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

OFFICE OF THE COUNCIL

**ELECTRONIC AGENDA PACKET FOR
THE PUBLIC HEARING OF
MONDAY, MARCH 4, 2024
8:00 P.M.***

**The electronic agenda is compiled, produced and distributed
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The official documents are on file in the City Clerk's office.

PUBLIC HEARING AGENDA OF THE LIVONIA CITY COUNCIL
Monday, March 4, 2024
7:00 P.M.
Livonia City Hall Auditorium
33000 Civic Center Drive, Livonia, Michigan

AGENDA ITEM(S)

1. [Petition 2023-11-01-06 submitted by Skilken Gold under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the west 296.70 feet of the property at 15100 Newburgh Road, located at the southeast corner of Newburgh and Five Mile Roads in the Northwest ¼ of Section 20, from RUF, Rural Urban Farm to C-2, General Business.](#)

PLEASE NOTE: THIS ITEM HAS BEEN TEMPORARILY TABLED AT THE REQUEST OF THE PETITIONER

2. [Appeal of the denial of the Planning Commission regarding Petition 2023-12-02-15 submitted by Ark-Tec Architects, L.L.C. on behalf of New Oakland Family Centers requesting special waiver use approval to develop a Planned Development under Section 5.02 of the City of Livonia Zoning Ordinance, as amended, to convert two \(2\) former office buildings for use as a domiciliary behavioral health facility with short-term, temporary housing \(less than 72 hours per stay\), on the property at 29582-29596 Five Mile Road, located on the north side of Five Mile Road between Middlebelt Road and Hidden Lane in the Southeast ¼ of Section 14.](#)

AUDIENCE COMMUNICATION

For the Regular meeting of March 11, 2024

LORI L. MILLER, CITY CLERK

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



LETTER TO THE LIVONIA CITY COUNCIL

2.

Planning
January 24, 2024

MEETING DATE

February 12, 2024

PREPARED BY

Stephanie Reece, Program Supervisor,

AGENDA ITEM

Appeal of the denial for Petition 2023-12-02-15 submitted by Ark-Tec Architects, L.L.C. on behalf of New Oakland Family Centers requesting special waiver use approval for a Planned Development under Section 5.02 of the City of Livonia Zoning Ordinance, as amended, to convert two (2) former office buildings for use as a domiciliary behavioral health facility with short-term, temporary housing (less than 72 hours per stay), on the property at 29582-29596 Five Mile Road, located on the north side of Five Mile Road between Middlebelt Road and Hidden Lane in the Southeast ¼ of Section 14.

BACKGROUND DETAILS

January 24, 2024

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2023-12-02-15 –New Oakland Family Centers

Dear Council Members:

At the 1,208th Public Hearings and Regular Meeting held by the City Planning Commission on January 16, 2023, the following resolution was adopted:

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

#01-02-2024 RESOLVED, that pursuant to a Public Hearing having been held by the City Planning Commission on January 16, 2024, on Petition 2023-12-02-15 submitted by Ark-Tec Architects, L.L.C. on behalf of New Oakland Family Centers requesting special waiver use approval for a Planned Development under Section 5.02 of the City of Livonia Zoning Ordinance, as amended, to convert two (2) former office buildings for use as a domiciliary behavioral health facility with short-term, temporary housing (less than 72 hours per stay), on the property at 29582-29596 Five Mile Road, located on the north side of Five Mile Road between Middlebelt Road and Hidden Lane in the Southeast ¼ of Section 14, the Planning Commission does hereby deny Petition 2023-12-02-15 for the following reasons:

1. The petitioner has failed to comply with all special and general standards and requirements as

outlined in Sections 5.02 and 13.13 of the Livonia Zoning Ordinance, as amended.

2. The petitioner failed to demonstrate that the Planned Development option is needed to utilize the subject property.

3. This site was developed and intended for office purposes, not short-term residential. Use of the buildings for general or medical offices or other uses permitted in the C-1 District is appropriate, given its location, layout, size, intensity of use, hours of operation, and proximity to single-family residential.

4. The Livonia Police Department opposes the proposed use at this location as contained in its January 5, 2024, report. Concerns include the facility's location adjacent to residential homes and the potential for incidents involving disturbances, assaults, and runaways resulting in police intervention and calls for medical assistance,

5. The Planning Commission believes that options are available throughout the city for appropriately locating a domiciliary behavioral health facility that would not present the same potential threats to the residents' peace, welfare, and safety as this location poses.

6. The proposed use is incompatible 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 13.13 of Livonia Zoning Ordinance, as amended.

ATTACHMENTS

1. 2023-12-02-15_E-COUNCIL Pkt
2. PH030424 Resident Response recd 2-5-24

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: January 30, 2024



Maureen Miller Brosnan, Mayor

Date: February 01, 2024

From: [William Beecroft](#)
To: [Kasprowicz, Sara](#)
Cc: ksendi@newoakland.org
Subject: Residential support letter
Date: Sunday, February 4, 2024 7:35:03 PM
Attachments: [Residential support2.pdf](#)

Good morning Ms. Kaspowicz Enclosed is a support letter for the proposed Psychiatric residential treatment program. Thank you for your attention to this matter in advance. If I can be of any further assistance feel free to call or email. 517.614.2764. W. Beecroft M.D.

WILLIAM T. BEECROFT M.D.
BOARD CERTIFIED ADULT AND GERIATRIC
PSYCHIATRY

Sara Kasproicz

Program Supervisor

City of Livonia

City Council office

RE: Psychiatric residential treatment center in Livonia MI

Greetings: Ms. Kasproicz:

I have become aware of the idea of a Psychiatric Residential Treatment Facility opening in your city. I will be very transparent up front; I believe this is a very good idea with many winners in this opportunity, none the least being your citizens. The rest of this letter of support explains why it is a win for you and your community.

Why is this a good idea? As a psychiatrist I see the problem with access to behavioral health services. I also have seen the rise in moderate to severe illness in children and adolescents get progressively worse. The American Academy of Child and Adolescent Psychiatry has stated that we are in a behavioral health crisis for this age group. The Surgeon General of the United States has taken this much further stating we are in a behavioral health crisis for children. Clearly the demographic studies show that Millennials started using Behavioral Health services much more than their parents and now the Gen X and Z have been needing increasing services much more than the Millennials. Our children are having difficulty with the inordinate stresses of life today than previous generations of their older peers. Suicide in this age group is over 110,000 deaths a year. Generally attempts are 10 times more frequent than deaths—that number is staggering. Livonia has people from many backgrounds and a very solid culture of hard work, family, do the right thing, be successful, but even in this culture our children are suffering and dying. Having a treatment facility in your city improves access to this level of care and can prevent need for psychiatric hospitalization. Early intervention can intervene before a individual gets to the point of attempting suicide or needing a admission in a distant facility away from the family and that important support for them.

Having a local facility improves the city's infrastructure as well. That improvement in infrastructure does not cost the city much in the way of development costs. Yes, the utilities and roads may need modification, much of which is born by the owners of the facility or at least shared. Many publications when they grade cities as to "livability" factor in available health resources including mental health or Behavioral health resources—how well we take care of our children is a primary factor. Schools, standard of living, cost of living and other factors play in to that survey methodology-you know this much better than I.

Taking care of people in their local and natural environment is much more successful and helps the families develop wellness for all members and a resiliency for the entire family system. Having this type of facility locally in the community will help improve the outcomes of these individuals.

1566 WILLOUGHBYROAD • MASON/MI • 4854
PHONE: 517-614-2764

One thing that comes up is stigma and fear of “these psychiatrically ill kids will get out of the facility and “terrorize the neighborhood”. There is nothing further from the truth. The facility has policies and procedures required by the State Of Michigan to protect the individual patients, make sure they are monitored closely to prevent elopement and take all necessary measures to protect them harming themselves or others including members of the community. There are many safeguards that so the children do not elope; wander guards, door alarms, “eyes on” monitoring and newer movement sensors all can assist security. Even if they were able to elope, the motivation for them, is not focused on the local community; they want to get away from the emotional pain they are experiencing. Because they are young and inexperienced they run from help as well not knowing that could put them at much more risk “on the street”

Who are the winners then?

- The patient to get treatment in a familiar community with involvement of their support system.
- The family to get their child excellent behavioral health care locally and develop hope that they can get back on course toward their ultimate goals.
- The local schools having resources to care for kids that they have identified as having difficulty.
- The State of Michigan taking better care of its citizens and ultimately helping these children have a better quality of life.
 - Facilitating a Michigan corporation expanding locally with the result of more jobs, increase taxes and better availability of alternative levels of care than hospital.
 - Michigan ranks 47th in the country for psychiatric hospitals and we cannot build our way out of that deficit versus need so using levels of care with less stigma and good outcomes makes clinical and societal sense
- The city having more complete medical infrastructure to care for its citizens in all of their needs,
 - Improve “livability” for the city to decrease shrinking population which has its own value for sustainability.
 - Increase of tax revenue, available high paying jobs

I see no losers here. I do see a lot of winners

As a Physician and a psychiatrist with over 40 years experience in taking care of people and seeing most succeed in life this seems an easy decision to make. I have also seen too many kids suffer from the permanent consequences of poorly treated mental health. The overdoses and suicides are devastating for families and the individual. The downward social progression of poorly treated behavioral health issues leaves its toll on them as well and the community.

I appreciate you know a lot more about the entire components of this decision. I have no way of knowing all the competing factors you are weighing. I would urge you to take advantage of this opportunity to partner with a local to SE Michigan well respected in the field company that has over 35 years experience in this area to build and staff this facility in your city. Feel free to contact me if I can provide any additional information that may be helpful for you to make your decision on this topic.

Respectfully,



William T. Beecroft M.D.

