lonny Zimmerman, Siegal-Tuomaala Associates, Architects, Farmington Hills: I am here tonight with Donald Eagle, the Vice President of First Federal of Michigan. We brought along a board with sample materials. As was explained, the materials are exactly the same as are on the Newburgh Plaza Shopping Center. The only difference is there is a blue trim which matches the First Federal colors. For the shopping center we use a green trim, but the brick is identical and the dryvit is identical. I've also brought along the elevation of the shopping center and it has the identical forms in the brick element as the bank. In appearance and design, it is very compatible to the existing shopping center.

Mr. Piercecchi: You were talking about the landscaping, the areas that were running vertical, is that just grass? Those 5 trees in front on Six Mile Road, those trees are there now?

Mr. Zimmerman: Yes, they are part of the shopping center.

Mr. Piercecchi: Is there anything in there besides grass?

Mr. Miller: It says it will be landscaped by the owner, so I don't know what the landscaping will be.

Mr. Zimmerman: It will be landscaped with some type of low planting material. It will be more than grass.

Mr. Piercecchi: The general layout of the shopping center, that's dryvit on the top? You have such a pretty building, I can't understand why you put 8' of dryvit there.

Mr. Zimmerman: It will compliment the shopping center there. We want the buildings to look like they are a part of a cohesive development, and we felt that matching materials as best we could would be the best approach to it. It's used on the shopping center because of signage, and at the bank we

felt that using the two materials, both the dryvit and the brick as well as the tinted glass, we thought would look good.

Mr. Alanskas: When you do get these approvals from us and the Council, what is the time span to get this building constructed?

Mr. Zimmerman: We will have the bank drawings completed probably within the next 30 days. I would say the bank will be out for bids less than 45 days. It will probably be six months before the bank will be constructed.

On a motion by Mr. Walsh, seconded by Mrs. Koons and unanimously approved, it was

#9-164-97 RESOLVED that, the City Planning Commission does hereby recommend to the City Council that the Landscape and Elevation Plans in connection with Petition 97-2-2-4 for the bank which received site plan approval during waiver use approval to expand the Newburgh Plaza Shopping Center located at 37001 Six Mile Road in the Northwest 1/4 of Section 17 be approved subject to the following conditions:

1. That the Landscape Plan marked Sheet L-1 dated 8/28/97, as revised, prepared by E. J. Kleckner & Associates, is hereby approved and shall be adhered to;
- 2) That all disturbed lawn areas shall be sodded in lieu of hydroseeding;
- 3) That underground sprinklers are to be provided for all landscaped and sodded area and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition;
- 4) That the Exterior Elevation Plan marked Sheet P1 dated 8/28/97 prepared by Siegal/Tuomaala Associates is hereby approved and shall be adhered to.

Mr. McCann, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. Piercecchi, Secretary, announced that the next item on the agenda is Revision to Petition 92-10-2-42 by Costco Companies, Inc. requesting approval for signage and to revise the site and elevation plans that were approved in connection with the building of a commercial building located at 13700 Middlebelt Road in the NW 1/4 of Section 25.

Mr. Miller: This site is located on the southwest corner of Schoolcraft and Middlebelt. The existing building is currently occupied by a Home Quarters home

improvement store. They are proposing to construct a 26,650 sq. ft. addition to the rear of the existing building and convert the existing greenhouse to a tire center. The existing building is 104,450 sq. ft. in size and once the additions are constructed, the new Costco facility would be 133,772 sq. ft. in size. Because of the additions, the petitioner would be required to have 1014 parking spaces and they are providing 894 spaces, so they are deficient 120 spaces and had to go to the Zoning Board of Appeals for a variance. They were granted the variance, so by virtue of this variance they are conforming. The existing entrance of the building is in the middle of this elevation. They plan to move that to the corner of the store. Over the entrance they have a dryvit type of canopy and the existing doors along the front elevation would have a dryvit type of system with a metal canopy over each door. This building is allowed one wall sign at 452 sq. ft., and they are proposing 4 wall signs for a total of 640 sq. ft. Therefore, they had to go to the Zoning Board of Appeals for excessive signage, and they did receive a variance for their signage.

Jeffrey Howard, Counsel appearing on behalf of Costco. My address is 2000 Town Center, Suite 1500, Southfield MI 48075. The existing HQ at this location has a footprint of about 104,000 sq. ft. with a garden center of 29,000 sq. ft. We are going to remove that garden center, have no outside storage, and will wind up with a total footprint of 134,000 vs. an existing use of about 133,000 sq. ft. which includes the garden center.

Mr. Alanskas: Is this a rendering of the actual store you will be putting here, or is this another store, because I see all these big, tall trees and was wondering if we are going to get all those nice tall trees shown there?

Mr. Howard: This is the actual site.

Sonny Vinberg, Mulvanny Partnership Architects: That's a rendering trick; we do plan to landscape it. The existing building is an earthtone color. We are proposing to add the new tire center to match it, the CMU color as well. The existing banding around it now is currently white and green. We will remove the green and paint it red. New pilasters at the egress doors from the building with a painted metal canopy over them to accentuate the building and break down the mass a little bit and put in our stucco-like material. The signage will be on the two corners and the tire installation center, tire sales sign and the exit and entrance signs. There will be no receiving sign for the receiving areas. As Mr. Howard said, we are removing the existing garden shop area, as well as the greenhouse to accommodate the new parking area. On the canopy we are adding some accent tile as an architectural feature.

Mr. Alanskas: With regard to your receiving doors, is that open all hours of the evening when you receive merchandise?

Larry Harder, Costco: Generally, receiving hours are in the morning before we open for business Monday through Friday, somewhere between 6:00 a.m. and 10:00 a.m. with limited deliveries on Saturdays and no deliveries on Sunday. In unusual circumstances in the winter months we bring in produce and perishables that may have been delayed by the tractor trailers. No overnight deliveries whatsoever.

Mr. Alanskas: On your tire center, is that open 7 days a week for service? I'm involved in that and I know how noisy it is when you are pulling off tires with air guns.

Mr. Harder: It has the same hours as our retail facility.

Mrs. Koons: I know we have already talked about signs and signage, and I know that you are over your square foot allowance and I know there is a waiver, but I am wondering if tire installation and tire sales becomes redundant..

Mr. Harder: They are two separate structures and two separate points of entrance. You cannot access both at the same point so that is why we need the two signs.

There was no one else present wishing to be heard regarding this item.

On a motion by Mr. Alanskas, seconded by Mr. Hale and unanimously approved, it was

#9-165-97 RESOLVED that the City Planning Commission does hereby recommend to the City Council that Revision to Petition 92-10-2-42 by Costco Companies, Inc. requesting approval for signage and to revise the site and elevation plans that were approved in connection with the building of a commercial building located at 13700 Middlebelt Road on the NW 1/4 of Section 25, The City Planning Commission does hereby recommend to the City Council that Revision to Petition 92-10-2-42 be approved subject to the following conditions:

- 1) That the Site Plan marked Drawing SP-1 dated 6/17/97 prepared by Professional Engineering Associates, is hereby approved and shall be adhered to;
- 2) That the Landscape Plan marked Drawing L-1 dated 6/27/97 prepared by Professional Engineering Associates, is hereby approved and shall be adhered to;
- 3) That all disturbed lawn areas shall be sodded in lieu of hydroseeding;
- 4) 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;

- 5) That the Exterior Building Elevation Plans marked DD3.1 and DD3.2 both dated 8/29/97, as revised, prepared by Mulvanny Partnership, are hereby approved and shall be adhered to;
- 6) That the signage shown on the approved Elevation Plans, are hereby approved and shall be adhered to;
- 7) There shall be no outside storage of merchandise or materials.

Mr. McCann, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. Piercecchi, Secretary, announced that the next item on the agenda is Revision to Petition 92-11-2-48 by Costco Companies, Inc. requesting approval for signage and to revise the site and elevation plans that were approved in connection with the building of a commercial building located at 20000 Haggerty Road in the NW 1/4 of Section 6.

Mr. Miller: This site is located on the east side of Haggerty Road between Seven Mile and Eight Mile. The building they would like to occupy is currently occupied by Home Quarters. They are proposing to convert the existing greenhouse into a tire center. The garden center walls would be removed and this area would be incorporated into the parking scheme of the entire complex. The building would basically remain the same architectural design. It would be painted with the Costco colors. They are allowed one wall sign, 440 sq. ft. in size, and they are proposing 4 wall signs at a total of 640 sq.ft. They are over in signage and have gone to the Zoning Board of Appeals for a variance and they have received that variance.

Jeffery Howard, on behalf of Costco Companies, 2000 Town Center, Suite 1500, Southfield: In summary, there is an existing Home Quarters structure that is 123,000 sq. ft. together with a garden center that is 4700 sq. ft. We propose to remove the garden center and wind up with a new structure enclosed of 127,700 sq.ft. Once again, I would ask that Mr. Vinberg give us a summary of the architectural details.

Mr. McCann: Do your stores have one common scheme identifiable with the same materials?

Mr. Vinberg: Definitely. Costco, when it does a new store from the ground up, they have a standard that they like to use, yes. This one is a little departure from the standard. We are tearing down the garden center and the chain

link fencing and the overhead canopy on the side of the building. We are planning to reutilize the greenhouse which was formerly an auto center when it was Source Club. We will basically bring it up to Costco's standards for their tire centers. Basically, we are just refurbishing the exterior, touch it up and fix some cracking problems that we noticed on the building. Also, repaint the canopy to a red color.

Mr. McCann: Are the colors going to eventually match your rendering?

Mr. Vinberg: Yes. Because it is a water color basically, it will be the Costco red.

Mr. Alanskas: Is there a date when HQ will be vacating this building?

Mr. Howard: I would expect HQ to vacate the building before the end of the year.

Mr. Piercecchi: Are you buying or leasing these buildings?

Mr. Howard: We are buying all of the properties with the exception of this particular site which is the subject of a 20 year ground lease, and we would be acquiring the tenant's right in the ground lease.

There was no one else present wishing to be heard regarding this item and Mr. McCann, Chairman, called for a motion.

On a motion by Mrs. Koons, supported by Mr. Walsh and unanimously adopted, it was

#9-166-97 RESOLVED that, the City Planning Commission does hereby recommend to the City Council that Revision to Petition 92-11-2-48 by Costco Companies, Inc. requesting approval for signage and to revise the site and elevation plans that were approved in connection with the building of a commercial building located at 20000 Haggerty Road in the NW 1/4 of Section 6, the City Planning Commission does hereby recommend to the City Council that Revision to Petition 92-11-2-48 be approved subject to the following conditions:

- 1) That the Site Plan marked Drawing SP-1 dated 6/30/97 prepared by Professional Engineering Associates, is hereby approved and shall be adhered to;
- 2) That the Exterior Building Elevation Plan marked DD3.1 dated 8/29/97, as revised, prepared by Milvanny Partnership, is hereby approved and shall be adhered to;
- 3) That the signage shown on the approved Elevation Plan is hereby approved and shall be adhered to.

Mr. McCann, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. Piercecchi, Secretary, announced that the next item on the agenda is Sign Permit Application by J. Alexander's requesting approval for signage for the restaurant located at 19200 Haggerty Road in the Southwest 1/4 of Section 6.

Mr. Miller: This restaurant is located on the east side of Haggerty Road. It is part of the Pentagon Center entertainment complex. They are requesting 3 wall signs, but are allowed 1 wall sign, therefore they had to go before the Zoning Board of Appeals for a variance. He was scheduled before the Board today. They are allowed 1 wall sign at 106 sq. ft. They are proposing 3 wall signs at a total of 126 sq. ft. One would be on the north elevation which is the entrance, which would also face the office building off to the north. One would be on the east elevation facing the theatre, and one on the west elevation facing Haggerty Road. The plan also shows 240 lineal ft. of neon tubing on the building. Because the tubing illuminates the building, it is considered signage, so that would also have to be approved by the Zoning Board.

John Carlin: I am happy to report that the Zoning Board of Appeals did approve the variance as submitted which means that they gave us the three signs and the neon all around the four sides of the building. Since we were before you at the Study session, we have had an opportunity to look at the property. It was the general consensus of opinion that in addition to the lighting and the identification, the neon around the building also provided a certain security level because the parking lighting that was in the parking lot focusing down, didn't do too much to light the building in the front, the back and the side. To the rear of the property, the south side has a considerable amount of vegetation from the wetlands. There is nothing we can do with any of that property back there. It shields us from the Macaroni Grill. To the north of our property is the property that the Pentagon people were unable to purchase and that is heavily wooded. That shields us from a lot of light. The neon lighting that we are proposing, and we are willing to change the color of that to white, it is very soft lighting to be used as lighting identification and security. The three signs for identification, one is facing on the east side to identify us to those coming into the area from different directions, from the north as you come in and from the Haggerty Road side. It's obvious that if you are traveling on Haggerty Road, you can't tell what that is if you are looking at the north side, so we felt it would be better with all three signs.

Mr. Alanskas: I am sure you are aware that behind you there's a hotel going in. I know it's away from you, but it would still give that area some lighting.

Mr. Carlin: Not that much. We brought out the site plan and we are down here (showing the site plan). You can see the vegetation from the Macaroni Grill and there's quite a bit of difference between here and the hotel.

Mr. Alanskas: I understand and I do not have a problem with the signage itself, but I do have a problem with the neon. Everyone says they have a hardship. But you are not even there, how do you know? My answer always is, if you are not successful getting the neon or something else that you do need, you can always wait until a year down the road and then if there is a need, you can always reapply for it. I just think that will stick out like a sore thumb.

Mr. Piercecchi: I share Bob's opinion on that. I'm always amazed how people can go for hardship when they haven't even put the building up. Hopefully they will have a change of attitude on it.

There was no one else present wishing to be heard regarding this item.

On a motion by Mr. Alanskas, seconded by Mr. Piercecchi and approved, it was

#9-167-97 RESOLVED that, the City Planning Commission does hereby recommend to the City Council that Sign Permit Application by J. Alexander's Restaurant requesting approval for signage for the restaurant located at 19200 Haggerty Road in the SW 1/4 of Section 6 be approved subject to the following conditions:

1) That the Sign Package submitted by J. Alexander's Restaurant as received by the Planning Commission on September 16, 1997 is hereby approved and shall be adhered to, except for the fact that no neon shall be allowed on the building;

2) That the signage shall not be illuminated beyond one hour after the restaurant closes.

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

AYES:	McCann, Piercecchi, Alanskas, Walsh, Koons
NAYS:	None
ABSENT:	None
ABSTAIN:	Hale

Mr. McCann, Chairman, declared the motion is carried and the foregoing resolution adopted.

Mr. McCann: As I stated earlier, I might be open to reviewing this in a year when the other restaurants are open, when the parking lots are completed, when the theaters are up. I think then we can get a clear indication. Right now I don't believe it will fit into the general area, that if we went into neon around your building that we would almost set an example for the whole area. I don't think it fits into that complex. I think we are trying to create a look in there that if we start out in the first building putting neon all around that at this point it would be a mistake. I would consider it with the other Planning Commissioners a year from now, but it will go on to City Council with the recommendation against the neon.

Mr. Piercecchi, Secretary, announced that the next item on the agenda is Sign Permit Application by Danilo Josifoski, on behalf of the Pick-A-Bone Family Tavern & Banquet Hall, requesting approval for signage for the restaurant located at 30325 Six Mile Road in the NE 1/4 of Section 14.

Mr. Miller: This restaurant is on the south side of Six Mile Road between Merriman and Oporto. The petitioner received waiver use approval to remodel an existing building in connection with operating a full service restaurant and banquet hall. As a condition of that approval, any signage had to be submitted to the Planning Commission for their review and approval. This site is allowed one wall sign at 132 sq. ft. The petitioner is proposing two wall signs at 130 sq. ft., one on the east elevation and one on the west elevation. Because the signage is over what they are allowed, they had to go to the Zoning Board prior to being presented to the Planning Commission. They do have a variance for excessive signage and what you have before you is what was approved by the Zoning Board.

Mr. McCann: We did tell the petitioner that we would not require his presence tonight if after reviewing it we had no concerns. A motion is in order.

On a motion by Mr. Walsh, seconded by Mr. Alanskas and unanimously approved, it was

#9-168-97 RESOLVED that, the City Planning Commission does hereby recommend to the City Council that the Sign Permit Application by Danilo Josifoski, on behalf of the Pick-A-Bone Family Tavern & Banquet Hall, requesting approval for signage for the restaurant located at 30325 Six Mile Road in the Northeast 1/4 of Section 14 be approved subject to the following conditions:

- 1) That the Sign Package submitted by Danilo Josifoski, on behalf of the Pick-A-Bone restaurant as received by the Planning Commission on September 18, 1997, is hereby approved and shall be adhered to;

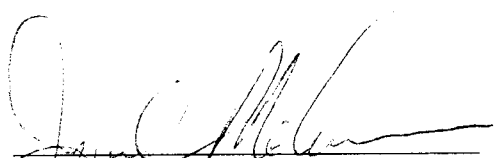
- 2) That the signage shall not be illuminated beyond one hour after the restaurant closes.

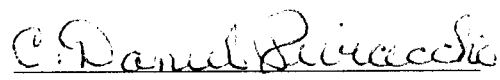
Mr. McCann, Chairman, declared the motion is carried and the foregoing resolution adopted.

On a motion duly made, seconded and unanimously adopted, the 751st Regular meeting and Public Hearings held on September 30, 1997 was adjourned at 11:00 p.m.

CITY PLANNING COMMISSION

ATTEST:


James C. McCann, Chairman


C. Daniel Piercecchi, Secretary

/du

From: noreply@civicplus.com
To: [CityCouncil](#)
Subject: Online Form Submittal: City Council Inquiries
Date: Sunday, October 1, 2023 1:02:23 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	Penny
Last Name	Myers
Address	30514 BROOKVIEW DRIVE
Email Address	myerspen@yahoo.com
Phone Number	7347883343
Topic	City Council Meetings
Date of Issue	10/2/2023
Attachment (Optional)	<i>Field not completed.</i>
Comments	I understand that October 2nd should be the decision day regarding the requests of the Basilica of St. Mary church to rezone. I have to ask again, why is it even being considered and how did it even make it this far in the process. What advantage or benefit is it to Livonia or Livonia residents? It has been made perfectly clear that any school or apartment complex they want are 100% for their parishioners. Why would you allow another grades 1-5 school to be built when there is a Livonia Public School grades 1 through 5 just steps away from the church? It too has a gym, basketball and ball field and playground. How could you consider taking state funds away from a Livonia School so a church can build one so close? There is also a New Montessori opening soon in Livonia not far. Another school is not needed especially at the expense of the neighborhood. We don't need a counseling center. Do you know how many there are in Livonia already! Again, why should Livonia support yet another school that is not going to be held accountable to the education and state departments. And then what if (like Ladywood for instance) the school fails and closes, then what? They also stated they have a waiting list to back up their expansion request. Then why put a sign up saying accepting new enrollments? If you have already rezoned the property and now it can become

something even more troubling for the neighborhood and the lovely people of Livonia and we will not have a say. We pay our taxes, we take care of our homes. Why rezone for items not needed and surely not for any benefit to Livonia residents (no matter how it is worded by the church – again – he has promised his church goes the school and church for them and them alone).

At the last public hearing it should have been noted that when a resident stated that the housing values would be affected and that a majority of the church goers did not live in Livonia – out of the five people that spoke on behalf of the church – One live in Ann Arbor, one lived in Novi, one lived in Northville and one live in Detroit. These people wouldn't even be voting for Livonia positions...why are they donating to the campaigns of many? The fifth lives in Livonia (not in our subdivision) and uses the church for daycare. So again, the people of the church, including Father George, are not affected financially by the rezoning issues. They only stand to gain what they intend to get no matter what based on a church sermon. A community (compound if you will) for them. They apparently are willing to lie and give money/donations to people on the committees, police department, Mayor, etc., to get the decisions they want. No regard for the surrounding home owners.

It is also a shame that the apartment complex is still an issue. It is 100% for parishioners – no matter what he says. He has made a commitment to his church and church goers, most we are told are not Livonia residents. Why are we letting or considering letting him build a compound? What does the citizens – tax payers – get out of this? What is the city getting out of it. Why was the mayor part of a ground breaking ceremony well before it was even presented and not yet approved? What is SHE getting out of it? One of her assistant is a church and committee member.

