

**CITY OF LIVONIA
PUBLIC HEARING**

Minutes of Meeting Held on Wednesday, November 8, 2023

A Public Hearing of the Council of the City of Livonia was held at the Livonia City Hall Auditorium on November 8, 2023.

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

MEMBERS ABSENT: Scott Bahr
Brandon McCullough

OTHERS PRESENT: Paul Bernier, Assistant City Attorney
Mark Taormina, Planning and Economic Development Director
Sara Kasprowicz, Recording Secretary

The Public Hearing was called to order at 7:00 p.m. with Council President Jim Jolly presiding. This item is regarding Petition 2023-09-01-05 submitted by Matick Construction L.L.C. under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the property at 37739 Seven Mile Road, located on the south side of Seven Mile Road between Blue Skies Drive and Glengarry Drive in the Northeast ¼ of Section 7, from N2 (Neighborhood) to C-1 (Local Business).

This item will be moved to the Regular Meeting of **December 4, 2023**.

The Public Hearing is now open. There were approximately 3 persons in the audience.

Jolly Mr. Taormina, can you give us an introduction here?

Taormina Thank you. Again, this is a rezoning request involving property that is on Seven Mile Road just east of Blue Skies Drive. This parcel consists of a single lot, lot one of Melody Manor subdivision. Melody Manor was planted in 1950 lot one has about eight feet of frontage on Seven Mile Road and has a depth of 150 feet. The total lot area is 12,000 square feet. The property contains a house and an inground pool, both dilapidated and scheduled for demolition by the city. Surrounding this property immediately to the west are lots two and three of Melody Manor subdivision. These are both zoned C-1. These lots were rezoned and developed in 2006 and 2007. They are subject of a conditional zoning agreement. Lots one and two, immediately adjacent to the site, you'll notice they are the only lots within the subdivision that only have frontage on Seven Mile Road. So, what's unique about this lot and a lot immediately

to the west is, you'll notice, at least on this map, but if you look at the entire subdivision, they're the only two lots that have frontage on Seven Mile Road, where it is limited to Seven Mile Road. To the east and west are residential properties and are part of the subdivision and then north across Seven Mile Road is vacant property. The reason for the rezoning, this zoning change would facilitate the future development of a general professional office building that would be used mainly for sales and marketing in connection with a commercial contractor called Matick Construction. Preliminary site plans submitted show about a 2600 square foot building. You can see it's on the west side of the lot. And then just to familiarize with this plan, so this is the existing office building to the west of this property. The property we're looking at is right here. So, this gray rectangular shape would be the building that would be situated on the property. You can see the parking lot is about 13 parking spaces, is immediately to the east or on the east half of the site. Access would be limited to single drive-off on Seven Mile Road. According to the petitioner, no commercial vehicles would be parked there. The company's other location is on Amrhein Road within Livonia. The building setback is showing that at least on this conceptual plan, are 16 feet from Seven Mile Road, 20 feet from the south property line, 60 feet from the east property line and 8 feet from the west property line. So, all the setbacks, at least conceptually shown in this plan, do meet the zoning regulations. The petitioner has voluntarily offered a conditional zoning agreement. This would restrict the future use of the property general office. There was a draft agreement included in your packet and that agreement was modeled after the one that was approved for the adjacent property. Planning Commission has recommended approval of the zoning change. And with that, Mr. Chairman, Mr. President, I'll answer any questions you may have.

Jolly Thank you. Are there any questions from the Council? Mr. Donovic?

Donovic Thanks, Mr. President. The rendering that was provided to us, Mark, is it a true rendering? Is that what they're expecting the building to look like or was it just something that they threw on there?

Taormina I think this is an example. I'm gonna let the petitioner describe to you what his vision is for property, should the zoning move forward.

Donovic Thank you, Mr. President.

Jolly To the petitioner. Please come to the podium. Can you give us an introduction as to what your plans are?

Dinatali Yeah, Justin Dinatali, with Matick Construction. Looking to rezone 37739 Seven Mile to C-1. We're looking for a one-story building, 2600 square feet. This is kind of our inspirational photo right now. We've got an architect who created the site plan. And we're open to recommendations for facade layout. I know the city of Livonia has a certain look and feel that

they go for, for the commercial properties within Livonia. And we're very flexible in that manner. But we want something that's going to draw eyes and let everyone know that we're a construction company and kind of give a little bit of a flair to draw eyes and give some curb appeal compared to what's there currently. But we are flexible. So, we're not that set on this design.