2023/24 National Alliance of Mental Illness Lifetime Achievement Award Recipient

Distinguished Life Fellow of the American Psychiatric Association

Vice-President of the Michigan Psychiatric Society

Commissioner of The Governor of the State of Michigan Suicide Prevention Commission, term of 2021-2024

Petition 2023-12-02-15 submitted by Ark-Tec Architects, L.L.C. on behalf of New Oakland family Centers requesting waiver use approval under Section 5.02 of the Livonia Zoning Ordinance, as amended, to convert two (2) former office buildings for use as a domiciliary behavioral health facility with short-term, temporary housing (less than 72 hours per stay), on the property at 29582-29596 Five Mile Road, located on the north side of Five Mile Road between Middlebelt Road and Hidden Lane in the Southeast ¼ of section 14.



Ann Arbor
501 N. Maple Rd.
Ann Arbor, MI 48103

Bloomfield Hills
2520 S. Telegraph Rd.
Bloomfield Hills, MI 48302

Center Line
26522 Van Dyke Ave.
Center Line, MI 48015

Clarkston
6549 Town Center Dr.
Clarkston, MI 48346

Clinton Township
42669 Garfield Rd.
Clinton Township, MI 48038

Farmington Hills
32961 Middlebelt Rd.
Farmington Hills, MI 48334

Flint
2401 S. Linden Rd.
Flint, MI 48532

Livonia (Main)
29550 Five Mile Rd.
Livonia, MI 48154

Livonia (SUD Center)
31500 Schoolcraft Rd.
Livonia, MI 48150

Grand Rapids
3744 28th Street, SE
Kentwood, MI 49512

Okemos
2300 Jolly Oak Rd.
Okemos, MI 48864

Port Huron
500 10th St., Suite A
Port Huron, MI 48060

Southfield
26545 American Drive
Southfield, MI 48034

Southgate
13305 Reech Rd.
Southgate, MI 48195

Warren
8150 Old 13 Mile Rd.
Warren, MI 48093

All telephone inquiries
800.395.3223

RECEIVED
JAN 24 2023
CITY OF LIVONIA
PLANNING COMMISSION

January 24, 2024

City of Livonia
33000 Civic Center Drive
Livonia, MI 48154

Re: Petition 2023-12-02-15 – New Oakland Family Centers

Dear Sir or Madam:

Under the terms of Section 13.13(10) of the City of Livonia Zoning Ordinance, we will be exercising our option to appeal the decision of the Livonia City Planning Commission to deny our petition for a zoning waiver in connection with our property at 29582-29596 Five Mile Road, located on the north side of Five Mile Road between Middlebelt Road and Hidden Lane in the Southeast ¼ of Section 14.

Please accept this letter as our official request for appeal.

We are providing payment of \$400 to the City Clerk's office as required.

Please let me know of any additional next steps.

Sincerely,

Kevin S. Sendi, JD, MBA
President/CEO
New Oakland Family Centers

CC: Marc Matlen, Director of Finance
Greg Sendi, Director of Communications

RECEIVED
OFFICE OF THE CITY CLERK
2024 JAN 24 PM 2:23

UNAPPROVED MINUTES

1

MINUTES OF THE 1,208th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, January 16, 2024, the City Planning Commission of the City of Livonia held its 1,208th Public Hearings and Regular Meeting in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7:00 p.m.

Members present: David Bongero Sam Caramagno Glen Long
 Wafa Dinaro Peter Ventura Ian Wilshaw

Members absent: None

Mr. Mark Taormina, Planning Director, Stephanie Reece, Program Supervisor, and Erika Goff, Clerk-Typist, were also present.

Chairman Wilshaw informed the audience that if a petition on tonight's agenda involves a rezoning request, this Commission makes a recommendation to the City Council who, in turn, will hold its own public hearing and make the final determination as to whether a petition is approved or denied. The Planning Commission holds the only public hearing on a request for preliminary plat and/or vacating petition. The Commission's recommendation is forwarded to the City Council for the final determination as to whether a plat is accepted or rejected. If a petition requesting a waiver of use or site plan approval is denied tonight, the petitioner has ten days in which to appeal the decision, in writing, to the City Council. Resolutions adopted by the City Planning Commission become effective seven (7) days after the date of adoption. The Planning Commission and the professional staff have reviewed each of these petitions upon their filing. The staff has furnished the Commission with both approving and denying resolutions, which the Commission may, or may not, use depending on the outcome of the proceedings tonight.

ITEM #2 PETITION 2023-12-02-15 New Oakland Family

Mr. Caramagno, Secretary, announced the next item on the agenda, Petition 2023-12-02-15 submitted by Ark-Tec Architects, L.L.C. on behalf of New Oakland Family Centers requesting special waiver use approval for a Planned Development under Section 5.02 of the City of Livonia Zoning Ordinance, as amended, to convert two (2) former office buildings for use as a domiciliary behavioral health facility with short-term, temporary housing (less than 72 hours per stay), on the property at 29582-29596 Five Mile Road, located on the north side of Five Mile Road

between Middlebelt Road and Hidden Lane in the Southeast ¼ of Section 14.

Mr. Taormina: Thank you, this petition seeks special waiver-use approval, for a planned development. It involves renovating and converting two former office buildings into temporary living quarters for persons under the age of 18 experiencing behavioral health disorders. The property is on the north side of Five Mile about 600 feet west of Middle Belt Road. The petitioner in his case is New Oakland Family Centers, which operates a facility at 29550 Five Mile, which is immediately adjacent to the property under consideration. New Oakland Family Centers has multiple locations throughout Southeast Michigan, providing mental health services including crisis prevention, counseling and psychiatric evaluations. The overall site is described as three parcels. Parcel number one, the largest parcel, is about 1.84 acres and contains New Oakland's main Livonia office, which is about 20,000 square feet in size. Parcel one was initially developed in 1969 as a Michigan Bell Telephone distribution and training center, which was later converted into a credit union. Parcel number two lies immediately north of parcel one and is about 200 feet by 200 feet in area and is currently undeveloped. Parcel three, which is the site under consideration this evening, measures 100 feet along Five Mile Road by a depth of 279 feet, with a total land area of 28,000 square feet, which is the equivalent of about 0.6 of an acre. Parcel three was initially developed in the late 1950s as a multi-tenant office complex, which was known as Finkle Plaza. Access to parcel three is available directly from Five Mile Road and two cross access points with parcel one to the east. Parcel one, again, is zoned C-1, whereas parcels one and two are both zoned C-2 and bordering parcel one the north, west and south are single family homes zoned RUF (Rural Urban Farm). I'll show you the site plan. The site plan shows the two office buildings being converted into domiciliary behavioral health facilities. The planned modifications are mainly to the interiors of the buildings. Each building would have a kitchen, bedrooms with showers and bathrooms, a recreational area and common living area and the buildings are positioned, as you can see, along the west half of the parcel with parking on the east side of the property adjacent to parcel one. The building to the south appears on the plans as Building A. This would be the boy's dormitory and contain five bedrooms and then the parcel to the north, which is Building B is proposed to be the girls dormitory. This building is slightly larger and would have seven bedrooms. Parcels one and three contain 96 and 43 parking spaces, respectively. For

parcel one, this equates to about one space for every 200 square feet of office space, which is considered adequate for general offices. And then parcel three, the parking on that site. 43 spaces is equivalent to providing two spaces per bed with an additional 19 spaces for the staff. The only other improvements to the site, besides some minor landscaping, is the addition of a dumpster at the north end of the property, which would be surrounded by a masonry screen while with that, Mr. Chairman, we do have a number of items of correspondence. I will read out the departmental correspondence. There are also several items from residents that I believe you should have in your packets.

Mr. Wilshaw: Yes, please.

Mr. Taormina: The first item is from the Engineering Division, dated December 5, 2023, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed waiver use at this time, but would like to note the following items: 1. The subject parcel is assigned the address range of #29582 through #29596 Five Mile Road, with the address of #29594 Five Mile Road being assigned to the overall parcel. 2. The first legal description for "Parcel 3" in the submitted drawings appears to be correct (the second version is not correct) and should be used in connection with the waiver use should the petition be approved. 3. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. The submitted drawings do not show any changes to the existing services to the building, so we do not believe there will be any negative impacts to the system with the proposed usages. 4. Should any revisions to the on-site services be required, the owner will need to submit engineering drawings to this Department to determine if permits will be required."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated December 7, 2023, which reads as follows: *"This office has reviewed the site plan submitted in connection with a request for modification to a commercial building on the property located at the above referenced address. We have no objections to this proposal with the following stipulations: With this project proposal being a short term, temporary housing of less than 72 hours, plan set submission with review and approval may involve inspectors from The State of Michigan. A further detailed plan review will take place when this division receives an official plan set."* The letter is signed by Brian Kukla Thomas, Fire Marshal. The next letter is from the Division of

Police, dated January 5, 2024, which reads as follows: *"I have reviewed the plans in connection with the petition. I am concerned if this petition is passed it will have a negative effect on the residents in the area. While mental health facilities do provide outlets for people to obtain mental health assistance, they come at a cost to the quality of life of those who live in their vicinity. These facilities have frequent disturbances, assaults, runaways and calls for medical assistance. People suffering from a mental health crisis are often unpredictable and can pose a danger to the public. There will be an increase in emergency vehicle ingress and egress in the area at all hours of the day. Patients will flee from the facility as they do at all mental health facilities. One such incident resulted in the tragic death of a nurse who was struck by a vehicle attempting to return a runaway patient this past year in our city. Unlike most other facilities in the city, with the exception of numerous group homes, this proposed facility backs up to residential homes where patients will now be fleeing towards. This is not a desirable location for such a facility. Citizens in the immediate area will now be subject to an increase in this activity and high likelihood of police presence around their homes. These consequences must be considered when determining if this petition should be granted. Generally, mental health employees take a hands-off approach once a patient leaves their building, requiring police intervention. This needs to be addressed with New Oakland if this petition was to be granted to determine if their policies would allow them to handle such situations on their own until they arise to a point where police intervention is required. If this petition is granted, I stress the need for 24/7 security and medical staffing, present at all times in both buildings, with proper security measures in place to curtail patient runaways and disturbances which undoubtedly will be a common occurrence. Furthermore, due to the ages of the patients this facility will be serving, staffing should be available at all times to assist in any transports to a hospital so that Livonia resources are not exhausted waiting for the patient's guardian to appear at the hospital. The city of Livonia has several mental health centers that are a constant draw on the resources of this city. Assisting mental health facilities already places a large burden on the available public safety resources this city has and this will undeniably increase if this petition is approved."* The letter is signed by Paul Walters, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated January 9, 2024, which reads as follows: *"Pursuant to your request, the above-referenced Petition has been reviewed. 1. The petitioner's proposal is a change in use.*

This would require that the proposed space must conform to all current barrier-free codes, building codes, and all mechanical codes and standards. This will be addressed further at the time of the plan review if this project moves forward. This Department has no further objections to this Petition.” The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated December 27, 2023, which reads as follows: *“I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer, I have no objections to the proposal.”* The letter is signed by Connie Kumpula, Chief Accountant. That is the extent of the correspondence.