Worth repeating: One HUGE issue that has been brought to our attention is the church has made campaign contributions to multiple people running for re-election. This would be in their best interest to recuse themselves from having a vote on the requests to rezone. Isn't this a huge conflict of interest considering the intent of the contributions to their campaigns? The dirty dealings and untrue statements coming from the church is appalling. If a campaign contribution is not considered a conflict, then the involved recipients of the contributions should make it known they received it. Because we will be keeping an eye on the list of campaign contributors for each and everyone when available.

Besides the hope this deal is dead on just principle alone, there are all the other true factors such as traffic, noise, lights, flood zone, the effect on animals that live in the woods. Approving any

of his plans will only make it worse and his plans will somehow evolve into more that will hurt the neighboring homeowners, home values and quality of life for the amount of taxes we pay. Again, we heard he has asked the church goers to attend tonight to out number the neighborhood. Is that the right way to approach this from a church?!?!?! As he lives in his near million dollar home in Novi and owns two properties up north. His allegiance is not the citizens of Livonia but promises he made to his church when they were donating money. His own agenda only...at all costs.

Most if not all of the people who spoke on behalf of the church only spoke about the good things the church does. I am sorry, I am pretty sure that is the expectation of any church. That doesn't mean they should be allowed to build a school when one is right there – FOR LIVONIA RESIDENTS or that they should be allowed to build an apartment complex for their people only when there are new 55 and older places right across from the Police department. He is NOT a nice person, he IS a liar and had a BAD reputation with many business people.

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

From: [Reece, Stephanie](#)
To: [Kasprowicz, Sara](#)
Cc: [Planning](#)
Subject: FW: Basilica Church School Rezoning (and Apt.)
Date: Monday, October 2, 2023 8:27:42 AM

Good Morning Sara,

This email was received this morning regarding the St. Mary Basilica petition to come in front of the Council tonight. If you can please make sure they receive it.

Thank you
Stephanie

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

From: PENNY Myers <myerspen1056@gmail.com>
Sent: Sunday, October 1, 2023 12:59 PM
To: Planning <Planning@Livonia.gov>
Subject: Basilica Church School Rezoning (and Apt.)

I understand that October 2nd should be the decision day regarding the requests of the Basilica of St. Mary church to rezone. I have to ask again, why is it even being considered and how did it even make it this far in the process. What advantage or benefit is it to Livonia or Livonia residents? It has been made perfectly clear that any school or apartment complex they want are 100% for their parishioners. Why would you allow another grades 1-5 school to be built when there is a Livonia Public School grades 1 through 5 just steps away from the church? It too has a gym, basketball and ball field and playground. How could you consider taking state funds away from a Livonia School so a church can build one so close? There is also a New Montessori opening soon in Livonia not far. Another school is not needed especially at the expense of the neighborhood. We don't need a counseling center. Do you know how many there are in Livonia already! Again, why should Livonia support yet another school that is not going to be held accountable to the education and state departments. And then what if (like Ladywood for instance) the school fails and closes, then what? They also stated they have a waiting list to back up their expansion request. Then why put a sign up saying accepting new enrollments? If you have already rezoned the property and now it can become something even more troubling for the neighborhood and the lovely people of Livonia and we will not have a say. We pay our taxes, we take care of our homes. Why rezone for items not needed and surely not for any benefit to Livonia residents (no matter how it is worded by the church – again – he has promised his church goes the school and church for them and them alone).

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values would be affected and that a majority of the church goers did not live in Livonia – out of the five people that spoke on behalf of the church – One live in Ann Arbor, one lived in Novi, one lived in Northville and one live in Detroit. These people wouldn't even be voting for Livonia positions...why are they donating to the campaigns of many? The fifth lives in Livonia (not in our subdivision) and uses the church for daycare. So again, the people of the church, including Father George, are not affected financially by the rezoning issues. They only stand to gain what they intend to get no matter what based on a church sermon. A community (compound if you will) for them. They apparently are willing to lie and give money/donations to people on the committees, police department, Mayor, etc., to get the decisions they want. No regard for the surrounding home owners.

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From: [Caitlin Bialowicz](#)
To: [Kasprowicz, Sara](#); [Jolly, Jim](#); [Toy, Laura](#); [McCullough, Brandon](#); [McIntyre, Kathleen](#); [Bahr, Scott](#); [Morgan, Scott](#); [Donovic, Rob](#)
Subject: ATTN: City Council Members: REZONE PETITION 2022-12-01-02 Submitted by the Basilica of St. Mary
Date: Friday, September 29, 2023 12:39:30 AM
Attachments: [image.png](#)

City Council Members,

My name is Caitlin Bialowicz. I am a resident of Livonia currently living in the Brookwood Estates subdivision. My subdivision is located next to the Basilica of St. Mary's Antiochian Orthodox Church. I am writing in response to the following item listed on the City Council Study Meeting Agenda for October 2nd 2023.

9. REZONE PETITION: Planning Commission, re: Petition 2022-12-01-02, submitted by the 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).

Public Hearing held on September 13, 2023.

I am writing to request that the City Council deny St. Mary's re-zoning petition.

The reasons why my household is against the proposed re-zoning are listed below:

1. The surrounding neighborhoods already have complaints regarding the noise around St. Mary's activities, especially their annual dormition festival and weekend events. If there is an additional building for them to hold events closer to more residential homes, there is an increased possibility of more noise issues and potentially issues with lighting and increased traffic. I'm referencing the area of the Montessori school/family center that appeared to be a gymnasium or auditorium. The city doesn't adequately control the existing noise issues, and some concerned citizens are already worried about potential noise issues with the new proposed re-zoning/Montessori school/family center St. Mary's wants to have approved. What is the city going to do to help contain the noise and hold the church accountable for any future noise issues, considering how close this building is to residential homes? Have any city council members gone out to the proposed re-zoning site to see how close this proposed re-zoning area is to residential homes? Does the quality of life of Livonia's tax paying citizens matter to the City Council? If so, you need to take these concerns into consideration.

2. The value and marketability of homes in the neighborhood will be negatively impacted by the proposed re-zoning and building to potentially be constructed. I've worked at a mortgage company for 9 years with experience in underwriting residential mortgages. Part of the mortgage underwriting process is reviewing residential appraisals. **School structures do negatively impact the marketability and value of homes.** An example of a residential appraisal showing a negative adjustment for a home being within close proximity to a school is listed below. Please see the blue column for the home being referenced and the adjustments for Location located in the red box. Information that can be used to identify personal information on the appraisal has been redacted.

Data Source(s)							
Verification Source(s)							
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		ArmLth		ArmLth		ArmLth	
Concessions		Conv:0		Conv:0		Conv:0	
Date of Sale/Time		s06/23;c05/23		s01/23;c12/22		s03/23;c02/23	
Location	A;SchoolInfluence;	A;BsyRd;	0	N;Res;	-25,000	N;Res;	-25,000
Leasehold/Eas Simple	Eas Simple	Eas Simple		Eas Simple		Eas Simple	
Site	5874 sf	5940 sf	0	5100 sf	0	3960 sf	+19,000

The home's location being near a school resulted in a negative adjustment, lowering the appraised value of the property and reflecting diminished marketability. When appraisers select comparable sales, they will select similar homes within close proximity to the home being appraised. **We are concerned that the proposed re-zoning and planned development will have a similar negative impact to the value and marketability of our homes, as illustrated in the example provided.** The person who spoke on behalf of the church saying our neighborhood's home values would not be impacted is a liar, who lied for obvious reasons as they have obvious favorable bias. This man was also not a resident of Livonia. Andy Magar who spoke at the September 13th City Council Meeting/Public Hearing. Many parishioners of St. Mary's fall under a different tax bracket than the residents who live in my neighborhood, making a considerably larger income than many people who live near the proposed re-zoning. This was made clear by some of the parishioners who spoke in front of planning when we were originally notified of proposed re-zoning. We were rudely told by the parishioners themselves that doctors, lawyers, affluent people, etc. are parishioners of St. Mary's, implying that they should be favored for this reason. The value and marketability of the homes owned by residents in our neighborhood being drastically negatively impacted leaves a larger impact on the lives of residents of this neighborhood than the lives of non-city residents who are in favor of the proposed re-zoning. None of them confirmed during previous meetings that their homes back to the field or are near the field behind St. Mary's. People's homes are often their largest/greatest financial investment. This will probably be diminished if the proposed re-zoning is approved and the proposed structure is built. Residents will also have to see this structure every day, deal with the lighting, noise, and increased traffic. Considering that this building hasn't been presented as a legitimate business making taxable income that would benefit the city, how does approving re-zoning for this proposed Montessori school/family center make sense for our neighborhood and community as a whole? How do parochial school buildings, who benefit the few, take priority over the value and marketability of the homes of citizens that live in the neighborhood? They should not. In addition, information was circulated showing that St. Mary's struggled to gain enough admission to justify keeping their summer school program running. Taking that into consideration, and that Montessori schools typically focus on children ages 2-6, I have a hard time understanding how a building of this size is necessary.

3. The petitioning for the proposed re-zoning has not been handled in the most clear/transparent way by Mark Taormina/The Planning Department. If the proposed re-zoning for the Montessori school/family center is being discussed separately from the proposed re-zoning from the apartments that were also included in the same petition, why weren't the two separate proposed re-zoning requests submitted on separate petitions? Why was this not amended/revised before it was announced to the public that St. Mary's is no longer pursuing the proposed re-zoning for the apartments that they originally wanted to include as part of the Mariam Center Project? This is another reason why citizens of Livonia have been against the way the proposed re-zoning has been handled. That is why citizens always bring up the apartments along with the Montessori school/family center. If the petitions for the two proposed re-zoning requests would have been split into two

separate petitions, that would have avoided a significant amount of confusion and concern. It makes it seem as though the apartments could potentially be included in the same petition in the future and potentially work through the system more quickly and not be made aware to the public when the church decides to pursue the construction and re-zoning of the apartments again, which everyone is anticipating given how passionate Father George was about it. Just because they're not pursuing it at this time doesn't mean that they won't again in the near future/after the upcoming election. Taking all of this into consideration, there is now some mistrust in the City Council, the Planning Department, and St. Mary's. Opposition to the proposed re-zoning has nothing to do with the ethnicity of some of the parishioners, which is a pathetic and disgusting low blow that some members of St. Mary's have been alleging. Any clarity around this process is appreciated.

In addition, I truly hope that the City Council cannot be swayed by political groups, activists, or parishioners of St. Mary's to make decisions that would negatively affect the citizens of our neighborhood and show favorable bias towards St. Mary's re-zoning petition. This has been speculated by some people, after witnessing how quickly Laura Toy and Kathleen McIntyre shut down and rushed people from our neighborhood off the podium when attempting to speak and ask questions during the public hearing. Obviously people are going to have questions about both the re-zoning and building being proposed by St. Mary's, the re-zoning and building go hand in hand for the residents, as none of us are zoning experts and are only going to ask questions that would be personally and financially relevant to us. It would be stupid of residents to not ask questions during the public hearing, and those who have legitimate questions should not be rushed.

Please deny all petitions for the proposed N2 re-zoning, and any future re-zoning petitions for the previously proposed apartments if it's ever brought to the City Council for approval or denial.

Thank you.

From: [Walter, Debra](#)
To: [Kasprowicz, Sara](#)
Subject: FW: Rezoning Petition 2022-12-01-02 Basilica of St. Mary
Date: Thursday, September 28, 2023 9:39:17 AM

Debra Walter
Clerk Typist II
City of Livonia | Planning Department
(734) 466-2290
DWalter@livonia.gov

From: Ernie Babon <ebabon2@gmail.com>
Sent: Wednesday, September 27, 2023 8:30 PM
To: Mayor Maureen Miller Brosnan <mayor@livonia.gov>; Jolly, Jim <jjolly@livonia.gov>; Toy, Laura <ltoy@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>
Cc: Planning <Planning@Livonia.gov>; Wilshaw, Ian <iwilshaw@livonia.gov>; Long, Glen W. <glong@livonia.gov>; Sam Caramagno <scaramagno@livonia.gov>; Bongero, David <dbongero@livonia.gov>; Dinaro, Wafa <wdinaro@livonia.gov>; Ventura, Peter <pventura@livonia.gov>; Taormina, Mark <mtaormina@livonia.gov>
Subject: Rezoning Petition 2022-12-01-02 Basilica of St. Mary

To: Livonia Mayor and City Council Members

My wife and I are communicating our opposition to both phases of the church's plans – phase 1 the school rezoning from P-L to N2 and phase 2 the apartment complex to NM3. We realize this petition is only for the N2 portion but we must address both areas with our concerns as you will see below. We have lived at 30890 Mayville on the south side of the field for over 30 years.

Our objections to ANY rezoning from public land to either N2 or NM3 are as follows.

1. The school will be a direct competition to the new Jackson center. The church "already operates a Montessori school in their current church basement" but has an additional facility available at their cultural center. Also, there has been a sign posted for Montessori openings for at least several years which indicates they have no need to expand facilities.
2. Father George also stated at the January meeting that the school will also be a family and youth center and include counseling offices, so it will be much more than just a school for 1-5 yr olds. We can only speculate on what these plans would be beyond child care.
3. The church has stated a number of times that they want all their property rezoned, and they were not interested in only rezoning the school area. During the January meeting, when the full rezoning plan to N2 and NM3 was presented and about to be rejected, our planning commission suggested approval of a portion of their proposal (N2 only) and took it upon themselves to move that forward to a vote. The church's desire at the meeting was to withdraw the proposal since they insisted on full approval of their plans for both N2 and

NM3. Father George stated that they will not stop just at the school N2 rezoning.

4. The church already has a tax-free building and operation in their publicly available banquet center. In summer 1989, the planning commission approved the center's zoning waiver based on "for church use only" (per minutes). This banquet hall is now open for public use and has been for many years. What's to prevent further variations to these new zoning changes if we allow the proposal to pass?
5. There are plenty of open buildings available in Livonia that would support a school and family center, and an apartment complex. The purchase of these by the church would help the city far more than the rezoning will.
6. Any additional building on the land will increase the flooding of the field and our yards that we see every spring. The new buildings and parking lots would be in addition to the prior Bryant school footprint since the Bryant parking lots are still existing. Every spring and every large rainfall creates large ponds in the field as well as floods the backyards of all the houses on Mayville St that back up to the field. Additional negative impact to the environment of the field, flood plain, Tarabusi Creek and wildlife in the area will be inevitable.
7. Rezoning one portion of the Livonia Vision 21 plan will make an easier path for future areas to be rezoned. The plan was created for a purpose to preserve Livonia's natural areas. Why deviate from the plan that was created so recently.
8. Our quality of life will be damaged based on the noise and disruption created during any construction in this residential area.
9. Zoning changes and the proposed buildings will reduce the home values of our neighborhood.
10. No one has provided any positive benefits to the city from changing the zoning. Besides everything outlined above, this will also increase the burden on our current infrastructure as well as our emergency services which will ultimately result in increased taxes on all Livonia residents. The tax-exempt church and facilities will only reap the benefits at no cost to them.
11. St, Mary purchased the land knowing it is zoned Public Use and not zoned for what they have planned. There is no obligation for the city council to change the zoning when it will have a negative impact on your citizens.
12. Your job as an elected official is to represent the interests of the tax paying citizens of Livonia. We have elected you to work for and with us, not against us.
We request that all zoning changes related to the Basilica of St. Mary be denied.

Thank you,

Ernie and Michele Babon
30890 Mayville St. Livonia

Cc: Livonia City Planning Commission, Mark Taormina (Planning Department)

From: noreply@civicplus.com
To: [CityCouncil](#)
Subject: Online Form Submittal: City Council Inquiries
Date: Monday, September 18, 2023 6:36:39 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	Debra
Last Name	Owen
Address	17833 Merriman Rd
Email Address	dowen82@yahoo.com
Phone Number	7344210978
Topic	City Council Meetings
Date of Issue	9/13/2023
Attachment (Optional)	<i>Field not completed.</i>
Comments	Livonia City Council Members, I attended last weeks City Council meeting, Sept 13, as I was quite interested in learning both sides of the the issue regarding the rezoning of the property on Merriman Rd, St Mary's Basilica. Since I am so close to the property, you can understand my concern. The church members that spoke during the meeting rallied but they are for the most part not affected by noise and traffic since most are not residents. . If I could be assured that traffic wouldn't change,, I would support it too. Presently, my windows and walls shake with the vibration from the traffic You are invited to see for yourself.. I have been a forty plus year resident and would like to age in place. My husband, now deceased, grew up in this house and in fact, attended Bryant School.. My son has decided to raise his family within three miles. We like it here. Livonia has always been a desirable place to live with good schools and city services. I continue to make home improvements because I would like to live out my days here but the noise has been terrible.. I recently added insulation and replaced windows in hopes it would help . Perhaps you might be able to give me some insite as to why it's become so bad. Never used to have semis driving through at all hours. It's possible 275 construction is part of the problem. Reducing the speed limit could help . Over the

years, Livonia Police would patrol but I don't see anymore. This excessive traffic is especially concerning with the school buses different times of the day. I don't expect a personal email from each member of council but I would like my concerns noted.. I would, however, be interested in knowing each council members position on this matter. Come on City Council don't let your constituents down. Signed, Concerned Citizen

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**CITY OF LIVONIA
PUBLIC HEARING**

Minutes of Meeting Held on Wednesday, September 13, 2023

A Public Hearing of the Council of the City of Livonia was held at the Livonia City Hall Auditorium on September 13, 2023.

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

MEMBERS ABSENT: Jim Jolly, President (recused)
Scott Bahr

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

The Public Hearing was called to order at 7:28 p.m. with Council Vice President Laura Toy presiding. This item is regarding 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 $\frac{1}{4}$ of Section 11, from P-L (Public Lands) to N2 (Neighborhood). This item will be moved to the Regular Meeting of October 2, 2023.

The Public Hearing is now open. There were approximately 250 persons in the audience.

Jolly At this time, the council will hear item number two. Item number two for me provides a professional conflict, so I will be recusing myself in this manner and I will hand the gavel to Vice President Toy.

Toy We had many responses to this petition as well as new data. And this item will be heard at the Regular meeting of Monday, October 2nd, may I remind you that this petition is asking for the academy, nothing else this evening, the academy so if you're here on any other manner on that property, other than addressing the academy, that's what's before us. So, I want to be clear on that because people get confused sometimes on these matters. So, with that, Mr. Bernier, do have anything to add to that at all. He's our City Attorney.

Bernier No, I don't it's limited to that. The only item before Council today is the academy.

Toy Thank you very much. Our Planning Director, Mr. Taormina, anything else to add to that?

Taormina Yeah, if I may. Madam Vice President. This petition again, proposes rezoning part of the Basilica of St. Mary property. The purpose is to facilitate the future construction of a one-story educational academy and youth and family center that is being referred to as The Miriam Center. The total land area that St. Mary's owns is about 21.3 acres and is currently divided into three zoning classifications. The front of the property or about 8.7 acres, including the Basilica, and the Cultural Center is zoned R-U-F and N-2, One Family Residential. The remaining 12.6 acres of property, which mostly includes the easterly part of the site, comprising land that was previously owned by Livonia Public Schools are zoned to P-L, public lands. The 12.6 acres of P-L zoned property, rezoning would only affect about 2.96 acres of this. The change would be to N-2, Neighborhood. Bordering the site to the north are residential properties that are located on Bainbridge and Sunset Streets. And there are two parks, Bainbridge Park and Beverly Park, are both zoned P-L. Traversing these properties is a tributary of the Bell Branch, which is part of the upper Rouge River watershed, and which is mostly undeveloped and contains floodplain and to the east are singularly single-family homes that are part of the Sunset Park subdivision. And then right into the South is the remaining portion of the former Bryant School property which is still owned by the Livonia Public Schools. The proposed expansion of the N-2 district would follow the outer edge of the parking lot at the rear of the Basilica and the Cultural Center. It also includes a narrow strip of property along the south side, which is adjacent to the Cultural Center. The Miriam Center itself would be about 35,000 square feet and would be located 150 feet east of the Cultural Center. It will encompass a portion of the former school property as well as a portion of the existing parking lot. The building would be one level with a maximum height of about 36 feet. The preliminary floor plan shows multiple classrooms in multiple multipurpose rooms, a gymnasium with bleachers and a stage, locker rooms, restrooms, storage, mechanical rooms, and then several offices. The Planning Commission held a Public Hearing on the rezoning on January 31, 2023. They passed a resolution approving the change to N-2 for the Miriam Center only. The other part of the request involving the rezoning to NM-3 was tabled. The petitioner recently withdrew that part of the request and is no longer under consideration as part of this petition. So, with Madam Vice President, I'd be happy to answer any questions.