Jolly If this move forward from this hearing, with a pending or expected approval, would you have those the architectural plans done for a site plan in the near future?

Dinatali Yes.

Jolly Okay. Vice President Toy.

Toy Thanks, Mr. President. To the petitioner through the Chair, how long have you been in business?

Dinatali 14 years. I was actually born and raised in the neighborhood right behind this property.

Toy So you knew where to buy. Where did you go to school?

Dinatali I went to Stevenson High School and Schoolcraft.

Toy Good for you. What kind of construction do you do, sir?

Dinatali Commercial Construction, no residential. For the last 14 years we've we've stepped to commercial and our current shop on Amrhein is where we do the construction related activities. That's where our vehicles are parked, that's where we have shop space. Our intentions for this building are to house our executives, the other owner who's working at the other business, that's my Uncle Jim Matick, who started the company 14 years ago, Matick Construction. We plan to have himself, myself and our sales and marketing team within this building for strictly sales and marketing related activities.

Toy So how many do you employ full time, seasonal or whatever?

Dinatali Currently, right now, we have five W-2 employees. As a general contractor, we have hundreds of subcontractors with our logo in the area.

Toy Good for you. Thank you so much.

Jolly Mr. Donovic.

- Donovic Thank you, Mr. President. Mr. Taormina, can you explain, this building has been condemned by the city of Livonia and is slated to be demoed. Can you give us an update on that, where the demolition is?
- Taormina Yeah. So, the bids for the demolition work went out. They are scheduled their out for bid and I think next week is their bid opening. So, the city is moving forward with plans to demolish the structures on this property.
- Donovic I know you guys are commercial construction. Personally, my preference you guys are not planning to bid to demo this building and get paid by the city are you?
- Dinatali We think that we could save the city a significant amount of money by doing demolition. So, I did submit a bid to Mr. Hanna, but ultimately, that's your decision. I just think that, you know, being a family-owned small business in the city of Livonia and knowing that this is going to be our property, and the lien is ultimately going to be put on me, or the current owner. We submitted a pretty favorable bid for the demolition.
- Donovic Mr. Bernier, is that a conflict of interest? I'm trying to wrap my mind around this. So, the petitioner is buying the building and has to have a demo. The building has to be demoed. The building has to be demoed to be able to get a plan approved on it eventually, and then the person buying it is bidding on it and he would be getting paid by the city to bid on the building that needs to be knocked down. Is there some sort of conflict here? It's hard to explain.
- Bernier It's my understanding that they don't own the property at this time. So, in other words, they would just be bidding as a contractor for the demolition of it. Whatever cost is involved in it is going to go on the taxes at that closing time, then it's going to come out of the proceeds that the purchase the seller would get. So ultimately, it's not going to cost the city a nickel either way. And ultimately, it's probably not going to affect them either because they're going to buy the property.
- Donovic So long as this gets rezone and approved, I'm assuming it's contingent upon...
- Bernier I don't see a conflict. I understand what you're saying, but bottom line is, none of its going to come out of the city's pockets either way, because it's going to come out of the sale. That's going to come out of the sale of the building, and I'm sure the sale of the building is going to be factored by how much they have to be paid to knock it down. Obviously, there's other taxes. So, I don't I don't see a problem with it.
- Donovic Thank you, Mr. President. Thanks, Mr. Bernier.
- Jolly Vice President Toy.

Toy Just one last question to you, sir. Are you related to the Matick family that has the Chevy dealership on Schoolcraft there, is that your uncle?

Dinatali He's my great uncle. Jim's grandfather, oh, great uncle.

Toy I'm going to offer an approving. It's nice to see people that live in Livonia, that will do business in Livonia and make a concerted effort to make the kind of offers you're making in regards, and that's not up to us, but others within our city. So, thank you very much.

Jolly Again, if there's nothing else from Council. I'd like what you said, to make this a showpiece for what you are. And I think that site deserves that coming from where it is now, to be something else that's a draw for good sites. Okay. With that being said, there is no one here for public comment and we will close the public hearing. Thank you very much. Appreciate everything and we'll see you soon.

As there were no further questions or comments, the Public Hearing was declared closed at 7:11p.m.