Mr. Wilshaw: Thank you, Mr. Taormina, and again, as Mr. Taormina noted, we did receive some communication from residents via email and other online resources and we do have those in our packet, and we appreciate those comments. They will become part of our record. So, is there any questions for our planning staff? I see no questions for our planning staff, our petitioner is in the audience, feel free to come forward to our podium. We ask that you start with your name and address please.

Greg Sendi, 26545 American Drive, Southfield, Michigan. Good evening. Is it possible that I could have the remote control?

Mr. Taormina: That wasn't ours.

Mr. Sendi: Oh, that was theirs. Okay. So, I'm going to impose on Mark to move slides quickly. I came with many more slides than I think we have time for. So, I'm going to skip through some in the interest of time, but everything that I have is in the books that had been distributed and if anyone has any immediate questions or would like to address something that I've skipped over, we can certainly go back to that. I want to provide just a little bit of background if you could move to the next slide, Mark, about our organization. It all starts with my father, who is the gentleman on the left and also the gentleman on the right. This is my family. I am not in this photo, which means I probably took this photo. But he is our founder and our dad and passed away in 2015 but was really an innovative and visionary child and adolescent psychiatrist who, in so many ways that I don't have time to discuss tonight. He really devoted his life to the mental health and wellness of children across our state and founded New Oakland at a time when he easily could have retired in 1990. But did not and instead started our company and shortly

after that brought us to Livonia where we have been since the year 200. At our Schoolcraft site and now at the Five Mile location, which is being discussed in this meeting. Next slide please. I won't spend much time on this except to say that we have more than that... actually, that number should be 500, 500 staff across the state. Next slide please. We are providing enormous amounts of care. If you add up just the number of families and individuals that we touch every year, not just in Southeast Michigan, but across the state and a number of points of care. 600,000. A point of care is an appointment or a treatment day or psychiatric review, what have you. Next slide please. This is a little bit...I'll dwell on this just for a moment. A little bit of our history in Livonia and we started on Schoolcraft in 2000. It was our second location here in Livonia after our initial founding. It is the anchor of Livonia in so many ways of our presence across Wayne County. We now have two locations, Schoolcraft and Five Mile. Five Mile was added in 2019, making Livonia the only municipality with two New Oakland locations. We have committed to this community for almost a quarter of a century. We're very proud of that. Next slide, please. These are all our dots on the map. I won't spend any time on this except to say we're all-over Southeast Michigan. Next slide. From east to west, these are our locations, including highlighted in yellow are new Kalamazoo locations. So, we are serving not just southeast Michigan, but the state as a whole. Next slide, please. These are all photos of our locations. You can see what they look like. They are all you know, a credit to the towns that they're in. They're well maintained. They are really an important presence, highlighting in all of these communities, whether it is you know, Wayne County or any other place that we do business, the importance of our commitment, especially to child and adolescent mental health. We are really devoted to that mission. We, as an organization, serve 40,000 individuals a year, and half of them are kids and teens. And as I'm sure everybody knows and in many of us have experience with the mental health crisis facing kids and teens in all of our communities, rich and poor, every demographic group, every part of the country, every part of the state is a real issue. The proposal that we are advocating for here tonight is really about stepping up as a community and as an organization to fill an important gap in mental health care for kids. We stand for the idea of the right care at the right time. Right care, sort of self-explanatory, and it means everything from ordinary counselling that any one of us might need on any given day, to up to but not including psychiatric hospitalization. What this proposal is designed to do is provide a really underdeveloped, not just here in Livonia or in

Wayne County, but underdeveloped an important offering that the entire mental health system needs to do more of, which is to provide not long-term beds for weeks or months, but just up to 72 hours for kids so that we can assess what the right next step for those kids is. That's something that we do in Oakland County, and the proposed location in Livonia would be our first step to doing this in Wayne County. I'm not going to spend any time on this. We do all that we do, all sorts of things related to mental health for kids. Next slide, please. And this graphic, which you can look at, at your leisure, just really represents that continuum of care from very low intervention, things like seeing a counselor to much more high intervention things, but not including overnight beds in a hospital setting. Next, please. I won't spend any time on this. I will say simply...Next slide, please...that the activities that are envisioned for this location are sort of a companion to something that's called our partial hospital day program or a face-to-face program. This is a very intensive sort of counseling program that involves many kinds of things: psychiatric care, one on one therapy, group therapy, family therapy. We've been doing this in Livonia and in Wayne County, as I said, for 20, almost 25 years. It's the core of what we do. It has brought individuals with sometimes very acute mental illness to Livonia, but our solutions have never been in question as part of an overall continuum of mental health services and especially the work that we do with kids has really been quite extraordinary and will stand on our 25-year history, 24 year history in Livonia, you know, for just the quality. Not just the care that we provide, but also the safety and security and attention to the issues of the community both at our Schoolcraft location and later at our Five Mile location. I'll skip this slide. You can ask questions about it if you'd like. This next section is just our vision for the crisis center. I want to make a couple of points. One is that we are embarking on this request, at the encouragement of one of our major major partners, which is Blue Cross Blue Shield of Michigan. They have encouraged us and have really put a lot of trust in us to find a location in the Detroit area, in Wayne County, that they can send kids to who are Blue Cross Blue Shield members and are in need of this kind of care. So, we would have done it eventually, but their encouragement and their insistence is an important part and I think, a vote of confidence in the idea overall. The second thing is that a large percentage of the individuals that will be treating are kids with eating disorders. I don't know if anyone is familiar with eating disorders, I certainly won't go into it. I'm not a clinician, but these are not aggressive assaultive individuals, they are often, but not always, young women and girls who have

issues related to eating disorders and that will be a big part of the proposed population. The other part of the population will be individuals with mood and anxiety disorders, again, not an aggressive assaultive population at all. We pay very, very careful attention to that, but I mean, these are going to be kids. And again, if you have kids, you know the prevalence of depression and anxiety among youth in our communities and those are the kinds of kids who will be getting this kind of care. Next slide please. So, you know, what it will be is...I won't read what it won't be, because you can see that, but it is going to be a multi-use facility. It's going to be voluntary. No one is going to be committed to or sort of forced to participate. It is very short term less than 72 hours. At our facility and Oakland County the average duration of stay is 27 hours, so we don't usually max out the 72. It will be closed to visitors, and so there won't be a lot of traffic in and out. It will be staffed 24/7 around the clock with mental health professionals including psychiatrists, psychiatric nurse practitioners, security staff, and mental health care professionals and nurses. So, there will be round-the-clock staffing. And then finally, it will really be an opportunity to serve Livonia. Among all the communities in...our region in we think and hope and believe will be a really innovative way. Next slide, please. I'm not going to spend time on these. You can read them. There are three case studies of the kinds of kids who will be involved. One is a case study of a young woman with eating disorders. Next one, please. One is a young man with depression. And the next one, please. One is a boy with anxiety and, and depression, as well. We don't have time to go into all of them. Please do read and let us know if you have any thoughts or questions about those case studies. I think a lot of this is already in your packet. So, I'm going to actually just encourage you to skim over them. These are some of the plans for the facility itself. I think we saw it at the beginning before I even got up here. Landscaping. I will ask you to just dwell on the photos. This is our FCC, what's known as the FCC program facility in Oakland County. This is what it'll look like inside. So, there'll be a lobby and reception area. Next slide, please. A kitchen and an interview area. Again, very contemporary and sort of, you know, well designed and maintained. Next slide, please. There will be bedrooms for kids without physical disabilities, and with physical disabilities. They're slightly different, but they look the same. Bathrooms, again, very much like a sort of hotel bathroom or really nice dormitory bathroom. Same. There'll be facilities with individuals' disabilities as well. Next slide, please. And, you know, all I can say in response to, you know, some of the issues that were raised is that...next

slide, please...safety becomes our highest priority. So, there'll be zero tolerance for drug and alcohol abuse. We have never had either in our Oakland County facility or in other treatment areas, any kind of elopement or, you know, escape issues. Mostly because, I mean, obviously, teens are liable to do all sorts of things, but kids are in general, especially with the kinds of diagnoses that these kids have, you know, and the kind of staffing that we will provide, you know, very sort of receptive to the, you know, kind of restrictions and security that we will maintain. So, we view it as part of our commitment to Livonia, to Wayne County, to Southeast Michigan. It is part of our dad's vision. I am joined here by our architect and by my brother who is our president, and CEO. And the last thing, just in response to some of the discussion group questions from last week, is this pie chart. I'm sorry, there's not a slide for it. But each of you has one of these. And it gives you on the side that says proposed Livonia crisis care unit, expected utilization by geography, the anticipation of where these kids are going to come from based on where our current census of kids comes from. So, you can see Detroit as the largest community in our region has about 21%. Livonia itself has 8%. 8% of the kids we serve in Livonia come from Livonia. A large percentage, this big blue pie slice, is elsewhere in Wayne County. That's neither Detroit nor Livonia. Then you can see Oakland County, Washington and some other slices. And then this is a little tougher to read. But this is on the other side, where they come from in Oakland County. The facility in Oakland County is at 1200 Telegraph Road. Government complex in Pontiac. So, Pontiac is the largest slice at 12%, but you can see the point of this pie chart is just that they come from all over. They come from Birmingham and Bloomfield and Farmington and Troy, and you know, there is no sense of like a kind of geographic catchment area. Really the entire Oakland County has hired us to do this because they want to serve the entire county and we believe that Wayne County and outside of Wayne County for eating disorder cases will be well served by this facility as well. So, I went very fast through all that stuff. But I hope that...I guess what I want to say is that, you know, this is really about investing in our community in ways that will make a difference in the lives of kids. You know, our dad passed away before he could see a lot of the flowering of his vision to do that kind of work, but we're, my brothers and I, and another brother who's not here are making that happen and we just would really welcome the opportunity to bring this this kind of facility and this kind of capability to Livonia. So, I think that's where I'll leave it.