Toy Thank you, Mr. Taormina. Does the Council have any questions for Mr. Taormina? Yes, Councilwoman McIntyre.

McIntyre Thank you, Madam Chair. I want to make sure, I'm sorry, I just lost my place in this big packet. Mark, maybe you said this, but the rezoning that is before us tonight, to N-2, that's the city's requirements, right? In other

words, our requirement was, it was our legal opinion, that in order for the school to be there, the rezoning was required.

- Taormina In order for the expansion of the of the religious institution, or the Mariam Center, was a combination of a school as well as a youth and family center, that that would be ancillary to the principal use of the property, which is a religious institution that hence fall under a waiver use requirement under that N-2 district regulations, the P-L would allow this use.
- McIntyre Right. And the reason I'm asking is, I had a number of resident questions, and their assumption was that the request for the rezoning was being initiated, that the St. Mary's Basilica was requesting this, but it was actually our requirement that this rezoning was required for the expansion. Thank you.
- Toy Councilman Donovic.
- Donovic Thank you Vice President Toy. Just to touch on that, again, because I think this has been something that I've received a lot as one person is the zoning aspect of this. Public land, if you think of it, it was public land because it was a school at one point. So, when we traditionally think about public land, it was owned by the public or public entities so to speak. But now that it is private property, regardless in the future of an approving or a denying, the essence of it being private property, it would make sense for it to be rezoned to something like N-2 now, because it's no longer public property. It's owned by a private entity, and they own it now. Do we see a lot of situations where private property in the city is is quote, unquote, public land, most of it's been kind of converted over the years, and sold off by a lot of schools, so it's no longer public.
- Taormina I'm not aware of any other property currently, zoned P-L that is not held by a public institution. I'm not aware of that, I'd have to look, but this may be this may be the singular instance.
- Donovic It's sort of a piecemealed over time, where they've kind of acquired other portions of property. So, looking at this one plan they've rescinded the future apartment building portion of it and not doing that. They're looking at this Mariam Center, and then that parcel, looking at this map, there's a garage of some sort to the east. So, it looks like a parcel, the property line goes right past that apartment. Am I kind of correct looking at this map? I'm trying to kind of orient myself to the property.
- Taormina Yeah, so I believe you're looking at this map, which shows the area that is requested to be rezoned here, in the red edge, the northern part to the upper right-hand side, which is the area that was previously petitioned for the apartment complex. What we're looking at this evening is only this part of the building itself, the Mariam Center is going to be sited approximately

here. So, you can see its relationship to the Cultural Center here, directly to the west, as well as the Basilica. A little bit further to the north and to the west. The parking lot is this gray area. So, this is all of the existing parking. This area was previously part of what Livonia Public Schools own. LPS owns all of this land, extending all the way to the back of the property and then they also own another half that's located here, which is not shown on the map. So LPS owns this currently, they did own this. This is the area requested to be rezoned. This is the proposed Mariam Center, the garage structure that you're referring to is located here, just off the eastern edge of the existing part of the Basilica, the Cultural Center, that will be part of the area to be rezoned.

Donovic And then I don't think this map encompasses the south, there's that parking lot, that odd parking lot that's just sitting there by itself. There's still more of that land that they purchased, more like 20 feet or some sort of kind of go south of this this land, or does that encompass this already?

Taormina It does not encompass the parking lot. There is, as I indicated in my presentation, a narrow strip of property that runs out to Merriman Road that is about 20 feet in width, that too, was part of the area requested to be rezoned.

Donovic Okay, thank you, Mr. Taormina. Thank you, Madam Vice President.

Toy Anyone else? Yes. Mr. McCullough.

McCullough Thank you, through the Chair to Mr. Taormina. A couple of questions that I have. Do you have any environmental studies that have been done to show what this potential addition could have on the protected floodplain that is right on the north end of that?

Taormina Yeah, so the applicant has surveyed the floodplain area, as well as conducted a wetlands evaluation. So, all of that information was around. If you're asking if this project will impact any of those areas, from the data that's been provided, it will not impact directly in the floodplain or any of those areas.

McCullough The only thing I see it as you know, after doing some research on the EAGL website, the last assessment they did was in 2012. And it hasn't been updated. So, the petitioner did, obviously said to do it last year. So, there is information on the study and it does show that it will not impact anything that's going to the north.

Taormina Yeah. So, when they say impact, none of the construction is associated with the building itself, or parking areas would impact that. Of course, the stormwater plan has not been done yet. So, we don't know if there's any discharge going into the area, presumably there will be some discharge. And there may be the need for some permits ultimately for that discharge.

into the floodplain or the drainage way. To answer your question, yes, those studies have been conducted. And I've seen how those areas lay out on the property, with the conceptual plan, again when we look at the zoning, and based upon the conceptual plans, there's no direct impact from that construction in those areas.

McCullough Thank you, and the other question I have is, I know when we redid the zoning, Vision 21. I noticed a lot of piecemeal with the current zoning, how does the R-U-F come into play on this?

Taormina Mr. McCullough, I don't know the full history of the R-U-F zoning on that property, I'd have to look into that I can provide information to you. If we have that. It could go back 60, 70 years.

McCullough Just curious. All right. That's all for now. Thank you.

Toy
kGrysko Anyone else from the Council? Would the petitioner like to come forward. Thank you Council. Brandon Grysko, with the law firm, Fausone Grysko, 41700 Six Mile Road, Northville Township. I'm here on behalf of St. Mary's Church. And I'm excited to see you. There's a lot of people here, I'm sure some are opposed, some are in support as well. For this project, Council asked really good questions, I don't have too terribly much to add to that. Other than to address a little bit some of the environmental concerns some of the stormwater concerns that I've heard a bit about. And then I'll talk with you just a little bit about the existing historic use of the property and things of that nature. So, the first thing I want to bring up is the fact that some Council people and I heard from some residents also that there were concerns about stormwater. So, what I did was I talked with the architect and engineer. And I think from the closest point this education facility is going to be 200 feet plus from any wetland areas, and 800 feet plus from the nearest residence. So, I think that's not really going to be a concern. And what Mr. Taormina said, that I believe that even if it was, to the extent of being regulated, there's legal permitting processes and things like that, that will still protect those areas for a potential quality. But again, we're not proposing to touch any of that. So, I don't think that's going to be an issue. The other concern that was brought to my attention, were certain outfalls going into to the creek that's right nearby there. And I've had conversations with the city of Livonia Engineering Department, and they believe that those outfalls are owned by Livonia Public Schools. They cut through our property and discharge into the creek, but they were there to serve the previously existing Bryant Elementary School. And so, I actually also have calls because of the concerns involved, I also currently have calls into Livonia Public Schools to come out and take a look at those outfalls and determine whether or not there are any situations that need to be addressed. And then the other thing with respect to stormwater that I want to mention is that my client is proposing, although a formal stormwater plan hasn't been developed yet. That's something that would come with a site planning and permitting phase and things of that nature,

Almost a half million dollar investment in underground stormwater retention. And with that I think that the existing stormwater situation is being managed by the existing LPS stormwater facilities that are in place. And then we are also going to come in and add additional stormwater capabilities. They're consistent with the Wayne County permitting and stormwater requirements. And that's going to create additional stormwater retention there. So, it should actually improve the situation, I think a bit over what it is now. The other thing I'll say about that is that there's a portion of this and I think the Council's familiar, that stormwater becomes more of a concern when you have impervious surfaces like pavement or some things of that nature. And so, what we have here, is a situation where we're going to be building over a portion of property is already impervious. So don't let it just be a lot of impact there. And again, to the extent that they're never adding additional impervious surfaces, we're going to be addressing that through the stormwater requirements of the county and the city. Some of these other points are going to come up again and Council asked some really great questions about the zoning, specifically, the fact that this is public lands owned by a private entity, and it's a little murky surrounding that. It does seem like it would be best to rezone to N-2, which a portion of the property already is and is consistent with some of the neighbors there. What's being proposed here is only a about 35,000 square foot school building with several classrooms, a gymnasium, Mr. Taormina did a great job of explaining that situation. The other thing I'll say, is that the old Bryant school, I think was probably quite a bit larger than a relatively small 35,000 square foot building that we're proposing here. So, I understand that there's concern about the footprint and things like that. At this time, we're proposing a relatively modest development, especially compared with what was existing on the property before. That being said, there's a portion of this that is going to be left as private land. That's always been part of the proposal. We believe that this is consistent with the current Master Plan and Zoning Ordinance. And something that Council is on the right track with that, but I'm also happy to come back up after residents express themselves and if there's any additional comments I can provide to Council, I'm happy to do that now or after the meeting.

Toy Let me take questions from Council really quick. Councilmember Donovic.

Donovic Thank you Vice President Toy. Thank you, sir, for being here this evening. A few questions. It's always hard when we're talking about rezoning because when we do in Livonia, is we preliminarily approve zoning, the change of zoning. And then we talked about the site plan. The rezone is not actually officially approved, until we approve the site plan. So, let's just say down the road, we don't approve a site plan, and then the zoning never changes. So, sometimes there's some parallel questions. So, I'm gonna try my very best to not add too many detail or questions about the site plan, but I do think there's some that are generally curious and will help me make a decision. Some of the questions that have gotten, like

how tall is this building? Are they like colonials? You said the nearest home is 800 feet away from the building. And then the building is 200 feet away from the woods. So, we would not be touching the woods at all, roughly 200 feet away. So again, how tall do you think this building might be at the tallest peak? I'm assuming, because you kind of highlighted the buildings and be mostly meeting rooms and meeting spaces, bathrooms and what not, but I assumed the basketball court inside will be taller.

Grysko So, we do have the architect here actually to answer those questions on potential design questions that come up. I know Mr. Taormina expressed the maximum possible height. And I can't remember Mark, if you can help me out what the maximum possible height would be at the tallest part.

Taormina It's my understanding that the tallest part of the building at the gymnasium is 36 feet.

Donovic Okay, and do we know how tall usually in colonial house is roughly, I mean, I think they're roughly right around 34, 35, 36 feet, I think give or take.

Taormina I think the limit is 35 feet, I think most standard colonial is probably somewhere, something less than that probably 28, maybe 25 to 28 feet, where you do have walkout basements you know, the height of the building could be much steeper to peak probably about 35 feet, so there are homes that are 35 feet.

Donovic Again, we're not touching any wooded area. Right, you're not touching any wooded area.

Taormina Far away from the wooded area.

Donovic Okay. And then getting stormwater retention. I've been out there a few times myself, with some residents and what have you. And that is a concern that we have addressed. The stormwater retention, which is my understanding, it's an underground facility. Basically, it's an underground storm system that you build up, that kind of retains, holds that water and is slowly entered back into the storm system. I walked back there, the creek, after good rainfall, can get pretty tall. And there's a bridge back there that connects behind the residential homes to the east and there's a school to the north. So northeast, I know the water gets pretty high back there. So, I guess my main concern, and again, to your point, we're not really addressing that in detail tonight, because we're not at that step in phase yet, but that is a concern I have. A big concern is making sure that the stormwater is managed appropriately. And I know you've kind of touched on the fact that a lot of this building has already been built on the impervious surface, it's not like you're adding an apartment building in grass you're adding, a building on existing asphalt and adding underground detention is so expensive to manage.

- Grysko We believe, certainly because there's existing stormwater facilities in place that were owned by LPS that was for Bryant school was, that those are still operating as far as I know. Then there is a portion of the project that will be over existing impervious surface, there is a portion that will be added additional impervious surfaces, not currently a parking lot, it's going to be grassed area, and with that, and in consideration of what we're trying to do there, we're talking about doing a full underground stormwater management system that will be consistent with all of Wayne County's requirements and the City's requirements. I tried to go through the Wayne County stormwater maintenance, it's like 250 pages. So, I didn't have time to read through all of before the meeting tonight, but they have some pretty robust requirements for anybody looking to do any size development. And so, we believe that those requirements are certainly going to take care of concerns with respect to stormwater issues, and they do specifically considered things in their permitting requirements like upstream and downstream effects from those homeowners.
- Donovic Thank you.
- Toy Go ahead Mr. McCullough.
- McCullough Thank you through the Chair to Mr. Grysko. If possible, you know, and I'm just looking basically, through Google Maps right now. I understand the building might be 200 feet away from the protected wetlands. But some of the edge limits of construction look almost on top of it. You know, when you do construction projects, obviously, you'd have to go through a rigorous inspections and processes and have all these stamps with everything you do. And they're going to tell you that you are going to manage the stormwater I have no concern about managing the store water on this site, I can tell you that it would be better. Any new construction project is very stringent. The issue that I have is this is not only a floodplain, it's a special flood hazard area, according to EAG, and anytime, my biggest concern is the volume with the more people, you know, pollution, that type of stuff and ensuring that we make a proper decision for the long term of the city and especially rezoning something that is a public land or an N-M, is ensuring that we're not making the wrong mistakes for the environment. So that is a huge thing, at least for me, from a decision standpoint for the rezoning. And I'd like to clarify, if possible, those feet, how many feet the distance to those regulated areas, if possible.
- Grysko So, I think what I'm hearing you ask Councilmember is that you want to know the number of feet from maybe the edge of the property, that's being rezoned. I don't have that exact location. but I can tell you that the property that we're looking at doing this development for, the entire area to be rezoned, I don't think they're anywhere close to what I'm looking at here for this special floodway area for National Flood Hazard. Thank you.

- Toy Okay, Councilmember McIntyre.
- McIntyre Thank you. on the chair, I want to go through based on Mr. McCullough's, question to Mr. Taormina, Mark did the previous school, when Bryant was there, did that sit in the floodplain that Mr. McCullough is referring to?
- Taormina No not that I'm aware of, no, I don't think it was impacted by the floodplain, the building itself, I think was centrally located on property.
- McIntyre But this won't either.
- Taormina No, from the data that we looked at, like what they said previously, would not impact the floodplain, but again, these are all conceptual plans.
- Toy Council, I think we're going to go to the audience here very shortly, but we ask you to stick around.
- Grysko Thank you. It's my great pleasure to be here and I appreciate your time.
- Toy Certainly. I do want to say to the audience, anyone still standing and if you're getting tired, there's some seats right here in the front and if a few people move over a little bit to make you more comfortable. This could get lengthy. So, with that. I'd like you to present the new information you may have. If you have a spokesperson from your area that would be very helpful to Council. Also, if you are willing to address this, we would ask you to please leave with us your name and address and please if you are going to speak, line up to the podium to my left or to my right at those microphones. And if you've signed in, that's super. And there's business cards there. Sara is in our office if you have any remaining questions after you here tonight, then Sara is available to help through whatever questions we have as well as all of us. Okay, with that, we do have a time limit, correct madam timekeeper, two minutes. So, with that, please start lining up. That's good for all of you then we'll start. I was reminded by our colleagues, let's stick to the topic, and let's not repeat, repeat, repeat. We welcome you here tonight. But we can hear you loud and clear. And most of us take notes and we keep these tapes. And some of us even watch at home. I saw you when you were on the Planning Commission, those of us so thank you for coming out and doing your civic responsibility. I appreciate it. Okay let's start to my right, go ahead.
- Nassif Thank you. My name is Mark Nassif, my address is 42 Watson Street, Detroit. I'm a parishioner at St. Mary's my children attended the Montessori School that is there. Today the site includes a church, a Montessori school, and a Cultural Center banquet hall. When we finish this phase of the project, we'll have a church, a Montessori school, a banquet hall and a community center that will one day offer counseling and services as well. I'd like to point out that the church has been there

for over 40 years, the Montessori school has been open and operating for over five years, and the banquet hall has been open and operating for at least 30 years. The community in large benefits from all these. Many people including Livonia residents are employed by these institutions. People from across the region use these and multiple businesses, including hotels, restaurants and retailers outside of the footprint benefit from the draw of these institutions. So, what are we really asking to change? We're asking to add a community center to what we currently have. The Montessori School is already open five days a week operating out of our basement. The banquet hall is already used multiple times a week. The church is obviously open on Sundays and used frequently. So, will the addition of a community center that offers counseling services have drastic impacts on traffic or noise? I don't believe it will. I'd also like to point out that I'm an appraiser, I've had my state certification in multiple states, I've never seen any impact study that shows a detrimental impact on housing values or demand of schools, employment centers or community centers. And I think denying this will have a negative impact on the community at large. Thank you.

Toy Thank you for coming here this evening. Yes, sir.

Rudis My name is Darius Rudis, I live at 31038 Mayville Street. Which is basically off my deck, you look right at the garage that was recently built. I understand that they bought the property wishing to build the cultural center. My folks built a cultural center for me Nine Mile and Beech Daly, and I'm okay. Why I came here was to discuss the floodplain. I think a lot of people technically don't understand that I believe it's the floodplain is the ravine part of the river. It is not the flat grass, which they're building, which is already on the parking lot. So, if you're expanding 80% of the parking lot, add a little bit more parking lot, that doesn't really affect the floodplain, it's the ravine, they're not building into the ravine part of it. So, that's one thing I don't think the sewers or anything are really going to be an issue. Our drain source from our house go all the way through the field through the Bryant school and all the way into the river. I actually lifted the lid and actually shown the flashlight all the way through to the end. So that has to be a concern that they don't cut it off or cap it or whatever because my sump pump runs into that and goes into the river. In the wake of the building, and then all that the height, I get that, 30 feet that's a basketball gym, you can play volleyball and so forth. I'm not going one way or the other. There's gonna be a lot of opinions one way or the other. I just want to speak technically to it to say I understand the building requirements for building on parking lot area already. They're adding to it. Sure. The only concern I have is the extra parking lot and so forth, the light. The garage lanes that they have now are aimed at a 45-degree angle. And then my wife walks in our living room, there's a shadow on the wall, they literally point right into my window. Yes, we are a field away, but I'm concerned about the light. That would be my one and only real concern about that. But otherwise, they have a church, a building, a community center, a little

gym, and some extra school classrooms. You guys to decide whether it's worth it or not. They bought the property, I think you need to rezone to make allow them to build on it. Sure. Now the other part of the property, we'll wait for that one. Okay. Thank you.

Toy Thanks for coming in. Yes, sir.

Hoekstra Good evening. My name is Robert Hoekstra, I live at 30564 Jeanine Street in Livonia. I only want to briefly point out that I really feel that we're progressing the initiative before we have all the facts, and we're literally putting the cart before the horse. Before the conditions of the existing underground structures, which, by my estimate, is probably 70 years old. I don't think any type of study has been done with that. Admittedly, that is a study that has been taken to use as a basis point here is not complete, we can't come up with the correct addition is that Wayne County will be asking for. So, I think those are the determining factors that need to be addressed prior to moving this forward. Other than being fundamentally opposed to the elimination of any public lands. I really want to emphasize the fact all the facts aren't in and yet we're moving parts of this forward. Thank you for listening.

Toy Thank you for coming in. Yes, sir.

Magar My name is Andy Magar, I live at 17515 Doris in the neighborhood to the South. The concern of the height of the building is what I have. You mentioned 36 feet, residential properties are not that high, especially the ones surrounding that area. I think you gotta keep in mind they are older homes that are less than 30 feet at their peak. The other concern is, will there be building on a parking lot that exists? There's no measurement for what the proposed new construction is going to be. I think there's considerably more of a hard surface than what is presently there, that needs to be taken into consideration. I too am appraiser, and there is a negative impact of construction. So, the property is directly affected by this proposal that does need to be taken into consideration. I don't know where the other appraiser got his facts, my data for over 30 years shows an adverse effect. That's all.

Toy Thank you very much for coming in this evening. Yes, sir.