Mr. Wilshaw: Thank you for your presentation. Mr. Sendi. It was excellent. We do have your full presentation here to look through as well. I know that we've been doing that as you gave it. So, thank you. Let's see if there's any questions for you from any of our commissioners. Is there any questions for our petitioner?

Mr. Bongero: Good evening. First, understand, I think you guys, it's great. What you're doing is really, really, really great. I know it's needed for sure. 100% support it. I think for me, the biggest concern I have is security. As the officer said, they have a lot of experience around the city, and the things that they've experienced. He recommends 24/7 security on site, you had mentioned there's security on site, what type of security is that?

Mr. G. Sendi: It would be around the clock and I'll let my brother, Kevin, our president, sort of get into the details of our security staffing.

Kevin Sendi, CEO New Oakland Family Centers, Livonia, MI. So first off, I do want to highlight the type of kids that we would be typically serving would not rise to the level of an inpatient psychiatric facility. It would be less acute. It would not be aggressive assaultive. Not the typical SUD cases, the substance use disorder cases, but to your point with regards to security, we anticipate approximately 20 staff per building. Now that would be based on full-time equivalents. And with a 24/7 model, every eight-hour shift, would...you would need three per day, right? Three, three staff shifts per day, so seven days a week, 21 shifts. So, we would anticipate at certain times of the day two to three staff on shift at all times. With that would be like my brother Greg said, behavioral health technicians, nurses, psychiatrists, security. Typically in the mental health world, security is viewed as a behavioral health technician. This would be male, female, someone that is skilled in behavioral health crisis. It wouldn't necessarily be a security guard, although that could be considered. But I want to highlight the fact that this will not be a drop off psychiatric facility and urgent care admissions will be screened during the day to make sure that the child is appropriate for an overnight stay of one to three days. So that does do a lot to establish whether there is appropriateness for a child to participate in this level of care. But to your point, security would come with an abundance of staff.

Mr. Bongero: Okay, that sounds good. But, if I'm a 16 year old boy, I'm in your facility, if I want to leave, I can leave?

Mr. K. Sendi: Yes.

Mr. Bongero: So, there's really nothing you're gonna say. You might call my parents, you might call the police, but in the meantime, I can be down the road or in the neighborhood. Right? That's, I mean, is that in fact true? Is that how that would work?

Mr. K Sendi: So, I'll tell you our model, and I'll give you an example given our existing facility and how this would apply to our existing day program facilities across the state. First off, our existing facility is voluntary. Parents will admit, sign off on, this is not a involuntary type of hospitalization. So, it is voluntary. Second, with that, there will be no technical seclusion and restraint. We will not be using four-point restraints, we will not be using injection medicines, we will not be using PRN to medicate an individual. If they require that level of care, they would never come, we would never approve that admission. The facility as it stands in our Pontiac Waterford location would replicate this. There would be key cards swiping in and out. That would preclude people from coming and going at will, hopefully, dealing with elopement to some extent. There would be fire egress, the way it's established you, once you hit the fire, the door depress, there'll be a delay, the doors would open at that point. So, a elopement would be safeguarded in that way. However, just like in any of our facilities, if kids want to leave, they're going to try to leave, you know, not through windows or whatnot, but they're going to find ways to leave, they'll press the fire or whatever. At that point, we have to involve authorities, we're, you know, we'll do our best to, you know, prevent the elopement with our behavioral texts, but we would have to involve the authorities. What I will say, we've been open for a year in the Waterford Pontiac location, we've had zero elopements. We have not had to call the police to prevent an overnight stay from being an elopement. So that is a testament to the kids that we admit and their clinical needs and our skills as clinicians.

Mr. Bongero: Just one last question, how many of your facilities backup to residential?

Mr. K. Sendi: Well, so all of our...frankly, most or all of our office-based facilities, all the pictures you saw on there are near residentials.

Mr. Bongero: But the 72 hours..do you have other ones?

Mr. K. Sendi: Just the Pontiac one is our first overnight. I will tell you that we...our first one was originally going to be in Clawson, Troy

and we got approved we went in front of Clawson and got approval for it, and it boarded a residential. What happened was Waterford became available and we called an audible and moved up to where the county wanted us to be. So, we were approved under Clawson government to be right next to a residential, but we audibled and moved over.

Mr. Bongero: So, that facility is not backing up to residential? The Waterford.

Mr. K. Sendi: The Waterford is not.

Mr. Bongero: Okay. Thank you. Thanks, Mr. Chairman.

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

Ms. Dinaro: Just a follow-up question to Mr. Bongeros question. You said two to three staff. Is that per building?

Mr. K. Sendi: Yes.

Ms. Dinaro: Because there is girls facility, a boys facility.

Mr. K Sendi: Yes, they can't be left alone. So, there'll be behavioral tech at both facilities. There'll be a nurse. I mean, there will be some duplicity. That nurse could cover both buildings. But I think the techs and some of the core staff, a therapist would not be shifted. Full time nurse for one building is a little bit excessive. Full time equivalents, probably half. So having them share responsibility for the most part, yes. Dedicated staff. The ratios would be small. I think I did want to highlight that are our census at our Waterford facility...it's an eight bed facility and I don't think it's exceeded six and typically the census is around three to four.

Mr. G Sendi: Yeah, it's...the average census is 4.1 in a bed facility, and we would expect similar ratio.

Mr. K Sendi: And that's for management and staffing and ratios. But when you try to convert an admission, you want to have a bed available while someone's being discharged, so it makes it easier.

Mr. Wilshaw: All right. Any other questions for petitioner?

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- Mr. Ventura: Just a clarification on a question that Mr. Bongero asked. So your patients are voluntarily admitted, and can discharge themselves on their own volition at any time?
- Mr. K Sendi: So, they're voluntary, yes, by their parents. They're admitted by their parents, the parent would have to sign off on their discharge.
- Mr. Ventura: So, does the parent have to be present when they are discharged?
- Mr. K Sendi: Yeah, typically. I mean, they have to, they would have to sign off. I mean, obviously, you could do some things electronically if they're stable and they're being discharged, but there'd have to be a sign off by a parent or guardian.
- Mr. Ventura: Okay, And if you have a patient that leaves the facility without being discharged, what happens then?
- Mr. K Sendi: Parents are going to be called and parents will be called in police will be called.
- Mr. Ventura: Okay, but your staff can't pursue them or constrain them in any way.
- Mr. K Sendi: No, that's not true. I mean, we don't use seclusion and restraint as a way to de escalate a situation with a child that's sort of out of control. But if someone elopes, we're going to do our best to detain them and make sure they don't. You know, we can't physically restrain someone who's walking away. But we can follow and verbally persuade while parents and police are engaged.
- Mr. Ventura: That is a clear answer, thank you.
- Mr. K. Sendi: Yeah, this would really be the case in any of our centers. Even if if a child were to come for initial evaluation, if they were not happy, and they were walking out the building, and the parent didn't know what to do, we would probably follow them as we call the police because they were risk of harm or to self and they weren't in a 24 hour, they weren't in our partial program, they could be a new kid off the street to us, that would still be the approach we would use.
- Mr. Ventura: Thank you very much. Thank you.

Mr. Wilshaw: Thank you, Mr. Ventura. Any other questions for our petitioner?

Mr. Caramagno: A couple of things. First of all, thank you, thank you much for this. This was what I was asking you about last week. Your Waterford facility? Is there any secondary containment? Or is it just the same building situation as there's no fence around the other location. There're no gates to go through to get out through and get out.

Mr. K. Sendi: There is the key card that I mentioned. So that would be something we would employ here, we would use a scan to change, to egress, or, but there is the fire depress bar, just like most facilities have and once that's pressed, there's a delay, and obviously that five or 10 second delay or whatever it is, sounds the alarm.

Mr. Caramagno: I understand. I just I didn't know if you had another perimeter.

Mr. K Sendi: No.

Mr. Caramagno: The ability to slow down someone that might be leaving the facility. So now once they're out there, if they jumped that fence back behind what you're proposing here, they're in the neighborhood. Okay, thank you.

Mr. Wilshaw: Thank you, Mr. Caramagno. Any other questions? I have a couple that I will ask. Just so I understand how your facility differs from some of the other facilities I can think of in the area, and maybe you can help explain that for us, I'm thinking particularly of Hawthorne Center on Haggerty Road in Northville, and even St. Mary's Hospital, which admits children for psychiatric care as well. How does your facility differ from those two facilities? If you were to compare them?

Mr. K Sendi: Sure. So, let's start with Hawthorne. You know, our dad was director of Fairline Center, which was the sister group to Hawthorne. So, we're very familiar with the Hawthorne level of care. That is kids that are acutely mentally ill, and borderline long term, Ward's of the state. So, they are really the sickest of the sick. And those are long term facilities where they'll have ongoing treatment for years, typically, aggressive assaultive, and oftentimes very difficult to manage. That's a secure lockdown facility. There's nothing voluntary about that. So, it's really sort of night and day from this concept. The case studies that you saw there, those would be short term cases where you're just trying to stabilize a kid that's like, like Greg said,

there's an eating disorder issue or a mood anxiety issue, something short term, that you're trying to transition them to sort of lower level of care group therapy or outpatient or seeing a psychiatrist or whatever it is, but you don't know what that is yet because things are happening really quick. The second piece, the St. Mary's, again, that's an inpatient facility. St. Mary's is an inpatient adult facility. The emergency room there, we receive many kids and adults from the emergency room at St. Mary's, they do not rise to the level of inpatient. So, if an adult needed inpatient St. Mary's might admit the adult to their own unit, or they might transfer them to Haven Wick, Harbor Oaks, another inpatient psych. If they don't need inpatient, meaning they're depressed but there is no suicidal plan or intent, they could refer them to us as an outpatient facility, we would take over care. We would do a psychiatric evaluation. We'd stabilize and see a therapist once a week, once a month, whatever that might be. Same with kids, inpatient needed, they'd go to Haven Wick or Harbor Oaks. Less, they could come to us. So many of the cases that go to St. Mary's or any emergency room hospital, whether in Livonia or outside of Livonia make their way to us because they don't rise to the level of inpatient, but they certainly don't rise the level of Hawthorne. Hawthorne is the level above inpatient.

Mr. Wilshaw: Okay, thank you for that explanation that's helpful to understand the system and how it works and the different levels that are available. The other question is, you're building currently on Five Mile Road that's immediately next door to this. I know you do some counseling and other functions there. How will you utilize that building? And was there ever any consideration to using that building for residential overnight?

Mr. K Sendi: So, we acquired that building in 2019, because we really grew out of our Schoolcraft location, and we want to do some different clinical things. It's fully utilized, all 20,000 square feet, 10,001st floor 10,002nd floor. That's one way we separate the kids from the adults that need services. Kids are upstairs, adults are downstairs. So, there is a segmentation there, but we have group rooms on both floors. There'll be a kid's group room, which would be like 10 and under, a preteen, which would be like 10 to 12 or 13, and then a teen group room, because we do stress the importance of keeping kids in their age-appropriate categories and then on the first floor would be adults. That would be group therapies, but also, like I said, our partial program, and then traditional outpatient services. So that is fully occupied. We never really considered that for a residential

concept or domiciliary concept. We did think that the side buildings would one day potentially be something that we could consider for domiciliary because it's sort of there. Just a real good complement there and the domiciliary...anyone that comes to one of those two buildings for those 24 to 72 hours, could actually benefit from services in the building by walking 10 feet. Right? So that was that was a consideration.

Mr. Wilshaw: Okay, good. Thank you. And that actually gives me one more question, which is, you mentioned that you treat both adults and youth in your normal practice and what we've been talking about for these particular buildings is youth housing for potentially...maybe one building for females, one for males and you said at our study meeting that perhaps there's an opportunity if you had an abundance of females that maybe you would separate by age groups or something like that using the buildings as that separation. Is there any potential or any possibility that adults could ever be domiciled at these buildings?

Mr. K Sendi: No, our intent is all kids. The need for kids in the Blue Cross directive for this is all kids, especially with the eating disorder piece, and adults take a whole different type of approach. We don't want to get...let's just say it's not in our wheelhouse right now.

Mr. Wilshaw: Okay, great. Thank you. And I did at least want to mention that, as Mr. Bongero said, we definitely understand that there is a great need for this within the greater community. There's definitely a lot of issues with mental health these days. So we do appreciate the services you do provide. Is there any other questions from any of our other commissioners? I don't see anyone else has any questions. Let's go to our audience and see if there's anyone in our audience wishing to speak for or against this petition. Feel free to come to our podium. Good evening, Miss McIntyre.

Kathleen McIntyre, 14455 Fairway, Livonia, MI. Thank you, Mr. Chair, and I have some questions through you for the petitioner. So, it was mentioned that the Waterford Pontiac facility has never required an emergency police call for elopement. Is that correct?

Mr. Wilshaw: That is what they indicated. If you'd like to just give us all your questions, we'll get him up after it's okay to answer so we don't go back and forth.

Ms. McIntyre: Great. The other questions are: What have first responders been called for? You know, if not for a elopement, have there been other calls have there been, you know, fire calls, false fire alarms, other you know, other police calls? The other comment that I have is the discussion about voluntary hospitalization. These are minors. So, you know, I don't know if there's a distinction between, you know...parents have a right to seek treatment for their children, right, without the children having to agree. So, is it legally voluntary? Meaning parents have the right or are all the minor patients there willingly? So those are my questions.

Mr. Wilshaw: Very good. Thank you. Thank you. Next, we'll go to the next president who wishes to speak and again, we'll we'll get those questions answered for you afterwards.

Heather Anderson, 15470 Hidden Lane, Livonia, MI. This is literally my backyard. My neighbor is here also. It's her backyard too. I wish I had come to the hearing for them to put the community center into the location for the counseling. Our neighborhood was great. We had occasional bums coming through, and since it's went in, we don't cut through McDonald's in their parking lot anymore, because it smells like weed so bad. I don't want my kid around...my youngest around it. We can't walk out front because there's broken bottles on the sidewalk. I literally had to carry my dog one day, there are so many, so much broken glass. It's a dump. I mean, it's not that corner that it used to be anymore. And that's my backyard. I have an 11-year-old in the house. And I know my neighbor's gonna say she's got two little ones. We have animals, there is no wall. Literally they can walk into our yard. I have a little tiny picket fence. There's no way you can tell me that kids with depression and anxiety are non-combative. I have three children that don't have anxiety and depression. And they're all combative. I mean, they're good kids, but they're combative. I mean, it's in the nature of a kid and with the new health laws in play that kids can't, they can make their own decisions over their parents. I don't know what kind of play that has in a situation like this. I have no rights over what my kid did from the time he was 15 until 18. I had no play. You can't talk to the doctors. They won't talk to you. I don't know how that correlates with something like this. I mean, if the parents making the decision to put their kid in there, the kids not going to be happy. They're going to be combative, because that's the nature of adolescence. This is scary to me. This is one of the scarier things having this in my backyard. I think that's it.

Mr. Wilshaw: Well, thank you. And your question does dovetail into Ms. McIntyre's question about how the voluntary aspect of this work does, so we'll try to get that clarified a little bit for you.

(From the audience) Is the new law protecting the kids rights with health care that...

Mr. Wilshaw: We understand? Thank you. Good evening, sir.

Hunter Anderson, 15470 Hidden Lane, Livonia, MI. I am a member of the Livonia Youth Commission and recently we have done quite a bit of work promoting mental health and we have been organizing with Livonia Save Our Youth Coalition, a Livonia youth summit in which we intend to focus on mental health problems. We recognize that mental health is a problem through children, through teenagers, and it's a problem that can last a lifetime if left untreated. We understand that and we do applaud the New Oakland Family Centers work on combating that but putting 24 – 72 hours residential areas right in somebody's backyard is not the way to go about it. As somebody who has fought and has been fighting mental health issues throughout my life, I understand that it requires a lot of understanding and understanding doesn't come from being shoved by your parents into a place with people you don't know, people you may not trust. And you may not want to stay there, you might want to leave. If you want to leave, there's an alley that leads right to two backyards that has quite a few young children who don't know who is coming out from those buildings. It could be in the dead of night and there could be people running through. There can be a lot more police activity in the area. And as my mother said, there's a lot of animals which act...they can act in many different ways, including violence against strangers that they don't know running through their yards. So, I believe in both protecting the neighborhood of Hidden Lane and nearby communities and protecting children that could potentially go into this program. This cannot be something that goes through. Thank you.

Mr. Wilshaw: Well, thank you, Mr. Anderson, for your comments and also for your service to our community. Appreciate that. Is there anyone else wishing to speak for against this?

Katie McNulty, 30976. Orangelawn, Livonia, MI. I wrote in just today. I don't know if you were able to see it. I doubt it, but I believe because of the

special waiver, this needs to pass a set of standards and the first one is the proposed use or uses shall not should be in such a location sizing character as to be in harmony with the appropriate and orderly development of the zoning district in which it's situated and shall not be detrimental to the orderly development, adjacent zoning districts will obviously this does not pass the mustard full stop. I also asked before...I was just trying to learn about the zoning here. I believe 6.23, is that correct? Is that what we go for these types of facilities?

Mr. Wilshaw: I believe that's correct.

Ms. McNulty: So, right off the bat, should be on a 25-acre, parcel of land. So, this is clearly not even that. There are so many things on this with regards to fencing, size of the property, surveillance, location, location next to housing. I mean, this is like these folks that it's in their backyard. So, it is literally like when I wrote this, this afternoon, I was like, well, how much are you waiving for to take away? Everything or ask you to waive everything on this list of what you're supposed to be doing? And obviously, they're written for a reason. Thank you very much.

Mr. Wilshaw: Thank you, Miss McNulty. Anyone else wishing to speak for or against?

James Crowley, 16106, blue skies. And anyway, I don't want to rehash what Katie brought up and some of the others. But again, I think, you know, it's great that they're doing great work, you know, I appreciate, and we do need this type of, you know, service, but, again, it's not appropriate for the zoning, or this site. I was married to a health care worker, and for many years, and we had these discussions, and she worked in a very similar type setting and, you know, sometimes you just don't know when someone's going to get aggressive. So, I heard, you know, a lot of different stories over the years of, you know, things that happened, you know, that aggression. And I guess there's still some question, you know, we're talking about eating disorders and serving that population. But there's also a mix. And I guess, I'm not really sure. There's some confusion about exactly what portion of the population is going to be other than and at what level of illness or disorder that they have. So, we don't know...there's a lot of unknowns and yet we're standing here ready to make a decision to move forward. And yet, I think there's some uncertainty also looking at the pie chart and I do understand that other communities need to be served, but a very small portion was Livonia and so we're putting that right into our community. And I

think we need to think about the site and I don't think this is appropriate for the site, and there's too many unknowns. Thank you.