Robert My name is Robert (inaudible) the Current Parish Council Chairman for the Basilica. I lived in Livonia for 30 years. I've currently just recently moved to Novi. I'll keep my comments brief. But I have three main points. First, who are we? I mean, we've established this church in the 1970s. We served the community as a good citizen and resident of the city of Livonia for 50 years. You know us. Just a few examples of what that service to community looks like just one if, for example, on Thanksgiving, we open up our cultural center, we serve Thanksgiving dinner to the needy to the

elderly, and quite frankly, anyone who doesn't have somewhere to go. And all the people are non-church parishioners. The second thing I want to say is our attorney mentioned the underground water reserve. One that's a half million dollar added cost to this project. We could have done the above ground. We were concerned about the children. We were concerned about mosquito problem. So, we thought the best way of addressing the neighborhood's issue around water was to incur the additional expense of putting it underground. We're trying to meet common ground. We're trying to find common ground. We're taking action. We're not just saying we want to be a good neighbor. We're actually trying to do something to meet the neighborhood's concerns, certainly about the water. I heard some issues about the lights, we will take care of this. These are issues that we can take care of. The last thing I want to say is, is why we're doing this. I think there's a little bit of a misconception. Our mosques, our school is growing. That being said, I'll make this quick. We have a waiting list. It's a diverse ethnic and background in terms of the students. The waiting list is long and we've outgrown the space. And there's a demand out there. We'd like to meet that demand. And you also heard about the possibility of using family center office space for counseling, marital counseling or otherwise. Thank you.

Toy Yes sir, go ahead.

Garret My name is Danny Garrett, I live at 17396 Woodside in Livonia Michigan. I just have a quick statement. Thank you to City Council for allowing me to speak on this proposal, it's something that's very near and dear to my heart. The reason why I decided to grow up in Livonia, I graduated from Stevenson High School, I met my wife who graduated from Churchill at a youth group. We bought our first house in this city. We both work in the city. We've been fortunate enough to raise our three beautiful children in Livonia. When we first started out as parents one of our primary concerns not unlike many young parents, finding affordable childcare nearby, where children will not be lost in the shuffle. I think we found that at St. Mary's. The last three years, every week, our children excitedly tell us how great and all the great things that they learned at the Montessori. On the weekend. They excitedly ask us when they can go back to the school on some weekend when we're stressed out and ask the same question myself. Our children learn, grow and our love it there, from the amazing staff at the school and the parishioners that volunteer during activities to the religious leaders that teach our kids the different songs and activities. St. Mary's is a place that values family and community outreach. To me, these are virtues, the bedrock of any society, we would do well to encourage its grow. When someone enters our city, they're walking by a sign. A mission statement. Do we know what that mission statement is? Families First. What exemplifies this mission statement better than a school where children can go to learn, grow and be loved? I believe in families first and I know that St. Mary's does too. And with your support. I'm hopeful the city still believes in making families first. Thank you.

- Toy Thank you very much. Yes sir. Ok, everyone that speaks, we don't want to show favoritism by clapping. So, let's keep it down so we can get through this, okay? please go ahead.
- Skylis Hello, Kevin Skylis, 30528 Jeanine Street Livonia. I just want to speak in opposition to the proposed rezoning and subsequent development for Montessori School, I'm concerned about negative impacts to my property's value, as well as enjoyment my property. I'm concerned about noise and light as well. And finally, I'm concerned about the precedent this sets for potential future rezoning of the remaining public lands owned by sanctuaries behind the proposed Montessori School. So, my primary concern is there. Once again, the value of the property, and precedent. I do have some questions for the attorney or the well the attorney and the other guy. What are the requirements for screening the school? In terms of like landscaping, the trees, that kind of stuff? As well as what are the requirements for light and noise?
- Toy Sir, if I may interrupt you for a minute, this is a site plan question. So, if you would mind holding those, we'll get to those in the next round. This is about a zoning thing.
- Skylis The reason that I want the attorney to address audience, I just want to make sure.
- Toy it's about a rezoning though, sir. We have to keep what it's about. It's about rezoning. Okay. Do you have anything else that you'd like to add? You still have some time.
- Skylis So you want me addressing any questions about the light, noise or screening of the....
- Toy No, because that's the site plan, we're talking about zoning. Thank you, sir. Sir, go ahead.
- Smith My name is Brian Smith. I live at 30126 Brookview Drive. And thank you for this opportunity to provide input. There are three reasons why the Livonia City Council should unanimously oppose this proposal. One, the proposed building would have a significant negative impact on the property values of the residents of Brookwood Estates and adjacent neighborhoods, as outlined in prior ZBA meetings. Two, none of the residents of the Brookwood Estates subdivision that live adjacent to Bryant Field want this type of building in the proposed space. That is important. Three, the entity submitting this proposal has proven to be untrustworthy, as evidenced by its refusal to follow the noise lighting and type of use restrictions on the existing banquet center facility and its surrounding premises. May I suggest a solution of property exchange. The city of Livonia has the power to take back the vacant strip of land and give the parcel of land along Merriman formerly occupied by Bryant Jr. High to

the church in exchange, the church could build a school there with minimal objection, provided it was a school and nothing more. Thank you.

Toy Thank you sir. Go right ahead Miss.

Gifford I'm sorry, my name is Kathy Gifford I live at 17587 Hillcrest, my house backs up to the field at the church. So, I see a lot of things that people aren't even aware of and so many people have come up to say that they've been here as the neighbors they've been here a long time and I have nothing to say other than I totally disagree. They have not been good neighbors with the lights, with the noise. The parties they have once or twice a year now really affect our neighborhood, and that they are enjoyment of our properties throughout the whole neighborhood, not just one block away and talking six to seven blocks down. The windows are still rattling at the ceilings. And now they are planning on building an auditorium or gymnasium combo. And they'll be able to have more musical entertainment and more aggravation factors to us. Right now, at the conference center, they have parties, and throughout the last few years, they don't clean up their trash there. That's why we had the serious rat problem a few years ago. It's because they left piles of food sitting there from the end of summer, all the way through February, when all the wild animals have eaten everything up and then moved on down to our homes. Several of us will tell you how the electric works in our homes. They let the children play back by the garage. And when the children were there for a period of time a year or two, they didn't have...

Toy I'm sorry, your time is up. Over to the right. I want to remind you let's keep it down, everybody has an opportunity to speak Yes, sir. Your name again.

Kozma My name is Joseph Kozma. I'm at 17605 Hillcrest, Livonia, in Brookwood Estates and right adjacent to the property. That is still current property. And I know that the rezoning actions here that are addressing the service center whatever they have, but my concern is that I'm not, I'm basically objecting to a rezoning of the field. It was rural farmland, it was school property and now it's basically a free open field. And I just I don't, I just hope that you know, that what's gonna lead down the line by setting a precedent by the rezoning action from the civic center area is going to just waterfall into the rest of the development that they want. I know that they're beating them about it and kicking the can down the road for the time being, but I know that they want to have an 86-unit apartment building put up in there. And then once we started with this cascading of the zoning.

Toy Sir, we're talking about the rezoning.

Kozma So I'm against that. I urge the City Council to be against that. I just think because it's gonna set precedents for the rest of the property that they own. And just my concerns is just, I wanted to voice my concern because

I am directly a neighbor of the church. I don't have a problem with the church, just that think that they're just encroaching on all my space sits there. That's all originally there for so many years. That's all I have to say.

Toy Thank you. We appreciate your opinions. Thank you so much. Yes.

Shepherd Mary Shepherd, 17368 Doris. I was born, raised and recently retired from St. Mary's here in Livonia, well, it's a different name now. But anyway, my concern is and I don't like to do this. I'm a pretty good person. I don't trust them. And...

Toy Just bring your voice down please direct to us, they're not there.

Shepherd Yeah. Okay. I know. I'm joking. I viewed a video on a Livonia website, there was a very short video of Father encouraging his parishioners to come to the meeting tonight. And he brought up you know, supporting phase one. Okay, you can agree to the zoning for this particular building, but as other people have mentioned, what's phase two? And that's why we don't trust it. Secondly, being a Livonia resident all my life I pay taxes and which you know, helps pay your salary. But most importantly, I've been a registered voter since I was 18 years old. I also am in control of who I vote for, and as well as other Livonia residents. A majority of this church are not Livonia residents.

Toy Do some of you want to leave and go home early? Come on, we're all adults here.

Shepherd If you have residents with concerns about phase one in their residence, many of us long term that are taxpayers and voters, please reconsider. I don't like that people, I'm just telling you how we're going to say it's just probably the best neighborhood in Livonia, it is fantastic.

Toy Thank you your time is up. Okay. Anyone else?

Long I'm Dr. Long. I just been in Livonia 37 years, the kids walk to the school, my son walked to the school. I jog in the morning. One or two times my basement flooded. In any case, why? In the subdivision of so many people, they enjoy the park as a product of nature. Why do you want to construct it? Detroit is empty, why don't you go there? The church's job is to connect people so they can go there. Why do you have to come here to Livonia? You have to ask us, we are the voters we have ideas. I believe it should be a jogging park. Our kids watched, our neighbor kids walk. I heard them, they were singing the music or the whole night raising my bed, up till 11 o'clock. I said how can I put the loud volume in here in your office, how would you feel? He said, it's the traditional event, he said you don't get to control the lighting and we cut out the volume and said why do you keep fighting it. I'm an old person, I walk there and pick up the garment. Every time people try flying there and enjoy them. And the driver,

you know, the school bus driver, for free they let them to use it. There are multiple uses of that trail. Why do you want to consider it? In your opinion? Why do you want to go to the park and sit down and enjoy it.

Toy Thank you very much for coming in. Come on up.

Holland Magdalene Holland and I live at 31691 Bennett, Livonia and my concern is, nobody has talked about taxes. How is this project going to affect our taxes? I believe the plan for the water, I don't think they're going to handle all the rain and rainwater. And we do have a problem with our drinking water there are frequent breakdowns. I just wonder how much our taxes are going to go up and how this will affect it. So that's it. Thank you.

Toy Thank you, appreciate your comments. Thank you very much. Yes, sir.

Abi-Khalil Good evening. My name Elias Abi-Khalil 31225 Hillbrook Street. Where is my house, is the backyard that goes into the church. My house has the walk through it. So that means I heard the concern about the flooding. Summertime, it dries out, wintertime it goes up. I lived in that house for 10 years and didn't have any problem with that. And given their plan, but they're looking at it, it seems that it's not going to be impacting too much. So naturally, the area over there has no problems. I heard the concerns from citizens. So, I'm right there. The whole church had the lights. During the nighttime, I turn the lights on. So, I was zero impacted by the lights at 2am. In the morning, actually they shut it off. So, I think the whole light concern never bothered me as being the closest citizen, where basically the area and the church. And then finally related to that community. I have two kids. Both of my kids went to the school, it's a very friendly area. During the summertime they put their kids outside. Actually, I can see my kids from the backyard. This is the only noise I have heard on a rolling perspective. Now we're talking about the summertime and the festival. Yes, there's AC. When I shut off my, basically my door, I hear nothing. So technically, I understand. But being a citizen the closest to the area. I lived there for 10 years, I was never bothered by any of these elements. So, I would like you to consider that.

Toy Thank you. Thank you so much for coming in.

Saba My name is Thomas Saba. I live in an Arbor, Michigan, I'm on Parish Council at the church and I'd like to express a little bit as to what I think this project and why the zoning has to be done, what it really means. I'm not sure we truly expressed the kind of the purpose of this. I know it's a zoning meeting, but we won't get into the project until the zoning occurs. So, I'm in Livonia all weekend every single weekend. This is where I bring my family. We have lunch in Livonia, we fill up our car with gas in Livonia. This has become my community and my life. And the reason it's become my life is because the church has created opportunities for us to grow and thrive and make friends and build a life for ourselves. We're not even from

this part of the country at all. We moved here and Livonia has become our home and St. Mary's has become our home. And I've brought people from Ann Arbor, from other parts of the country to learn about the faith and to become members of St. Mary's Church, and it's changed their lives. And I'm hoping that you understand that the only way for this crop for us to continue is if we allow this community to grow and blossom and to spread our faith and just spread our fellowship and community and the sense of innovation and education and all these values that we hold very strong to ourselves. This is what our mission is. Our mission is not to build a 35-story building. All these aesthetic issues are most likely negotiable, the lights and the noise, these things that can all be aesthetically changed easily. I hope you understand what the project truly means. It's not a building. And it's not a revenue generating enterprise. It's an enterprise in which we're trying to change lives. And I'm somebody whose life has been changed. And I'm hoping this continues, but it'll only continue if this rezoning occurs. And if we allow this community to blossom, thank you.

Toy Thank you sir. Okay, yes, sir.

Coliton Good evening, my name is Michael Coliton. My address is 31193 Bobrich Street, Livonia, Michigan. I live about a three wood from the proposed building So, number one, I bought a house by the school. Bryant school. Many of us went to school there. It's not about necessarily schooling for me. It's about what proposed changes are in place, and how they initially went about it, and how they're going forward with it. Be aware of sheep or wolves in sheep's clothing. I just saw a video that was unfortunate about how this is the start of phase one. And how no neighbor or no citizen is going to stop that. Well, we know this, the thing about voting and City Councilmembers is, we have an opportunity to at least bring up discussion properly. Recently, during one of the festivals, I noticed for the first time in my life, I live on a 25 mile and hour street. I saw a vehicle tried to pass another vehicle in excess of 60 miles an hour. And they left their festival. I know that's unfortunate. I know there's young people that don't act as well as others. Well. My concerns are moving forward. Number one, there's a lot of displacement of water that's going to be in place. Obviously, when you look at the Planning Commission, that's going to be key. Question number one is, if they do not build something that meets the guidance of the city, can you take the zoning back to PL? Number two, Father George said in his video that this is the beginning of phase one, and that no neighbor or citizen is going to stop the completion of their building out their plan. This right here, as I understand the parcel land only is being rezoned, is that correct?

Toy Yes.

Coliton So, if they wish to rezone the other two parcels that create that 86 monstrosity of public housing unit, they have to come back here again and

request those rezones. The access lane is going to be coming from Merriman, right?

Toy That's part of the site.

Coliton You know, it's not a bad place for school. Somebody mentioned swapping land from the other levels. Right? Are you cutting me off Ms. Toy? Thank you so much.

Toy Thank you for coming in. All right. Anyone else? I'm gonna go back to the Councilmembers.

Donovic Thank you, Madam, Vice President. First and foremost, I forgot to say earlier, there's a number of residents that have emailed me and I really tried my best to respond. Not gonna lie, I kind of gave up because there's so many emails and trying to keep track of them all. So, thank you to all the residents. I got a lot of emails from residents for support against and so on and so forth. A couple of comments, and I'm going to offer a motion if that's ok, Madam Vice President. One of the things that I wanted to touch on was the land swap element to this. Legally speaking, the city of Livonia does not own this land. The school owns this land and legally cannot swap land and we can't do that, that mechanism does not exist. LPS operates completely separate from the city of Livonia, so for example, Mr. Taormina, correct me if I'm wrong, if LPS tomorrow wanted to build a school, they would essentially do that short of City Council approval, they would be able to build their school in their property without the same planning, site plan obligation or school requirements that we normally impose on the petitioner.

Taormina That is basically correct.

Donovic Okay, thank you and then on top of that, we couldn't swap land. So, I understand that was a notion that was out there, we can't do that. Several other topics you've touched on, your site plan, it's so confusing. I understand. It's frustrating from a residential standpoint, I get frustrated with the process sometimes myself, but there's a process and we can't dive deep into the site plan portion of it right now, because this is a lengthy process that happens in regards to what City Council does with the zoning element to this. If we deny the site plan at a later time down the road, the zoning would never actually change. So right now, it's P-L, it's going to stay P-L, we could contingently rezone it. And if we were to deny the site plan later on, this zoning never actually change. That's how the process is, so wanted to touch on a few of those comments. Madam Vice President, I would like to offer three motions and approving or denying the Committee the Whole.

Toy Thank you. Councilman has offered and approving resolution to be heard on October 2, that's a Monday evening, and approving a denying and a

Committee of the Whole. Now Committee of the Whole, is when normally, we go upstairs, but we have an overabundance of people and because of the Fire Marshal in this building would probably want us to hold it down here. So, and that is all the City Council coming together once again and discussing more in depth, some of the questions perhaps that have been asked and the other things that may come up from Councilmembers. Okay. Anyone else from this side of the room. Okay. So that's three. Does everybody understand that's three different motions. Did you want to close?

Grysko Just appreciate Councilman Donovic offering those resolutions, I appreciate the Council's attention, I appreciate all the all the residents and parishioners to express their opinion today. Thanks for having me. For a building without AC, it's surprisingly cool to here. Thank you.

Toy That's how we save money. All right, if there's no further comments then that public hearing is closed.

As there were no further questions or comments, the Public Hearing was declared closed at 8:32 p.m.

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

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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

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;

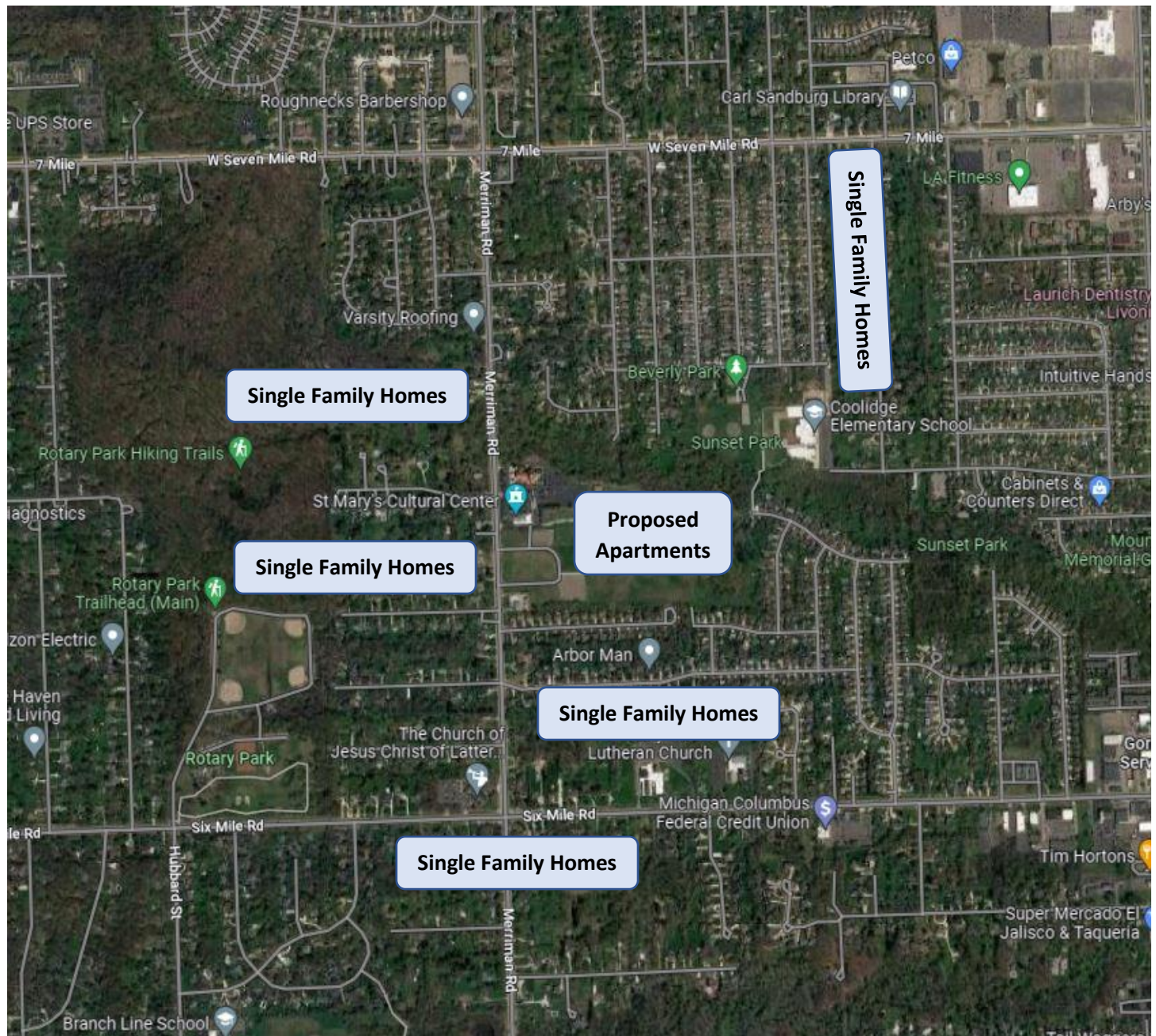
- One illegal form of rezoning is spot zoning. This practice gets its name from the appearance of small spots of different zoning districts on a zoning map that otherwise has large contiguous areas in the same zoning district around the spots.
- “A zoning ordinance or amendment...creating a small zone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

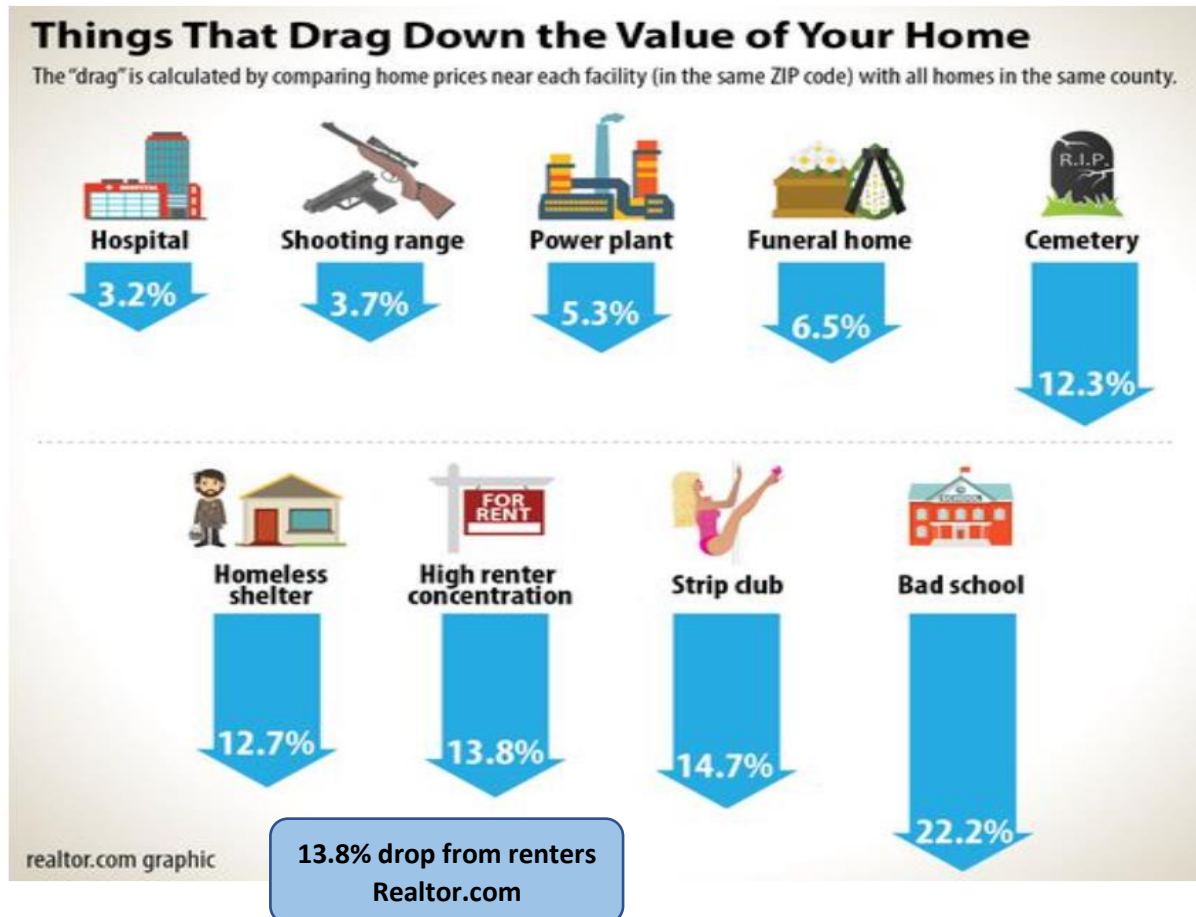
Brookwood Estates and the Surrounding Neighborhoods Opposed to the rezoning of the property specified in the Basilica of St. Mary Petition 2022-12-01-02

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."

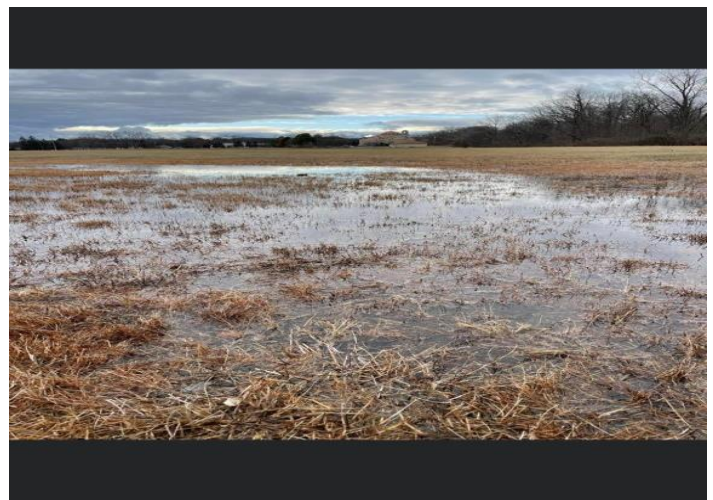
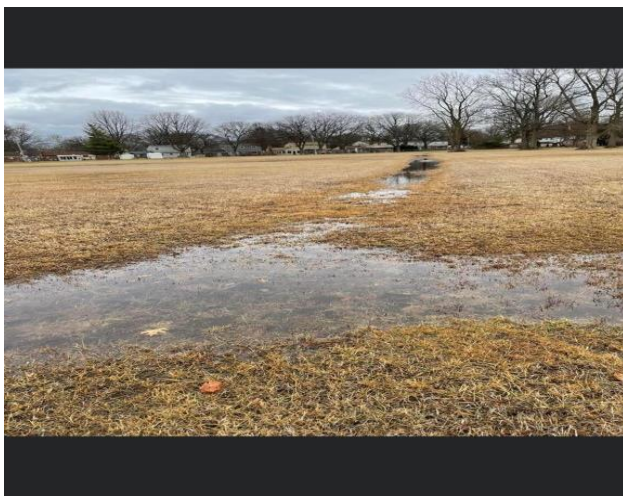
In the meantime, the city's immediate task is to keep Willow Woods residents safe from floods and water damage. Council could vote on the resolution to send the matter to administration for review as early as Sept. 20.

"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

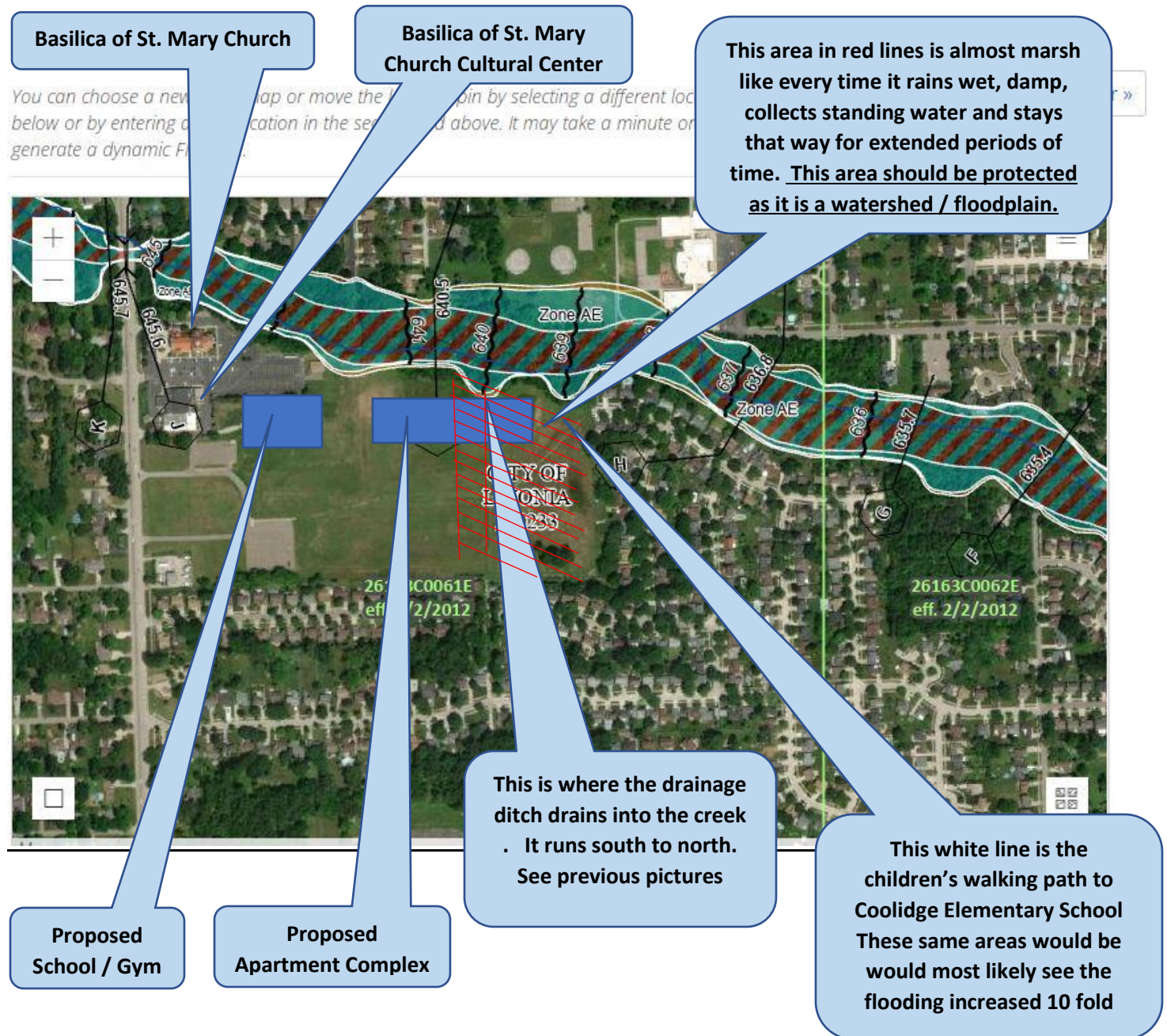
Flood Plain and Drainage Issues



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
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
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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
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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
Jessica Wilhoite	48152
Janet Roznowski	48150
Judith Malick	48152
Christine Schulkey	48152
Stephanie Newby	48154
Laurisa Burke	48154
Stephen Burke	48154
Cody Strauch	48154
Diane Quist	48154

Name	Postcode
Raminta Vilkiene	48152
Mary Cauzillo	48154
Deborah DeMore	48152
Paula Divens	48154
Jenny Lyons	48154
rebecca markonni	48154
David DeMore	48152
Lithgow Ryan	48152
Patricia Garvey	48152
Theresa Carroll	48150
Robyn Frank	48152
Hunter James	48152
Romeo James	48152
Jessica Swanson	48154
Jennifer Paige	48185
Cynthia Korpela	48152
Amy Ciavaglia	48152
Andrea McMillan	48154
Cyndi Switala	48152
Stephanie Preston	48152
Phillip DuGray	48152
Rachel Quist Quist	48152
Hayley Quist	48154
Donald Gurka	48185
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
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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 Ciccarelli	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:

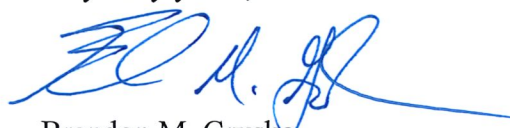
As you know, I represent the Basilica of St. Mary with respect to certain rezoning matters on its property located at 18100 Merriman and 30600 Brookview Drive in Livonia. My client originally submitted Petition 2022-12-01-02 seeking to rezone a portion of the property P-L (Public Lands) to N2 (Neighborhood) 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.](#)

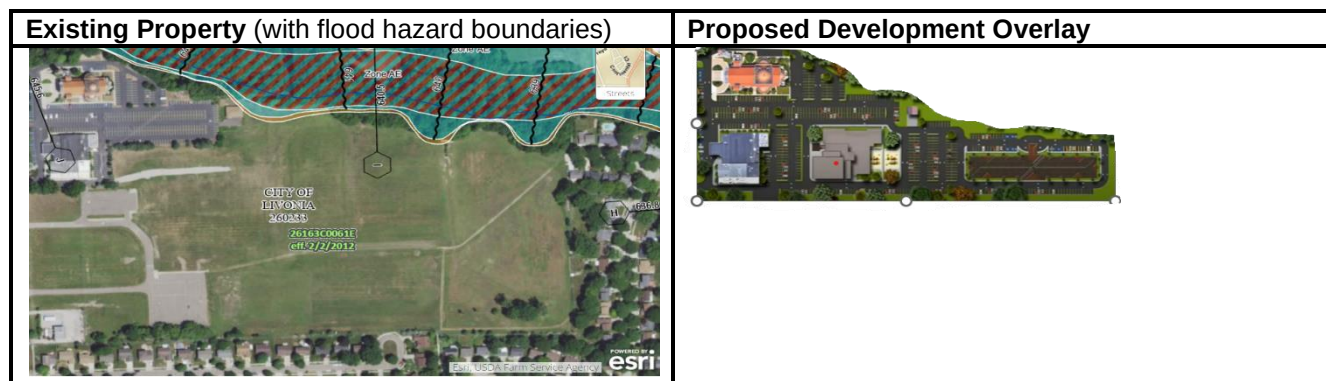
Dear Counsel Member x

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, data & 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 E. Hassan

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.

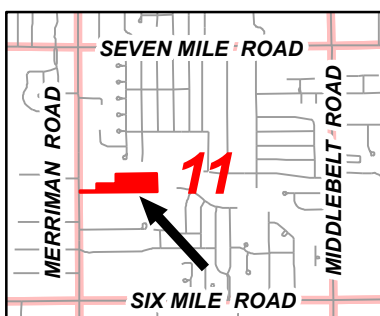
Thank you for your consideration in this matter.

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.

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.

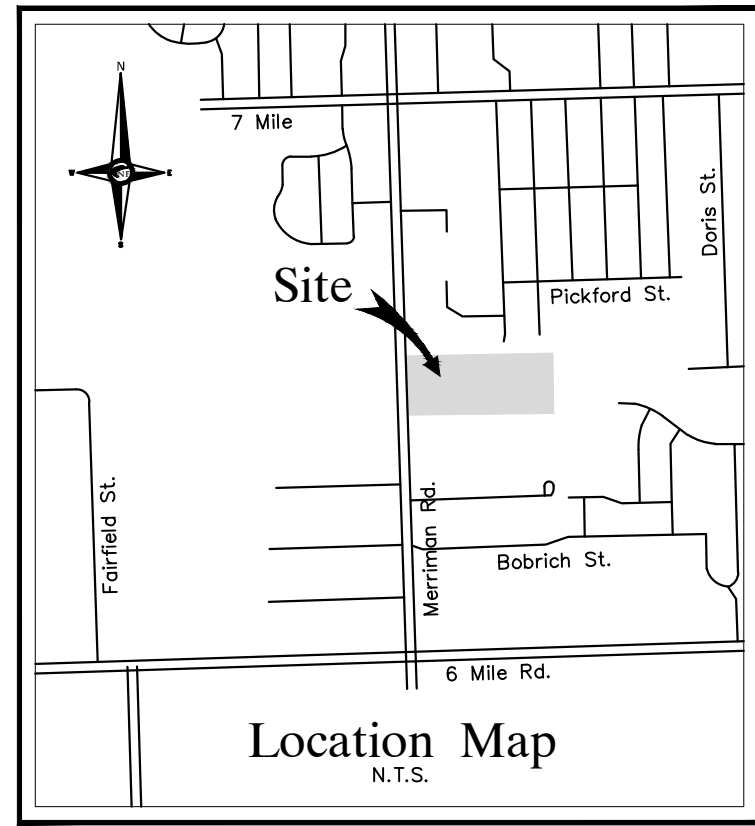
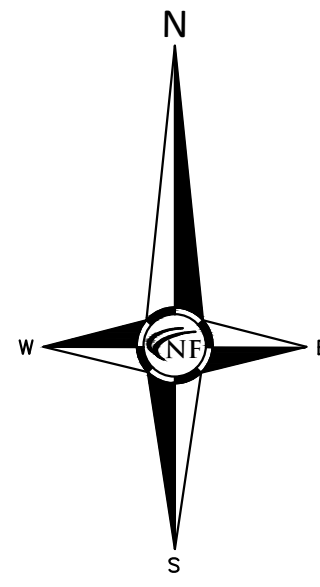
PUBLIC HEARING

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.'



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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

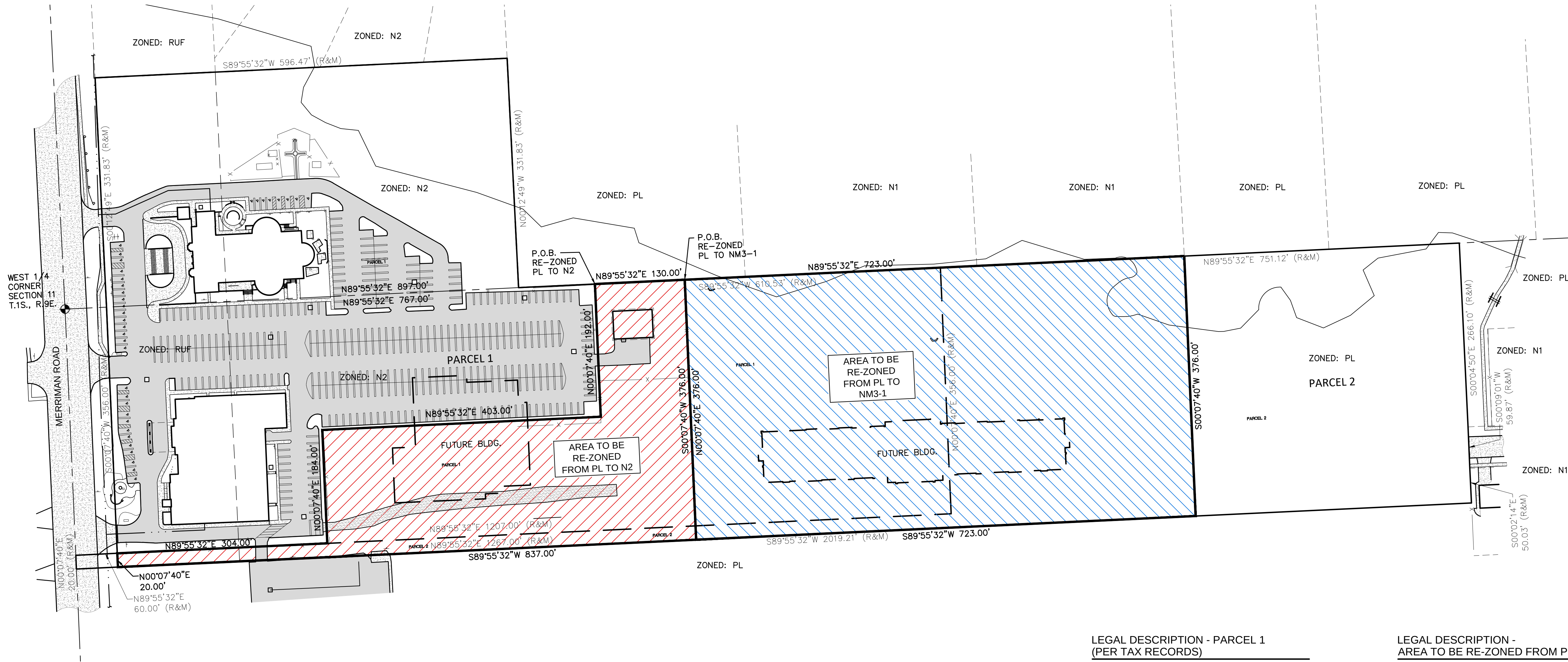
DESIGNED BY:

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:

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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.

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.