Mr. Wilshaw: Thank you, Mr. Crowley. Anyone else wishing to speak? Oh, good evening, ma'am.

Cassandra Nangle, 15400 Hidden Lane, Livonia, MI. This does backup immediately to my home, this site, and while I do appreciate the work that New Oakland centers is doing, and the great need for behavioral health in our state and community and probably country, I do fear for my children backing up playing in the backyard, possibly people watching them. They're nine and five. And there's just so many unknowns that I'm fearful of. We've had a lot of problems with the empty building behind us. My husband has had to call non-emergency police line to report people breaking windows out of the building. There's been vandalism at the end of the building. There is no fence or barrier behind the building. There is no wall, there is a wall backing up to a portion of the building. That's a long Five Mile but not right behind our home. So, and there's really not even, I think, five feet between our property line and the building. So, I just would ask that you please don't consider this.

Mr. Wilshaw: Alright, thank you for your comments. Is anyone else wishing to speak on this item? If not, our Petitioner can come forward. And we do have some questions that we'd like to get answered in regard to the emergency calls or calls to service that have been placed to your current facility in Oakland County. And what those involve. What types of...

Mr. K Sendi: So to be clear, our existing facility in Waterford, the 24 to 72 hour residential, there has had no elopements. I will say that all of our centers, including the services that are provided next to the 24-to-72-hour facility in Waterford, there are incidents there. Our Livonia center and Schoolcraft or Livonia. Five Mile, there are times we've had to call the police because someone was present for treatment, and they were inappropriate for service with us, and we have to call the police. But once they had been screened, and we have deemed them appropriate for an overnight stay at our Waterford facility, we have not had any elopements. So, I want to be clear about that. But across our sites on occasion, just like at any service, whether you present to the emergency room or any outpatient center, there are times when people present, and they don't fit our service level and we have to find services for them that could potentially involve the

police or an ambulance. But with regards to our 24/7, that's never happened. To the point about voluntary/involuntary? It's a great question. It's a very...it's a tough topic with kids and voluntary versus involuntary, but for our project here, and our Waterford project, everyone is voluntary, which means if you don't want to participate, we're going to have to have a meeting of the minds just because a parent wants you to participate...if a child is oppositional, defiant, not interested, not...ultimately makes them not appropriate. And then it would not make sense for us to admit this child to this level of care. So, we're going to use our best screening process to make sure kid is on board, parent is on board, voluntary, everyone signs off. Otherwise, you go down a path where it's involuntary, and it doesn't make sense and we're not the right place for that child, or that family. Just because the parents want the service for their child. If the child is not on board, it doesn't make sense for us to spin our wheels and have the police there in 24 hours because the child is trying to elope. So, I want to be clear about that. Now, could potentially something happen from turn from voluntary to involuntary in the child's mind where they think well, I'm voluntary, I don't want to stay here now. I want to go. Yeah, but we have not experienced that at our Waterford site. I think that's a testament to our screening process. So, that was the compliance issue. I think I touched upon that. If I missed something there, let me know. I think there were questions about how we will maintain the space, I think we've spoke about this. We will get into compliance with any escalation of the wall to make that in compliance, we're going to definitely completely renovate the space with new roof and making it look a lot nicer resources will be put into that. If there are issues with our existing space, with weed or with glass bottles or any of that, I'll definitely look into that, that I did not know that, you know, coming into this, but that's of super importance. I think we all know the weed is an issue across the whole state. But we can definitely put resources into addressing that. We don't want this to hinder the community. Our goal is to really improve resources in the community. Again, with combative kids, I get it. I've got a kid that's combative, too sometimes. But we really don't want to admit kids for this service, if they are not appropriate. So, I think the hypotheticals we showed are the type of cases where we're dealing with. Eating disorders is one that BlueCross has really chaired us to, to address. Those are typically not aggressive assaultive individuals; they do need intervention. Mood anxiety can lead to some disruption, but for the most part we're dealing with cases in this space that don't rise to that level of aggressive assault. To the point of the Livonia youth summit, I applaud the

individual for that. We'd like to work hand in hand with the youth summit to address this. I do recognize that bordering upon other houses is an issue. What I will say, though, I think we spoke about this, is sometimes the state licensed adult foster care homes and children's therapeutic group homes in residential facilities. I'm not sure if Livonia has adult foster care or children's therapeutic group homes, across the community, but those are homes in the community. We're trying to segment that off from the residents with a wall and attach adjacent to our behavior health facility. So we are trying to keep that away from the residents as much as possible, although we couldn't put it inside that the building to your point. Again, I would stress that we deal a lot more with disruptive kids in our traditional outpatient centers when presenting for treatment on a daily basis, then we've ever experienced in our Waterford facility for the last year. I mean, we see, like to Greg's point, we, you know, 40,000 to 600,000 touch points, dozens of intakes a day at each site. And the disruption that a new patient causes is far more than an established patient, which is what these kids would be. Again, fencing, we'll address that. And I know that there was a point on the zoning, I know we don't fall exclusively under an exact zoning issue. I think Rich was going to speak to that, but I think there's a sliver on a couple of zonings and that's why we're here to see if we can qualify for one of those two, because it's a little bit unclear as to how we would fall. So, I don't know if Rich had anything to say or if you guys wanted to speak to that. We could address it.

Rich Kovanda Ark Tec Architects, 17376 W 12 Mile Road, Southfield, MI. I was wondering if I could maybe impose on Mark maybe to help us address the issue with our use and how we fall not specifically into an approved use.

Mr. Wilshaw: Mark, I believe this is a special waiver-use. Is that correct?

Mr. Taormina: That is correct.

Mr. Wilshaw: So, there's a carve out within the zoning that allows with a special waiver for this type of facility?

Mr. Taormina: That is correct. Section 6.23 does not apply in this case.

Mr. Wilshaw: Okay.

- Mr. Taormina: This falls under provision of a plan development, which is a special section in the ordinance that considers uses that might not otherwise all fall neatly within any particular zoning district and provides the standards for which the Planning Commission and the City Council ultimately determine if that planned development, as it's referred to, is appropriate for a given site or location.
- Mr. Wilshaw: Okay, so it's a little bit different than we discussed with the resident earlier.
- Mr. Taormina: Correct.
- Mr. Wilshaw: Good. Thank you. I appreciate that clarification. Is there any other questions from any of our commissioners for our petitioner? Mr. Caramagno.
- Mr. Caramagno: Just another question about the 72-hour care. I know you said they don't stay 72 hours, typically, and you don't fill the facility. What's the thought process behind 72 hours?
- Mr. K Sendi: The 72 hours was a state...sort of understanding back in the day. It's sort of morphed as to it not being super important, but I think the real clinical philosophy with that is, the longer a child is spending time with you, or an adult, overnight, they become detached from their family. We spoke about Hawthorne, we spoke about inpatient, the longer the length of stay in treatment, the less clinical benefit is to the child. You want to keep the child attached to their family as much as possible. Can they have a day program and intensive out program, outpatient program? Yes, but we don't want a child to be with us three, four or five weeks. That's not clinically helpful to the child as long as you can find that next level of care to find them...to sort of exercise those muscles that they're going to develop skills and resources with.
- Mr. Caramagno: Is it possible that the child can stay with you for two days, go home for a day, come back for three days, go home for a couple of days, is that possible?
- Mr. K. Sendi: That's not what we're looking at. We're looking at stabilizing whatever is going on, one to three days, and then finding the appropriateness. Technically, they could come back, but if they...if we establish them in a secondary level of care, we think that if that fails, then we have to look at other resources. We don't want this to be a revolving door.

Mr. Caramagno: Does the insurance or the insurance continue to pick up intermittent stays?

Mr. K. Sendi: Everything we do is based on medical necessity. So, unfortunately, we're at the mercy of the insurance company. Whatever they tell us to do, we're going to do. We will advocate when we feel more or less as needed, but from our relationship with Blue Cross, this is 24 to 72 hours and that is what their understanding is to cover from their benefit package.

Mr. Caramagno: Thanks.

Mr. Wilshaw: Thank you, Mr. Caramagno Any other questions before we close the public hearing. No other questions. I'm gonna go ahead and close the public hearing at this time and a motion would be in order. Thank you, gentlemen, for your presentation.

On a motion by Dinaro, seconded by Ventura, and unanimously adopted, it was

#01-02-2024 **RESOLVED**, that pursuant to a Public Hearing having been held by the City Planning Commission on January 16, 2024, on Petition 2023-12-02-15 submitted by Ark-Tec Architects, L.L.C. on behalf of New Oakland Family Centers requesting special waiver use approval for a Planned Development under Section 5.02 of the City of Livonia Zoning Ordinance, as amended, to convert two (2) former office buildings for use as a domiciliary behavioral health facility with short-term, temporary housing (less than 72 hours per stay), on the property at 29582-29596 Five Mile Road, located on the north side of Five Mile Road between Middlebelt Road and Hidden Lane in the Southeast ¼ of Section 14, the Planning Commission does hereby deny Petition 2023-12-02-15 for the following reasons:

1. The petitioner has failed to comply with all special and general standards and requirements as outlined in Sections 5.02 and 13.13 of the Livonia Zoning Ordinance, as amended.
2. The petitioner failed to demonstrate that the Planned Development option is needed to utilize the subject property.
3. This site was developed and intended for office purposes, not short-term residential. Use of the buildings for general or medical offices or other uses permitted in the C-1

District is appropriate, given its location, layout, size, intensity of use, hours of operation, and proximity to single-family residential.