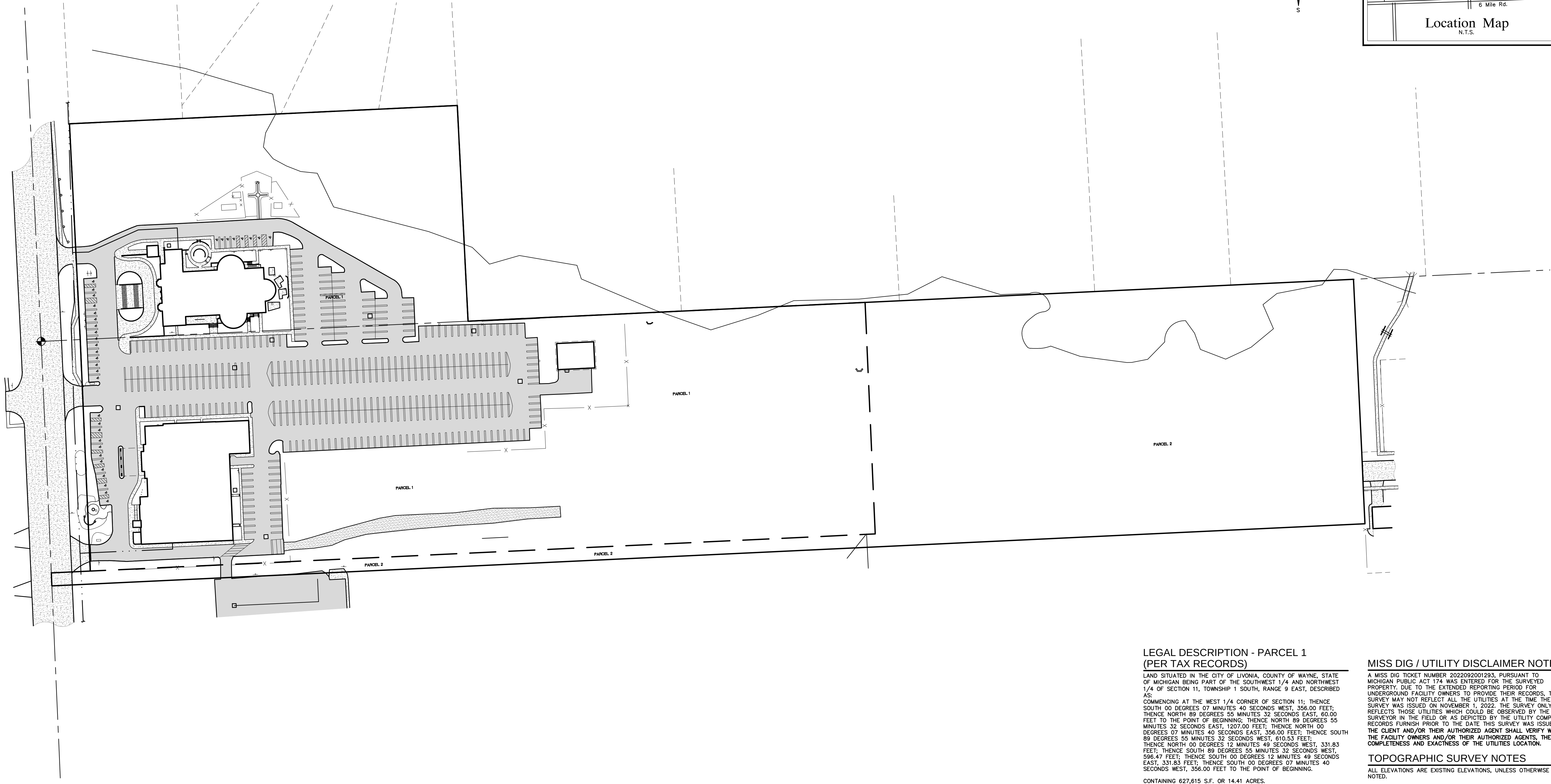
CONTAINING 129,110 SQUARE FEET OR 2.96 ACRES.

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.

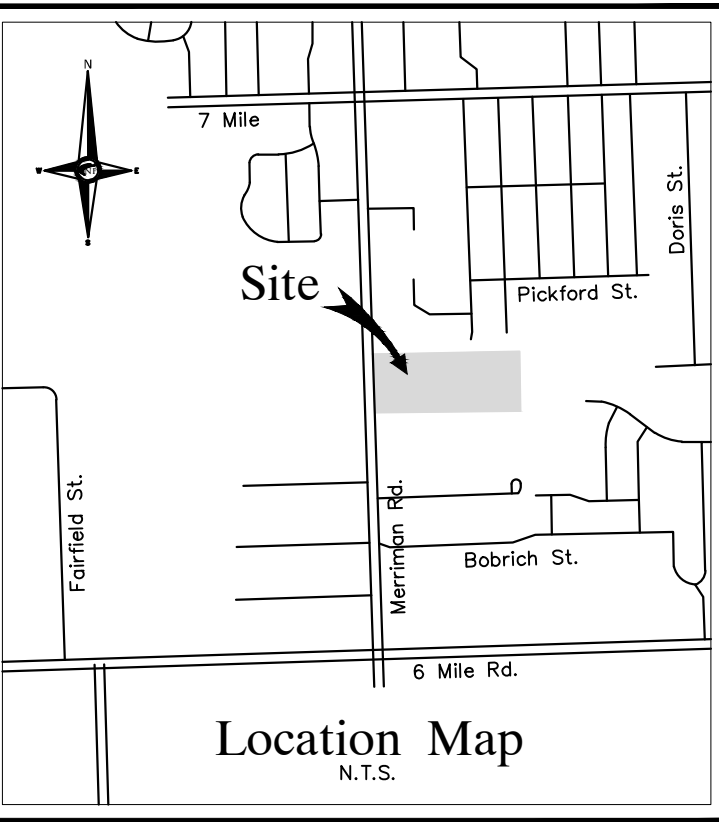
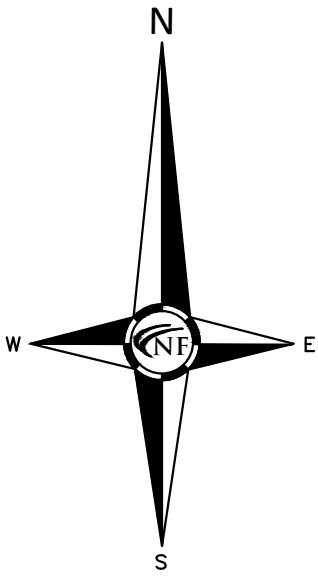
MISS DIG / UTILITY DISCLAIMER NOTE

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.
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LEGEND	
	MANHOLE
	HYDRANT
	MANHOLE CATCH BASIN
	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
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	SIGN
	EXISTING GAS MAIN



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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'

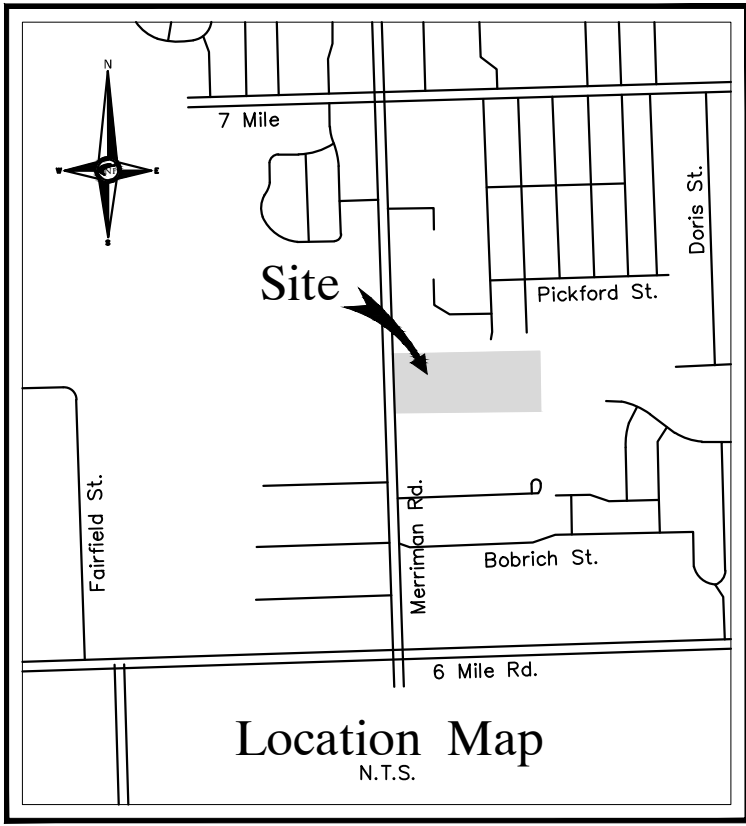
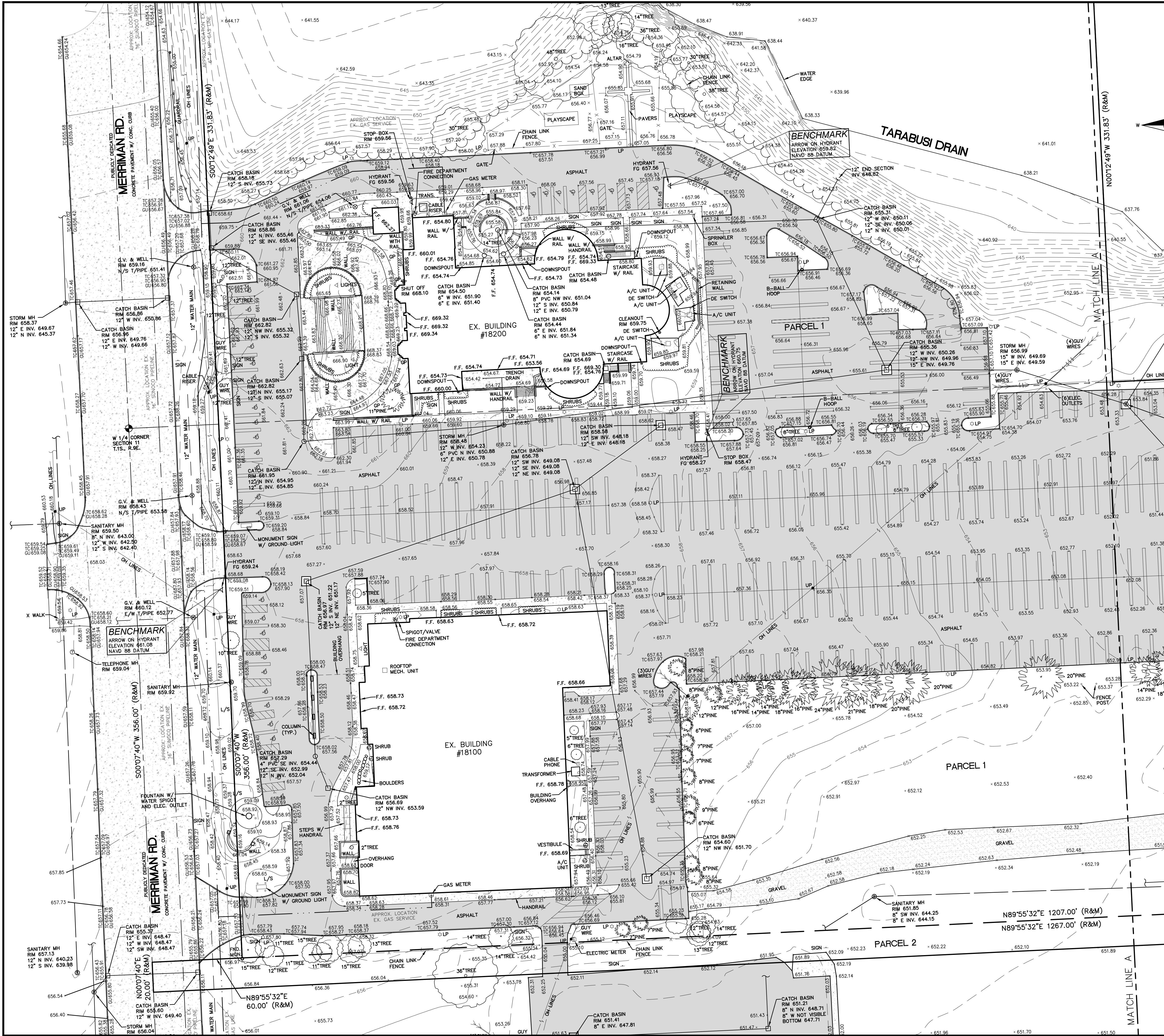
80 40 0 40 80 120

NFE JOB NO.

N210

SHEET NO.

1 of 4



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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.

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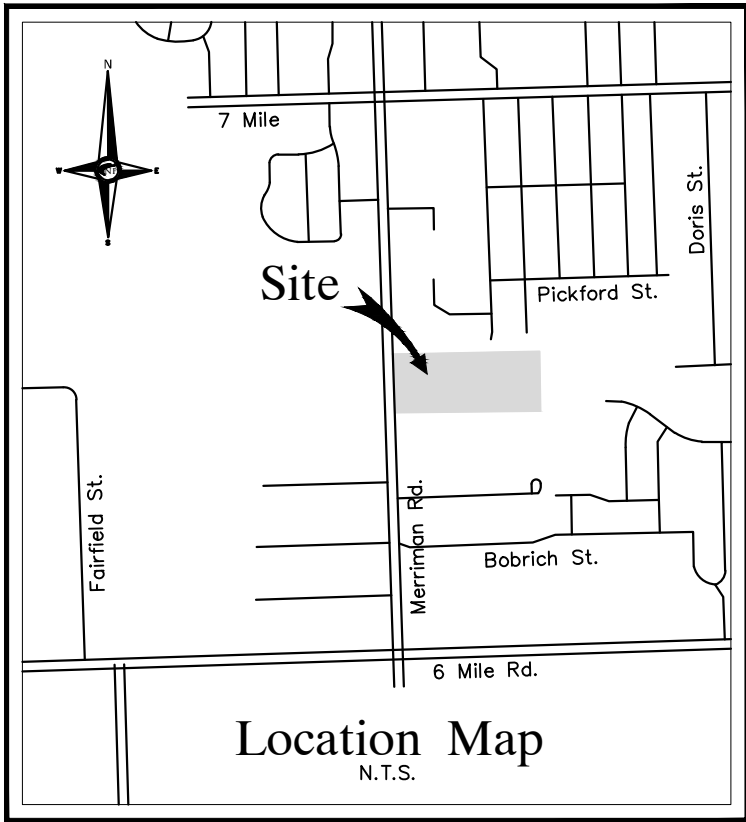
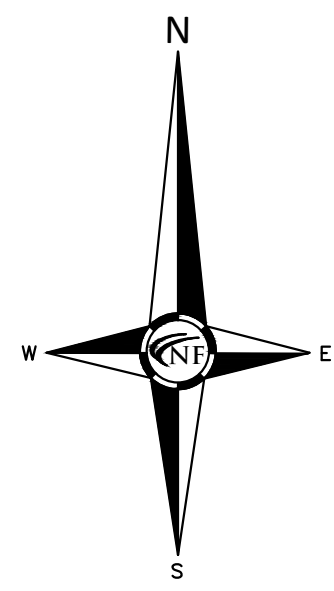
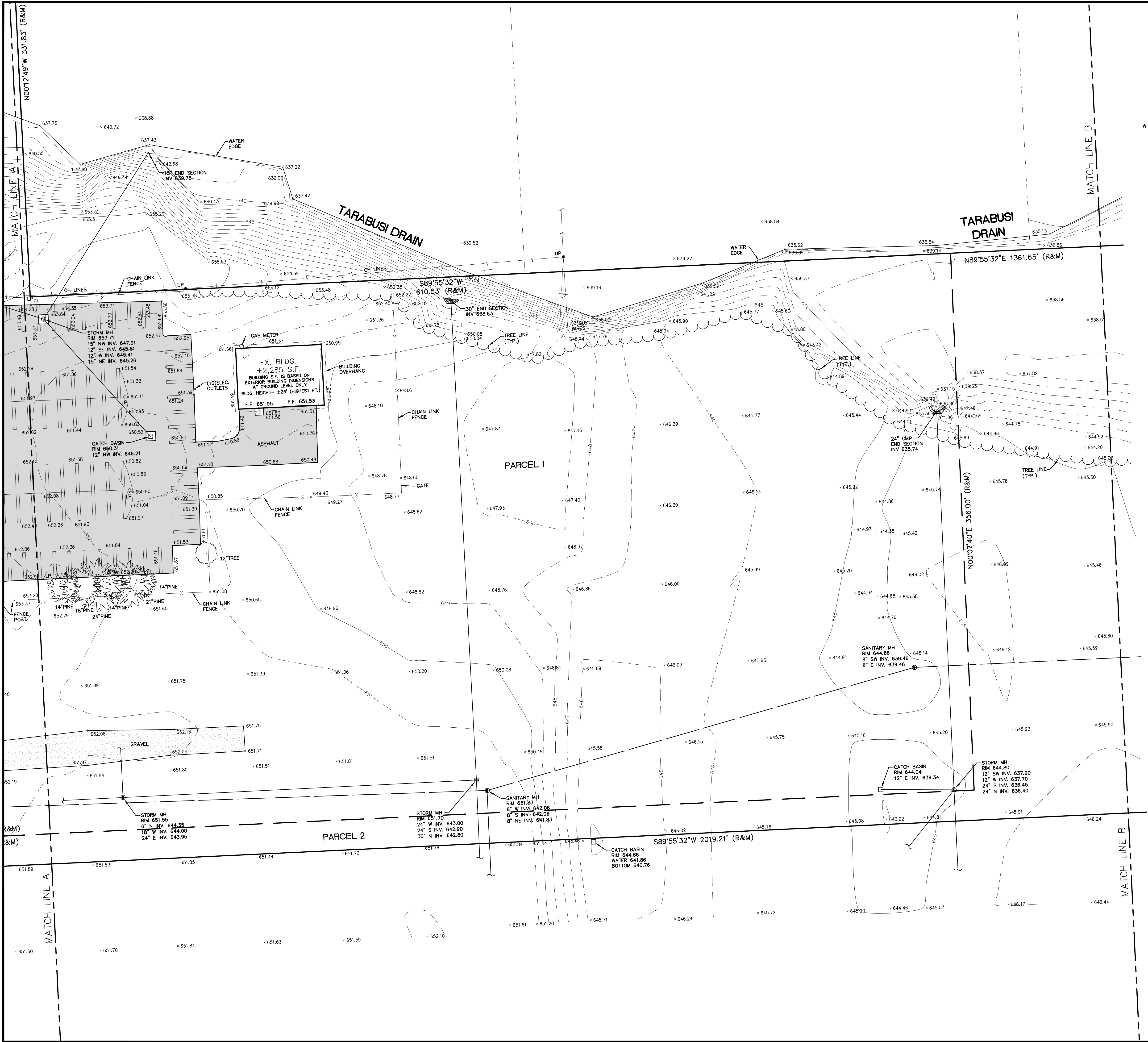
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EX. R.Y. CATCH BASIN	
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Boundary / Topographic
Survey



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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:
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, 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, 506.47 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 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 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

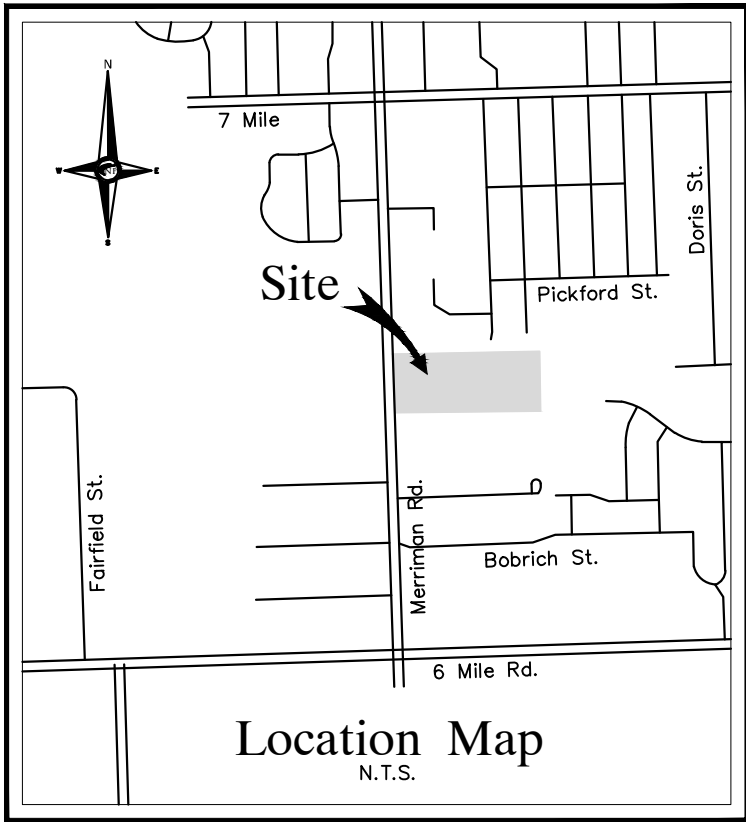
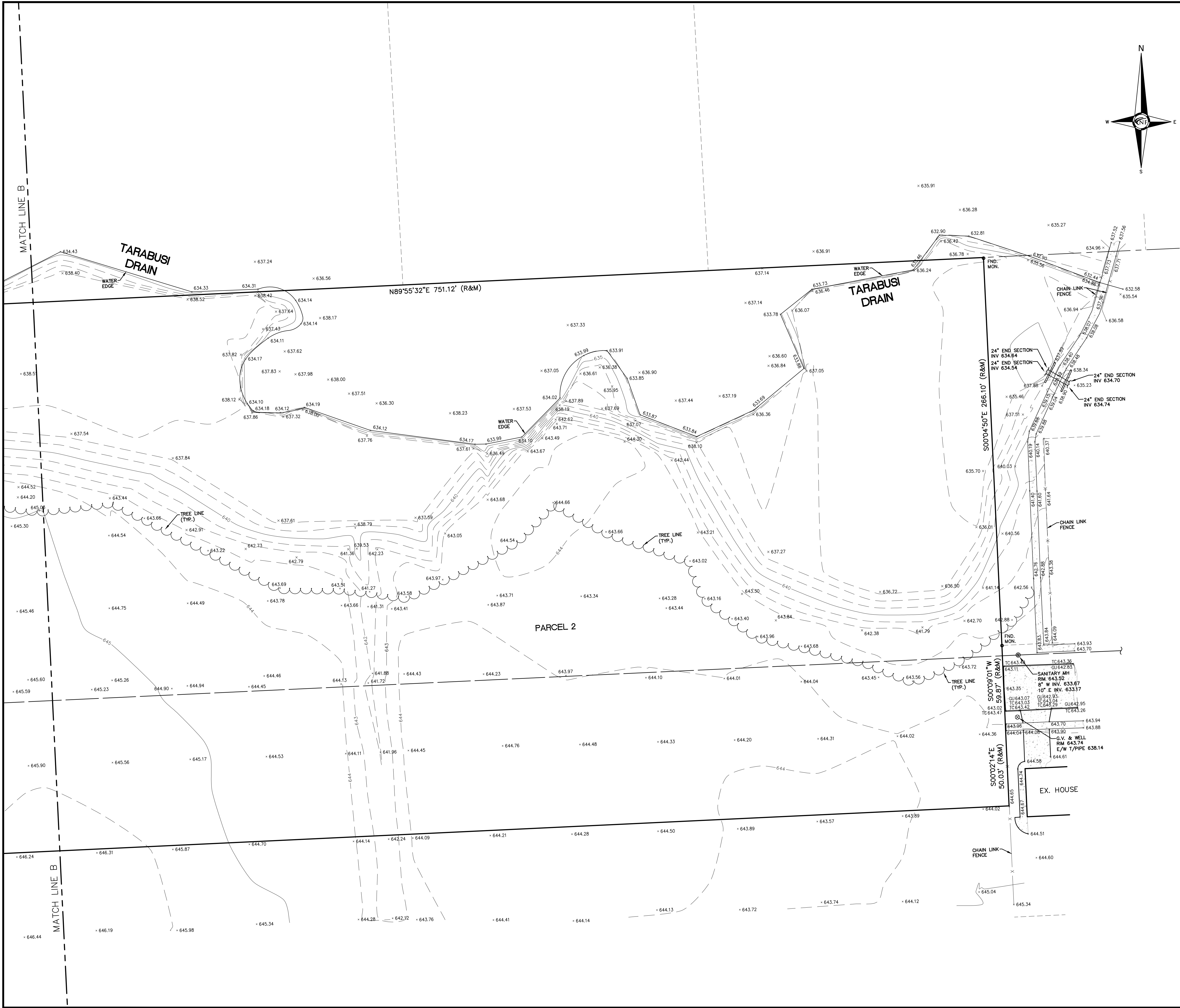
ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

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	EXISTING SANITARY SEWER
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



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 Merrimon 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 4 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, 506.47 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.

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TOPOGRAPHIC SURVEY NOTES

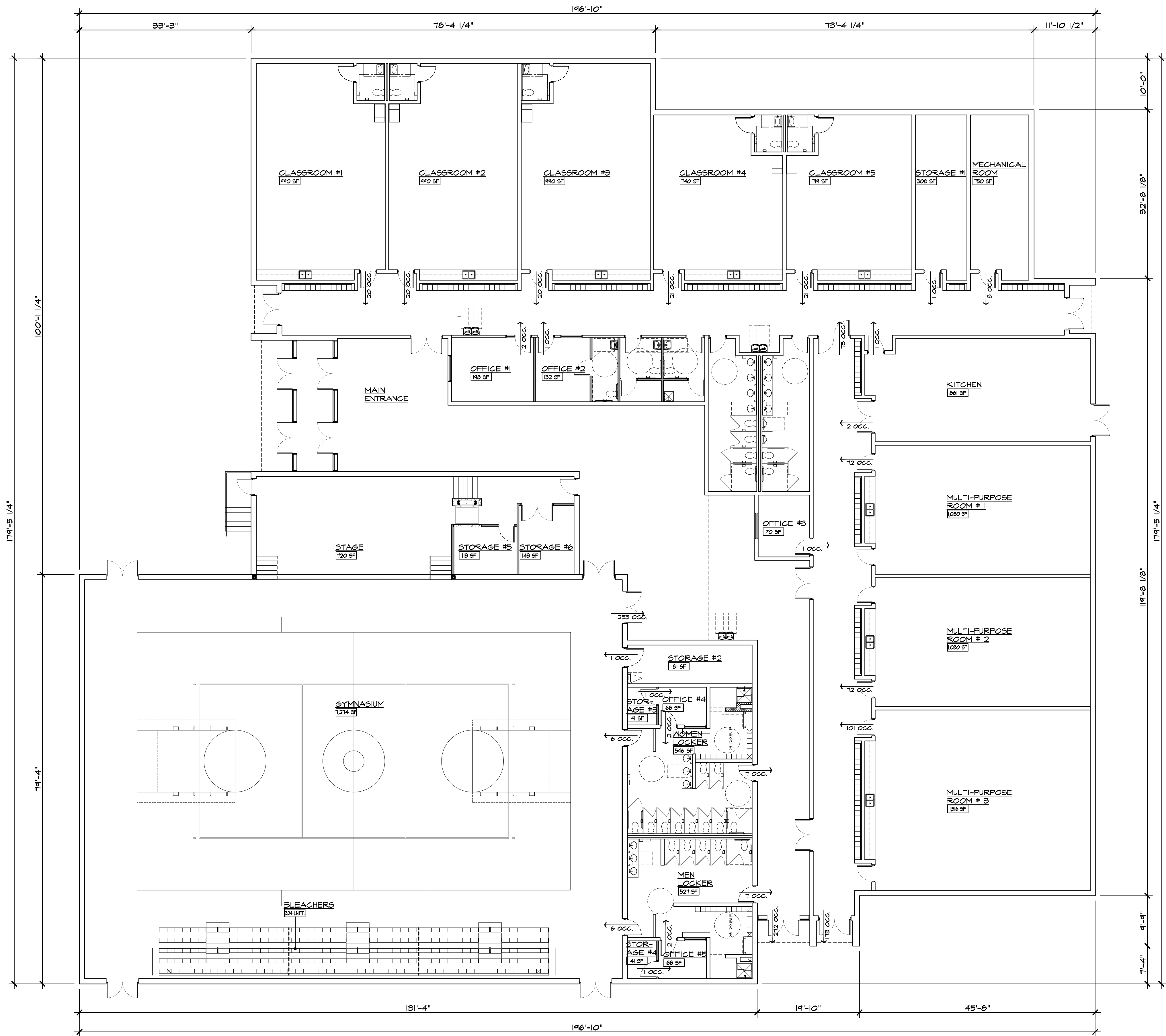
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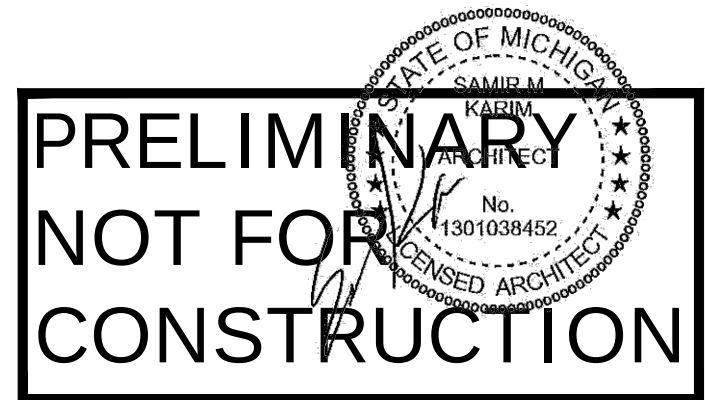
THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

LEGEND

MANHOLE	EXISTING SANITARY SEWER
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"



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) 985-9101
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

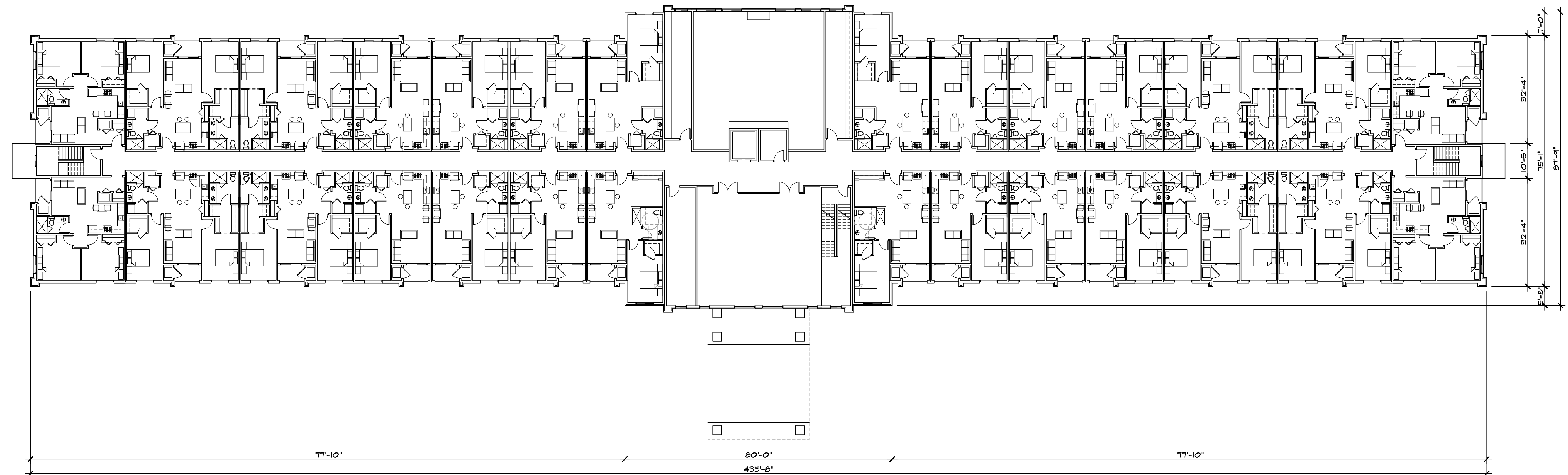
SCALE : 3/32" = 1'-0"

FILE NAME : 20035_A101

JOB # : 20035

SHEET TITLE
PROPOSED
SCHOOL
FLOOR PLAN
SHEET #

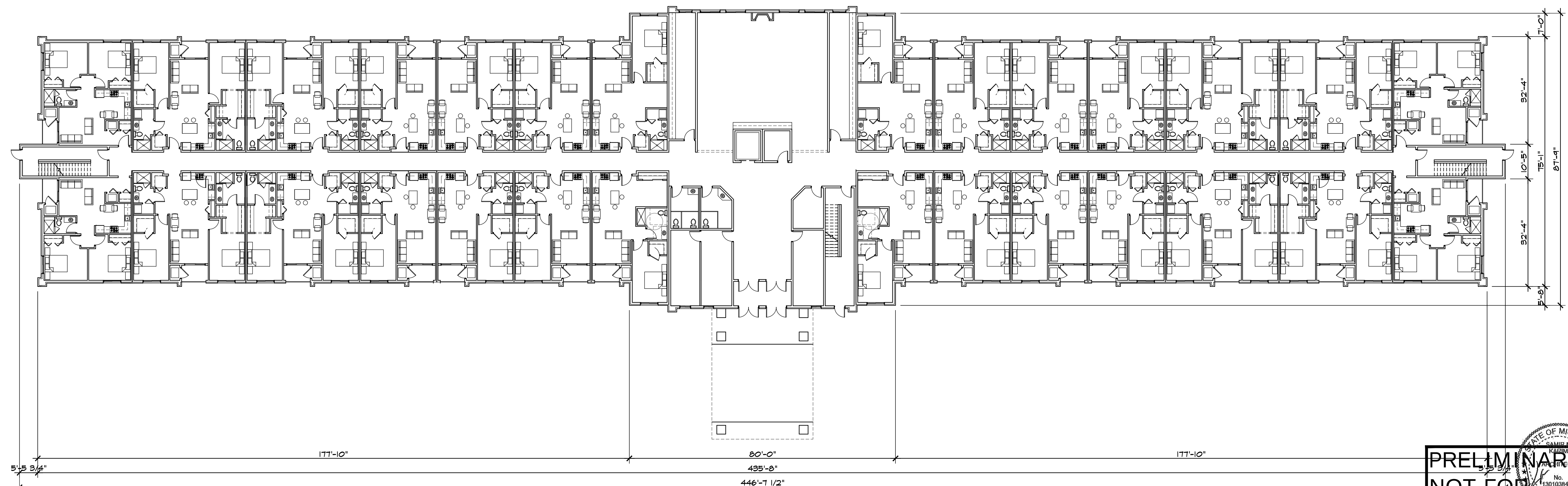
A.I.O.I.



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"

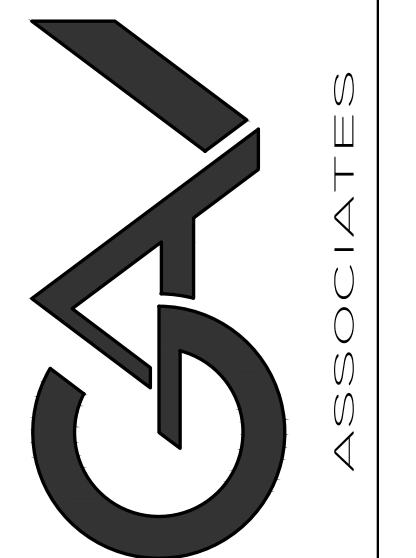
PRELIMINARY
NOT FOR
CONSTRUCTION

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. 100A
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

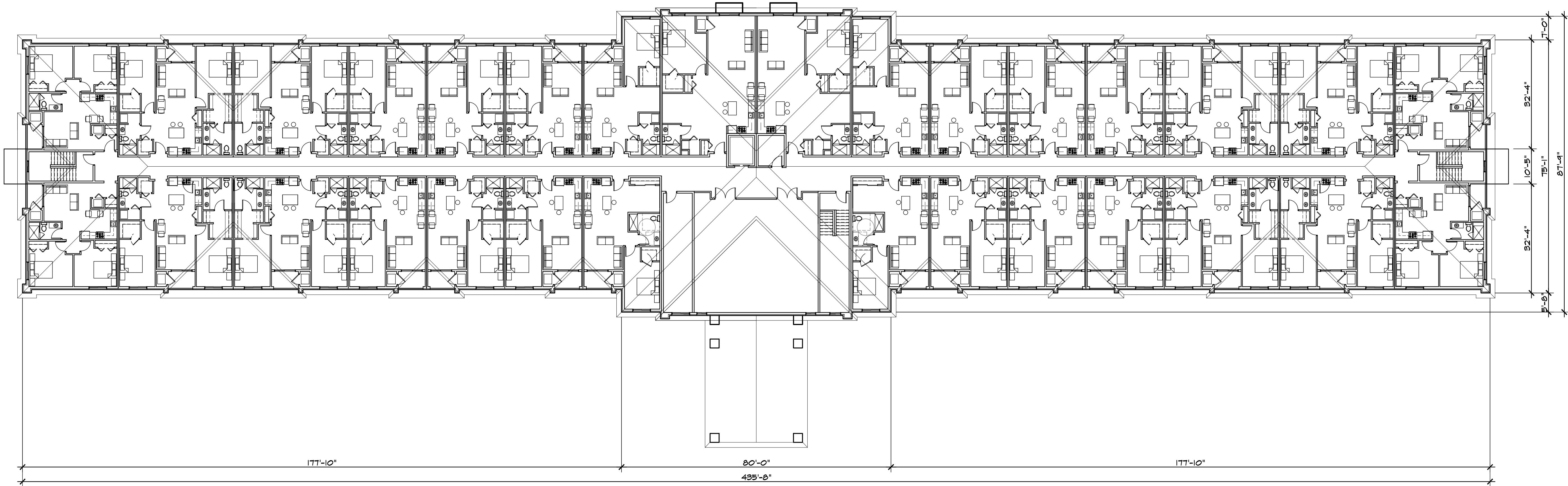
SCALE : 1/16" = 1'-0"

FILE NAME : 20035_A103

JOB # : 20035

SHEET TITLE
PROPOSED
APARTMENTS
3RD FLOOR PLAN
SHEET #

A.103

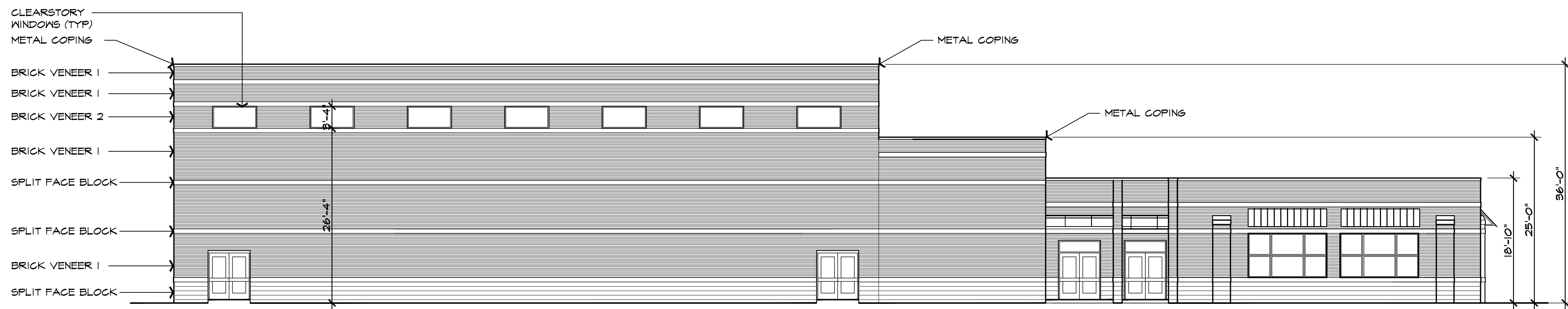


PROPOSED APARTMENTS THIRD FLOOR PLAN

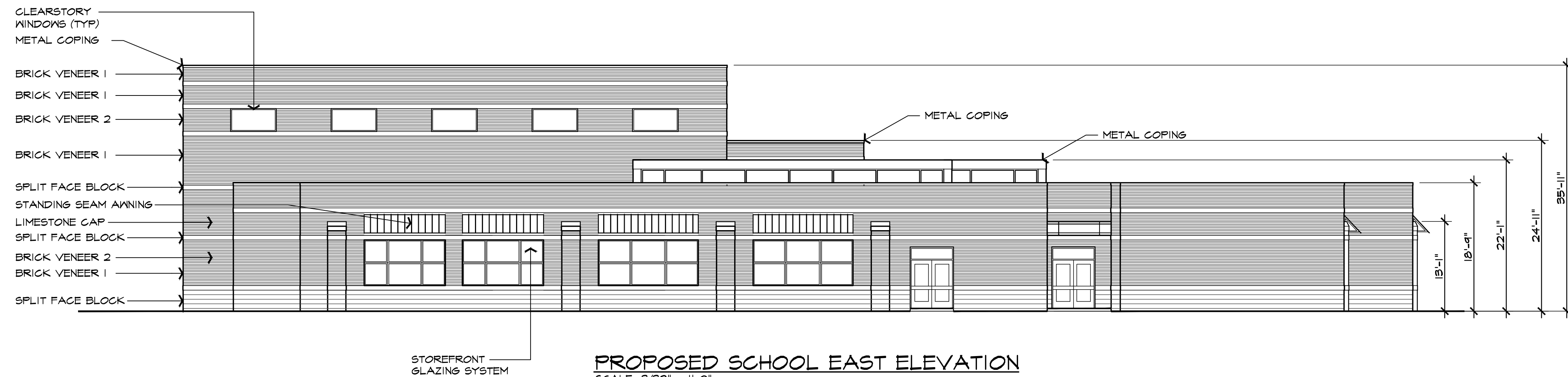
SCALE: 1/16" = 1'-0"