4. The Livonia Police Department opposes the proposed use at this location as contained in its January 5, 2024, report. Concerns include the facility's location adjacent to residential homes and the potential for incidents involving disturbances, assaults, and runaways resulting in police intervention and calls for medical assistance,
5. The Planning Commission believes that options are available throughout the city for appropriately locating a domiciliary behavioral health facility that would not present the same potential threats to the residents' peace, welfare, and safety as this location poses.
6. The proposed use is incompatible 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 13.13 of Livonia Zoning Ordinance, as amended.

Mr. Wilshaw: Is there any discussion?

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

Mr. Wilshaw: You will have 10 days in which to appeal this decision to City Council.

CITY OF LIVONIA, MICHIGAN
APPLICATION FOR WAIVER USE APPROVAL

All applications must be presented in triplicate to the City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097. Applications must include property owner's name, address and notarized signature.

For filing fee see below for computation

Date Filed: 12/4/23 Petition 2023-12-02-15

Site Address: 29582/29596 5 Mile Rd. Sidwell _____ Zoning of Property C-1

Requesting Approval To SEE ATTACHED LETTER

Applicant: RICHARD KORANDA, RA Business/Company: ARK-TEC ARCHITECTS, LLC

Applicant's Address: 17376 W 12 Mile City: Southfield State: Mi Zip Code: 48076

Applicant's Phone # (248) 925-7333 Applicant's Email rk@ark-tec.com

Contact Person: SAME AS APPLICANT Business/Company: _____

Contact's Address: _____ City: _____ State: _____ Zip Code: _____

Contact's Phone # (_____) _____ Contact's Email _____

Please provide the following information:

- 1) **Site Plan** showing:
 - property dimensions, including road right-of-way & building setback lines
 - foot print of building(s), including dimensions & square footage
 - all easements, protective walls, sidewalks & existing trees
 - any significant topographic features (existing or proposed)
 - parking layout, including type of surface material, sizes of spaces & aisles
 - method used in calculating parking requirement
 - location of light standards servicing parking lot & cutout showing type & height
 - location of trash receptacle, including description of screening
 - location of signs
- 2) **Detailed Landscape Plan** including:
 - listing or labeling of all planted materials as to type and size
 - areas to be fully irrigated
 - percentage of landscaping provided (15% of total site required)
- 3) **Building Elevation Plan** depicting:
 - architectural quality
 - wall section & detail plan - exterior building materials must be labeled (i.e. brick, thin brick, E.F.I.S.)
 - all visible rooftop mechanical equipment and how they will be screened
- 4) **General Floor Plan** showing:
 - floor layout
 - entrances & exits
 - restaurants are required to illustrate seating arrangement & capacity
- 5) **One (1) set of reduced plans** (i.e. site, landscape, elevation, floor), a maximum 11" x 17" in size, or digital file in a .pdf format either on CD or emailed to planning@livonia.gov
- 6) **Legal Description** of the property to be considered (Clearly Printed)
- 7) Three (3) completed application forms & **three (3)** sets of full-size drawings



You are invited and encouraged to review your proposal with the Planning Department staff. Only one set of preliminary drawings will be necessary for this analysis.

FEE COMPUTATION		\$700.00 (\$400 publication fee plus \$300 base review fee) plus
_____ sq. ft. of new construction x \$20.00 per 1,000 sq. ft. plus \$30 per lot or unit for residential construction.	(NOTE: Round off to nearest 1,000)	+
	Total Amount Due	\$ _____

Owner of Property: KEVIN SENDI / TRANSEND PROPERTIES LLC

Owner's Address: 26545 AMERICAN DR City: LIVONIA State: MI Zip Code: 48154

Owner's Phone # (248) 467-9946 Owner's Email KSENDI@NEWOAKLAND.ORG

Signature of Owner: [Signature] Print Name: KEVIN SENDI

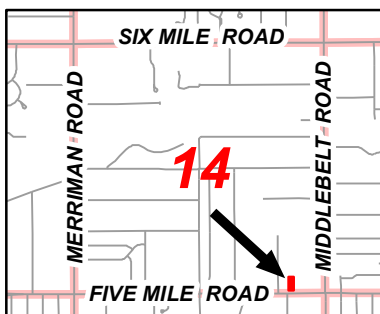
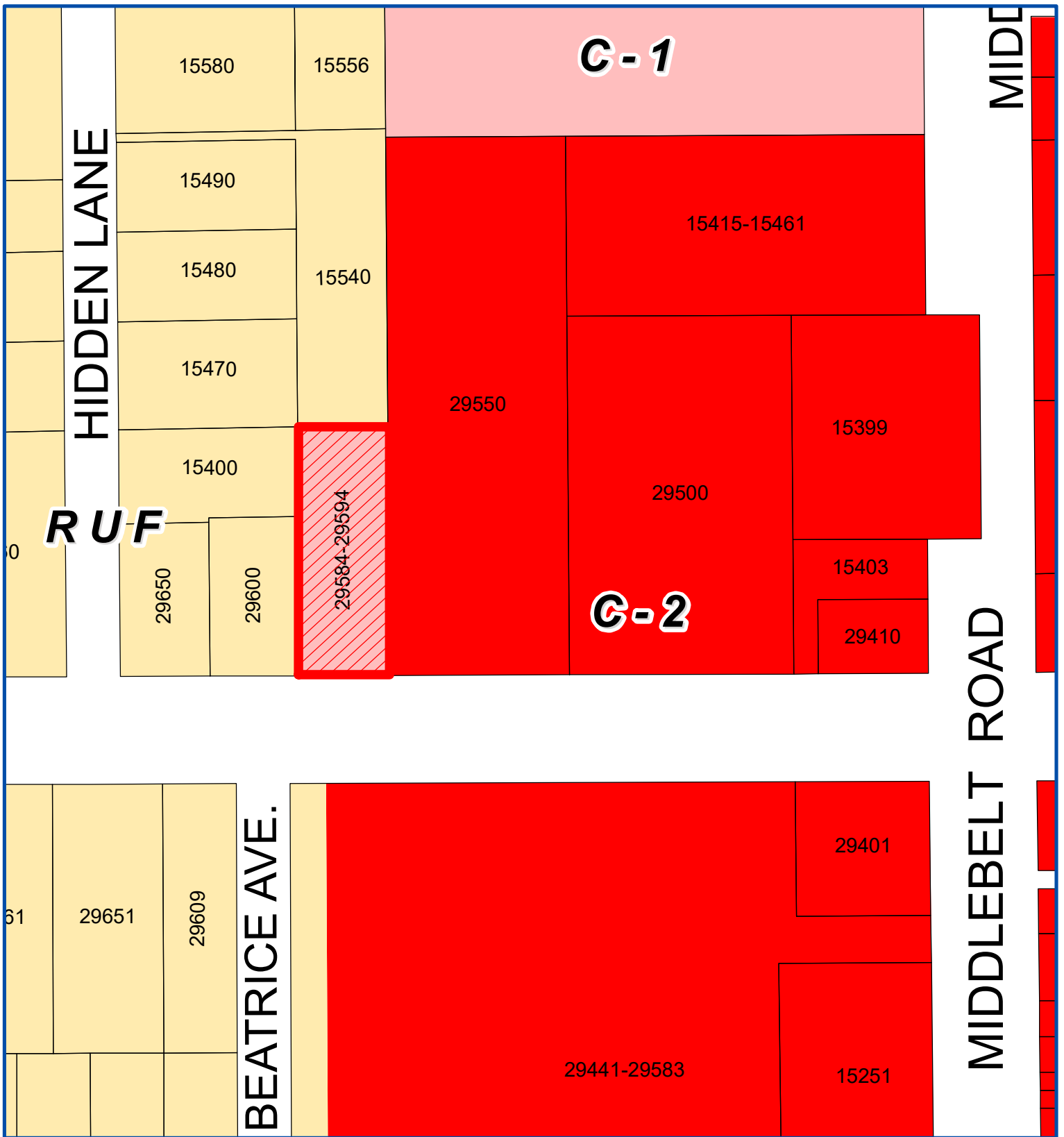
Subscribed and sworn to before me, a Notary Public in and for the County of Oakland State of Michigan

on this 4th day of December 20 23.

Signature of Notary Ryan J. Baskel My commission expires 6-16-2026

Acting in the County of Oakland.





Address & Zoning Map

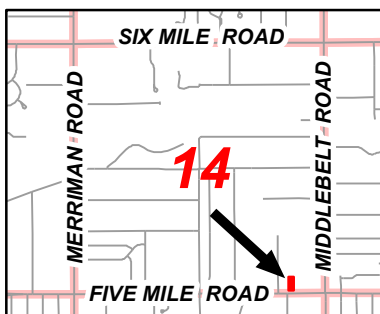
Petition 2023-12-02-15
New Oakland Family Centers
29582-29596 Five Mile Road



Not to Scale



City of Livonia
Planning Department



Aerial Map

Petition 2023-12-02-15
New Oakland Family Centers
29582-29596 Five Mile Road



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 2

Petition 2023-12-02-15 submitted by Ark-Tec Architects, L.L.C. on behalf of New Oakland Family Centers requesting special waiver use approval for a Planned Development under Section 5.02 of the City of Livonia Zoning Ordinance, as amended, to convert two (2) former office buildings for use as a domiciliary behavioral health facility with short-term, temporary housing (less than 72 hours per stay), on the property at 29582-29596 Five Mile Road, located on the north side of Five Mile Road between Middlebelt Road and Hidden Lane in the Southeast ¼ of Section 14.

January 9, 2024, Study Meeting:

This petition requests special waiver use approval for a Planned General Development. The project involves renovating and converting two (2) former office buildings into temporary living quarters (less than 72 hours per stay) for persons under 18 experiencing behavioral health disorders. The property is located on the north side of Five Mile Road, approximately 600 feet west of Middlebelt Road. The petitioner, New Oakland Family Centers, operates a facility at 29550 Five Mile Road, immediately adjacent to the property under consideration. New Oakland Family Centers has multiple locations throughout southeast Michigan, providing many inpatient and outpatient family mental health services, including crisis prevention and stabilization, counseling, and psychiatric evaluations. New Oakland offers comprehensive services to children and adolescents, which is the focus of the Livonia expansion project.