	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





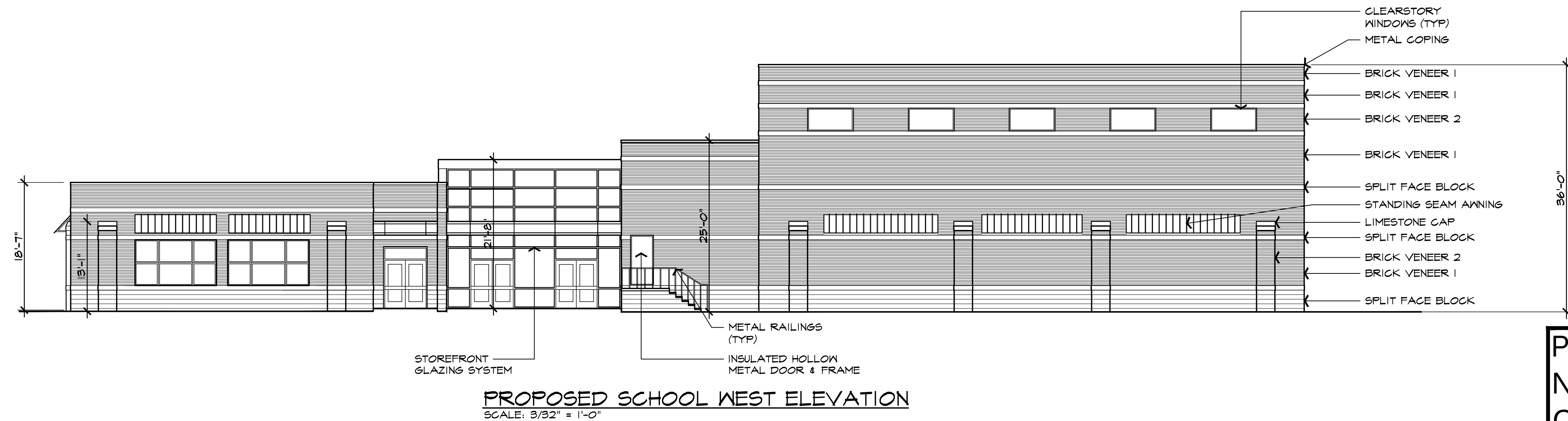
PROPOSED SCHOOL SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



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



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



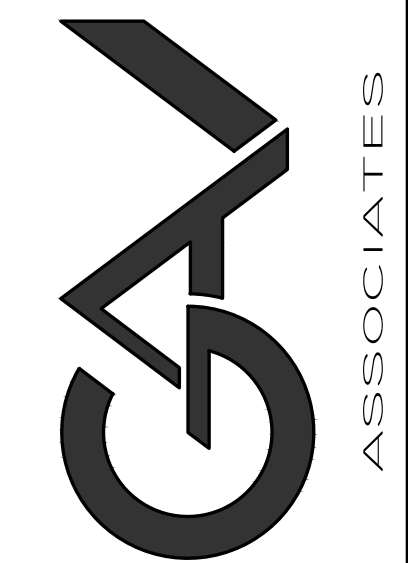
PROPOSED SCHOOL WEST ELEVATION
SCALE: 3/32" = 1'-0"

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

ARCHITECTURAL
DESIGN

RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC.
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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"

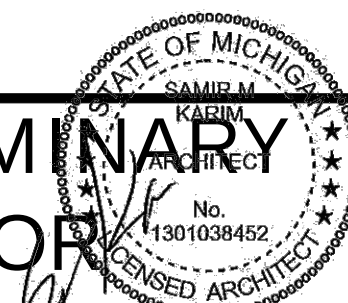
FILE NAME : 20035_A201

JOB # : 20035

SHEET TITLE
PROPOSED
SCHOOL
ELEVATIONS
SHEET #

A.201

PRELIMINARY
NOT FOR
CONSTRUCTION



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.

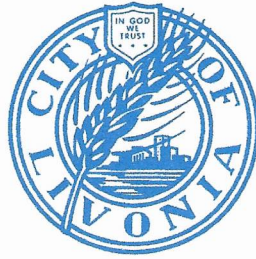
Very truly yours,


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,

RECEIVED
JAN 24 2023

CITY OF LIVONIA
PLANNING COMMISSION

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 & Javon

Chloe
M.

Karl S.

~~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

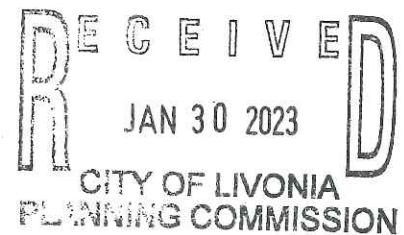
My name is Kyle Ws.

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



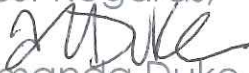
We are against the rezoning of the Basilica of St. Mary on 18100 Merriman Rd and 30600 Brookview for the following reasons.

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

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

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 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

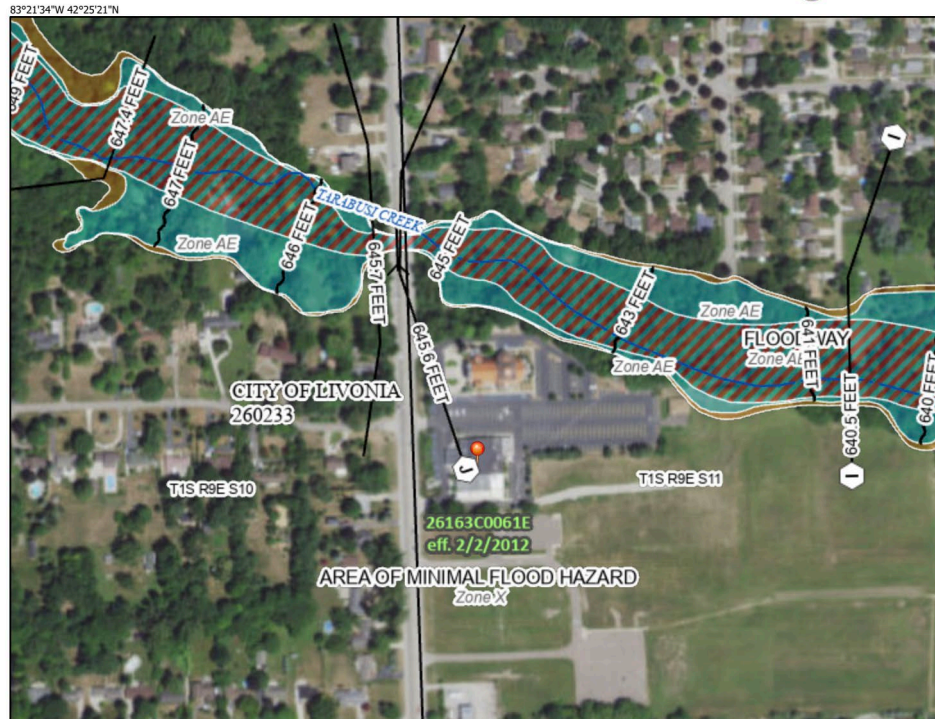
I am by no means a specialist on how building a structure like this will impact the environment, however, I do have concerns regarding the removal of trees next to the Tarabusi Creek. We should be doing everything in our power to avoid the unnecessary destruction of nature. Are there issues with building 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

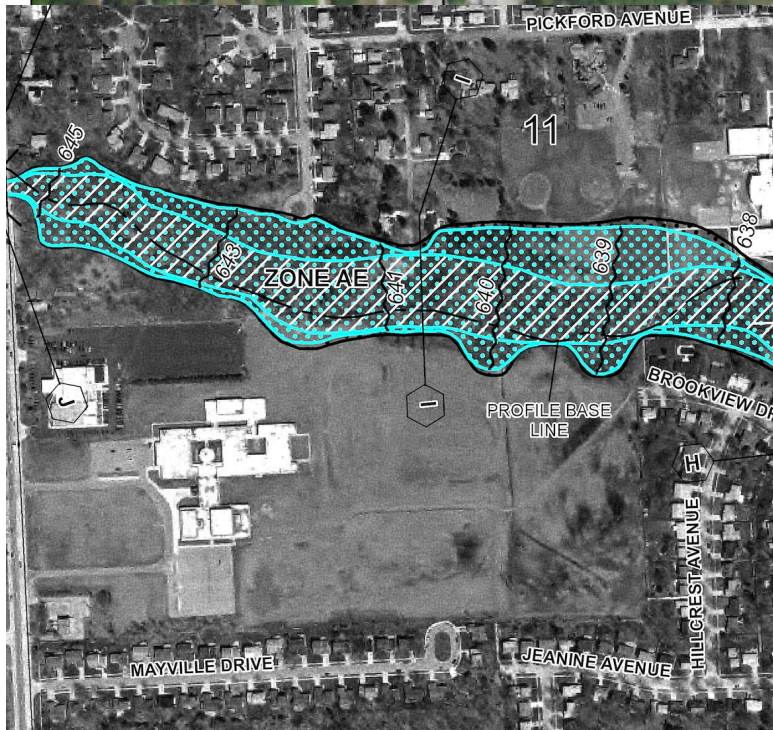


Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes, Zone X
	Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
GENERAL STRUCTURES	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
OTHER FEATURES	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of

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.

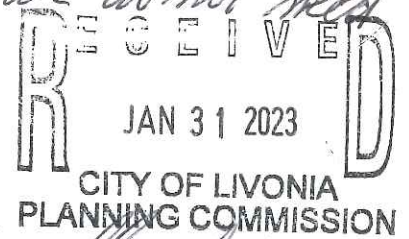
We are closing ourselves in more, and, more. No more open
spaces! Enough is Enough! Stop, Stop, Stop, leave this
land open, for nature, for animals, for people to ENJOY!
This field is a beautiful place to walk, to think, play in,
or to hit a few golfballs. This field is wonderful, for
so many reasons. 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

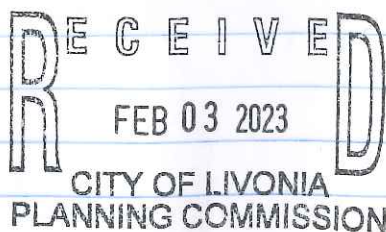
To: Planning Commission,

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

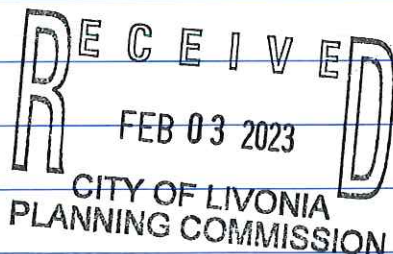
Please deny the Petition
2022-12-01-02 submitted by
Basilica of St. Mary, requesting
to rezone parts of the property
at 18100 Meridian Rd. and
30600 Brookview Dr.

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.

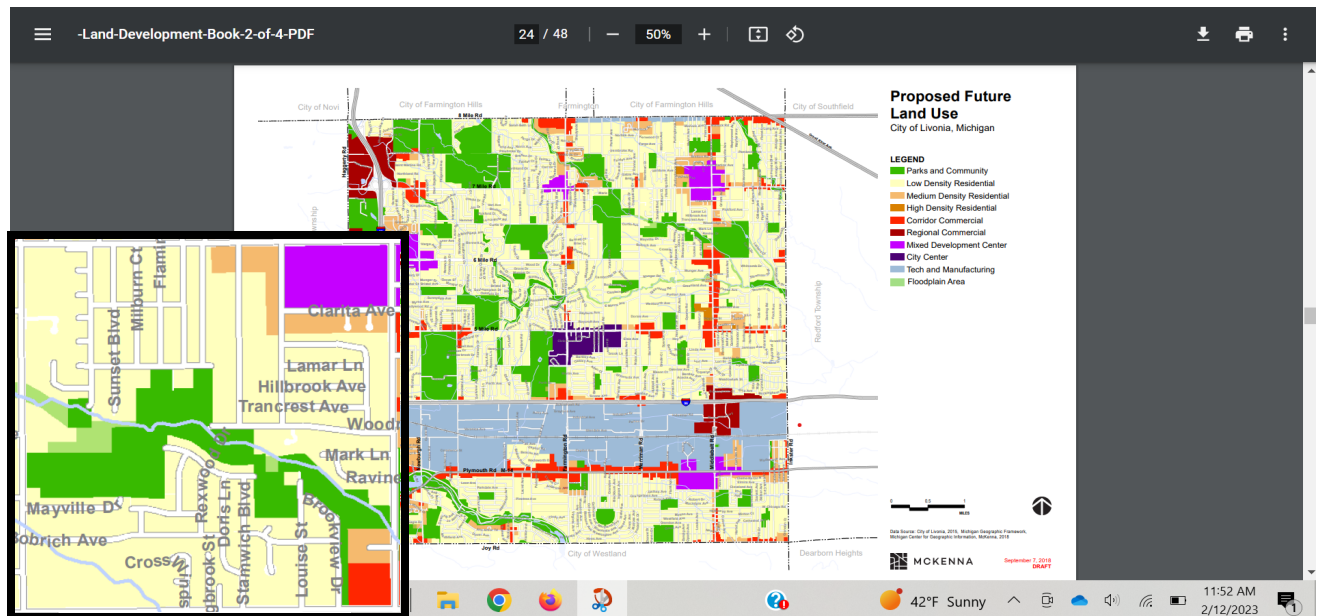
Secondly, it is my firm belief that the rezoning of the second (most east, rectangular) parcel of land from P-L to NM3-I for the purpose of some manner of senior residential facility should **not** be approved. My four main concerns and reasonings are as follows:

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.

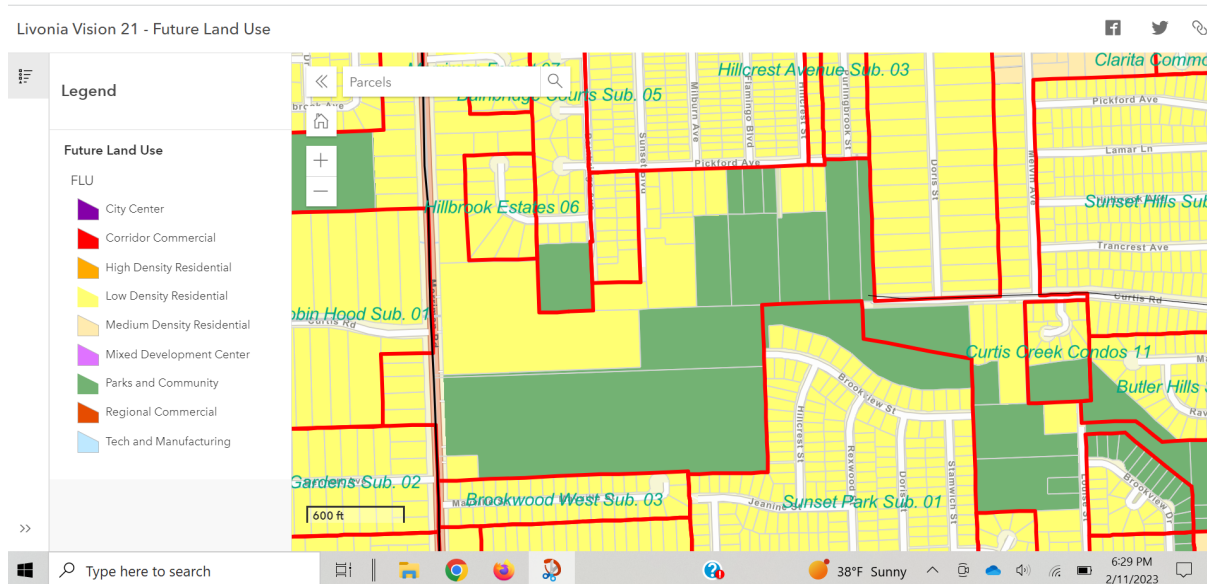
- b. *Loss of Public Lands.* In today's day and age, the amount of public land in America is not growing. In fact, in the past 15 years the United States of America has lost more than 24 million acres of public land! As this is a shrinking commodity, the City of Livonia should be working to conserve 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.

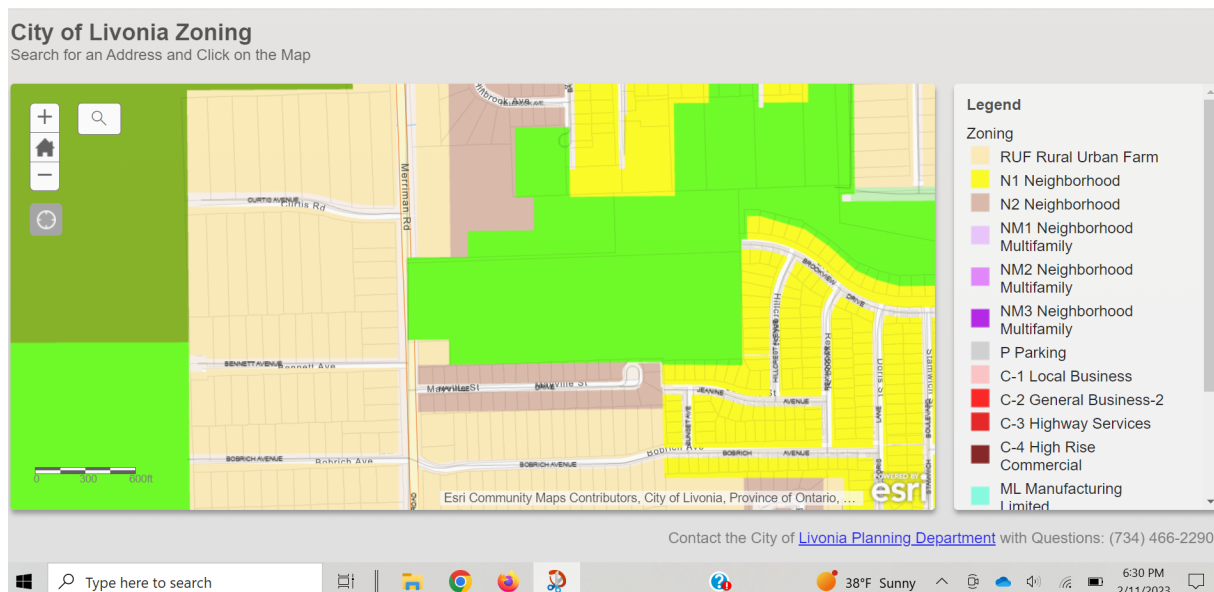
- a. *Livonia Vision 21.* As members of the Livonia Planning Commission are already aware, the planning for the Livonia Vision 21 started in late 2017 and was officially adopted in January 2019. In this, the "Livonia Vision 21 - Future Land Use" proposed rezoning map was published. A screenshot of this 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

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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 to30 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.