Based on the submitted survey, the overall site is described as three (3) parcels. Parcel 1 measures approximately 200' x 400' (1.84 acres) and includes New Oakland Center's main offices. The building contains two (2) levels with a total area of about 20,000 square feet. Parcel 1 was initially developed in 1969 as a Michigan Bell Telephone Distribution/Training center. In 1991, the building was renovated and converted into a Co-op Services Credit Union, which later became the home office of Zeal Credit Union. In 2019, Zeal sold the property to the current owner, Transend Properties XV, LLC. Parcel 2 lies immediately north of Parcel 1, measures approximately 200' x 200', and is currently undeveloped. Parcel 3, the site of the proposed girls' and boys' dormitories, measures about 100' x 279' for a total land area of 28,046 square feet, or 0.64 acres. Based on Assessing records, Parcel 3 was also acquired in 2019 by Transend Properties. Parcel 3 was initially developed in the late 1950s and early 1960s in phases as a multi-tenant office complex known as Fenkel Medical Plaza. Access to Parcel 3 is available directly from Five Mile Road and via two cross-access points with Parcel 1 to the east. Parcel 3 is zoned C-1, Local Business, whereas Parcels 1 and 2 are zoned C-2, General Business. Bordering to the north, west, and south are single-family homes zoned RUF (Rural Urban Farm).

PLANNED GENERAL DEVELOPMENT STANDARDS

Section 5.02 of the Livonia Zoning Ordinance provides the standards for Planned Developments. Planned Developments are afforded considerable design flexibility, including modifications in lot sizes and yard requirements. In addition, uses not permitted in the zoning district are allowed when it is determined that such changes will result in more

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ITEM 2 Petition 2023-12-02-15 – New Oakland Family Centers Page 2

efficient land use and will not be injurious to the surrounding land and the public. The Planned Development option in the Zoning Ordinance is vital for addressing unique uses that are not explicitly covered. Planned Developments are intended to help overcome natural and other unique obstacles or constraints that pose challenges to land development under conventional design standards. The following criteria are used in determining whether a Planned Development should be allowed:

- a) The proposed use or uses shall be of such location, size, and character as to be in harmony with the appropriate and orderly development of the zoning district in which situated and shall not be detrimental to the orderly development of adjacent zoning districts.
- b) The location and size of the proposed use or uses, the nature and intensity of the principal use and all accessory uses, the site layout, and its relation to streets giving access to it shall be such that traffic to and from the use or uses, and the assembly of persons in connection therewith, will not be hazardous or inconvenient to the neighborhood nor conflict with the normal traffic of the neighborhood. In applying this standard, the Commission shall consider, among other things: convenient routes for pedestrian traffic, particularly of children; the relationship of the proposed project to main traffic thoroughfares and to street and road intersections; and the general character and intensity of the existing and potential development of the neighborhood. In addition, where appropriate, the Commission shall determine that noise, vibration, odor, light, glare, heat, electromagnetic or radioactive radiation, or other external effects from any source whatsoever which relates to the proposed use will not have a detrimental effect upon neighboring property or the neighboring area in general.
- c) The location and height of buildings, the location and nature and height of walls and fences, and the nature and extent of the landscaping of the site shall be such that they will not hinder or discourage the proper development and use of adjacent land and buildings nor impair the value thereof.
- d) The standards of density and required open space in the proposed project are at least equal to those required by this Ordinance in the zoning district where the proposed project is to be located.

SITE PLAN

The site plan shows that the two (2) existing former office buildings would remain and be converted into domiciliary behavioral health facilities. The planned modifications are mainly to the interiors of the two (2) buildings. They would include adding a kitchen, multiple bedrooms with showers/bathrooms, a recreational area, and a family-style living room in each. Both buildings are positioned along the west side of Parcel 3, with parking available along the east side of the property adjacent to Parcel 1.

Building 'A'

The former office building to the south appears on the plans as Building 'A' and is proposed to be used as a boy's dormitory. The building footprint would remain the same at 3,718 square feet. As proposed, the building would have five (5) bedrooms, each with a private

PUBLIC HEARING

ITEM 2 Petition 2023-12-02-15 – New Oakland Family Centers Page 3

bathroom. Bedrooms #1 through #4 would measure 7' x 10', and bedroom #5 would measure 18' x 6'-4".

The plan shows a 17'-5" x 12'-6" community living area for daily scheduled activities. It includes a television, DVD player, video game console, and computer internet access for appropriate educational and recreational activities. The plan also has an office with an attached nursing station and a medication storage closet.

Building 'B'

The northern building appears on the plan as Building 'B' and is proposed as a girl's dormitory. The building footprint would also remain the same (4,823 square feet). Building 'B' would have seven (7) bedrooms, each with a private attached bathroom. Bedrooms #1, #2, and #4 through #7 would measure 7' x 10', with bedroom #3 measuring 11'-8" x 7'.

The plan also shows an 18' -10" x 18'-7" waiting and living area for daily scheduled activities. It includes a television, DVD player, video game console, and computer internet access for appropriate educational and recreational activities. The building contains an office with an attached nursing station and a medication storage closet. The onsite laundry room is in building 'B.'

Landscaping

The landscape plan shows two (2) trees and fifty-seven (57) shrubs/perennials/ornamental grasses. The trees include one (1) Thornless Honey Locust planted in front of Building 'B' along Five Mile Road and one (1) Sargent Crab planted in a landscape bed between the two (2) buildings. Four (4) Spindle trees would be planted as shrubs adjacent to the Honey Locust, and six (6) Arborvitae trees would be planted on the sides of the dumpster enclosure at the rear of the site.

Parking

Parcels 1 and 3 contain 96 and 43 parking spaces, respectively. For Parcel 1, this equates to a parking ratio of approximately one space for every 200 square feet of floor space and is considered adequate for general office use. Parcel 3 is equivalent to providing two (2) spaces per bed with an additional 19 spaces available for staff.

Dumpster

A new trash enclosure is shown at the rear of the site. The plan describes the enclosure as a six (6) foot tall masonry wall with a solid wood gate. A landscaping screening of six (6) Douglas Arborvitae surrounds the masonry wall. The enclosure is approximately 26 feet from Building 'B'.

Signage

Parcel 3 contains a monument sign identifying the New Oakland Family Center. The sign is shown on the site plan without information on whether it would be replaced or modified.

PUBLIC HEARING

ITEM 2 Petition 2023-12-02-15 – New Oakland Family Centers Page 4

January 16, 2024, Public Hearing:

At the Study Meeting, Kevin Sendi of Transend Properties, LLC, and the President of New Oakland Family Centers, explained the purpose of the proposed domiciliary behavioral health facility. Patients are typically referred to the program after a thorough screening and psychiatric evaluation through New Oakland's outpatient clinic. New Oakland operates a similar operation in Waterford, MI, called its Youth Family Care Connection. Admittance is contingent on parent or legal guardian approval. The typical age ranges between 12 to 16, although patients as young as eight years would be considered. The program is not designed to treat people with substance use disorders or violent tendencies. Admittance is 100% voluntary, and patients can discharge themselves. Mr. Sendi said the center would not be an emergency drop-off location. Most food would be provided through catering services rather than prepared on-site. The facility would staff approximately 20 as it operates 24 hours a day, seven days per week, allowing for about three (3) employees per building per shift, including clinical nurses.

Regarding site improvements, the Petitioner indicated that any deficiencies would be corrected, including raising the height of the masonry screen wall and adding landscaping. The roofs and windows would be replaced, and the exterior of the buildings may be painted.

Approving Resolution: The request to develop a Planned General Development at 29582-29596 Five Mile Road is hereby approved, subject to City Council approval and the following conditions:

1. The Preliminary Floor Plan dated August 4, 2023, and the Landscape Plan dated October 31, 2023, as revised and prepared by Ark-Tec L.L.C. Architecture, are hereby approved and shall be adhered to.
2. The use of both buildings as a domiciliary behavioral health facility shall be restricted to patients admitted through a screening and psychological evaluation process conducted by the New Oakland Family Center.
3. Patient stays shall be limited to 72 hours, maximum.
4. The center shall not accept drop-off patients from any agencies or organizations other than the New Oakland Family Center without first going through the admittance process as provided in condition #2 above, with a parent or legal guardian and a determination that the patient is non-violent, does not suffer from a substance abuse disorder, and is not a flight risk.
5. The representations made by the New Oakland Family Center are critical to this resolution's adoption; this waiver use approval is limited to the New Oakland Family Center only. It shall only be transferred to a new owner or operator with approval from the Livonia City Council.

PUBLIC HEARING

ITEM 2 Petition 2023-12-02-15 – New Oakland Family Centers Page 5

6. All parking spaces shall be appropriately sized and marked, including any barrier-free space(s) as may be required by the State of Michigan.
7. All disturbed lawn areas, including road rights-of-way, shall be sodded instead of hydroseeding.
8. Underground sprinklers shall be provided for all landscaped and sodded areas. All planted materials shall be installed to the satisfaction of the Inspection Department and, after that, permanently maintained in a healthy condition.
9. The height of the protective masonry screen wall shall be brought into compliance with Section 7.24 of the Livonia Zoning Ordinance. It shall be a minimum of six (6) feet as measured from the surface of the parking lot, commercial property, or the abutting residential property, whichever has the highest elevation.
10. All exterior light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring into adjacent roadways.
11. The three walls of the trash dumpster area shall be constructed from materials that complement the building. The enclosure gates shall be solid steel or durable, long-lasting panel fiberglass.
12. The site shall be limited to one (1) conforming monument sign, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.
13. Under Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for one year only from the date of approval by the City Council. Unless building and zoning compliance permits are obtained, this approval shall be null and void at the expiration of said period.

Denying Resolution: This request to develop a Planned General Development at 29582-29596 Five Mile Road is denied for the following reasons:

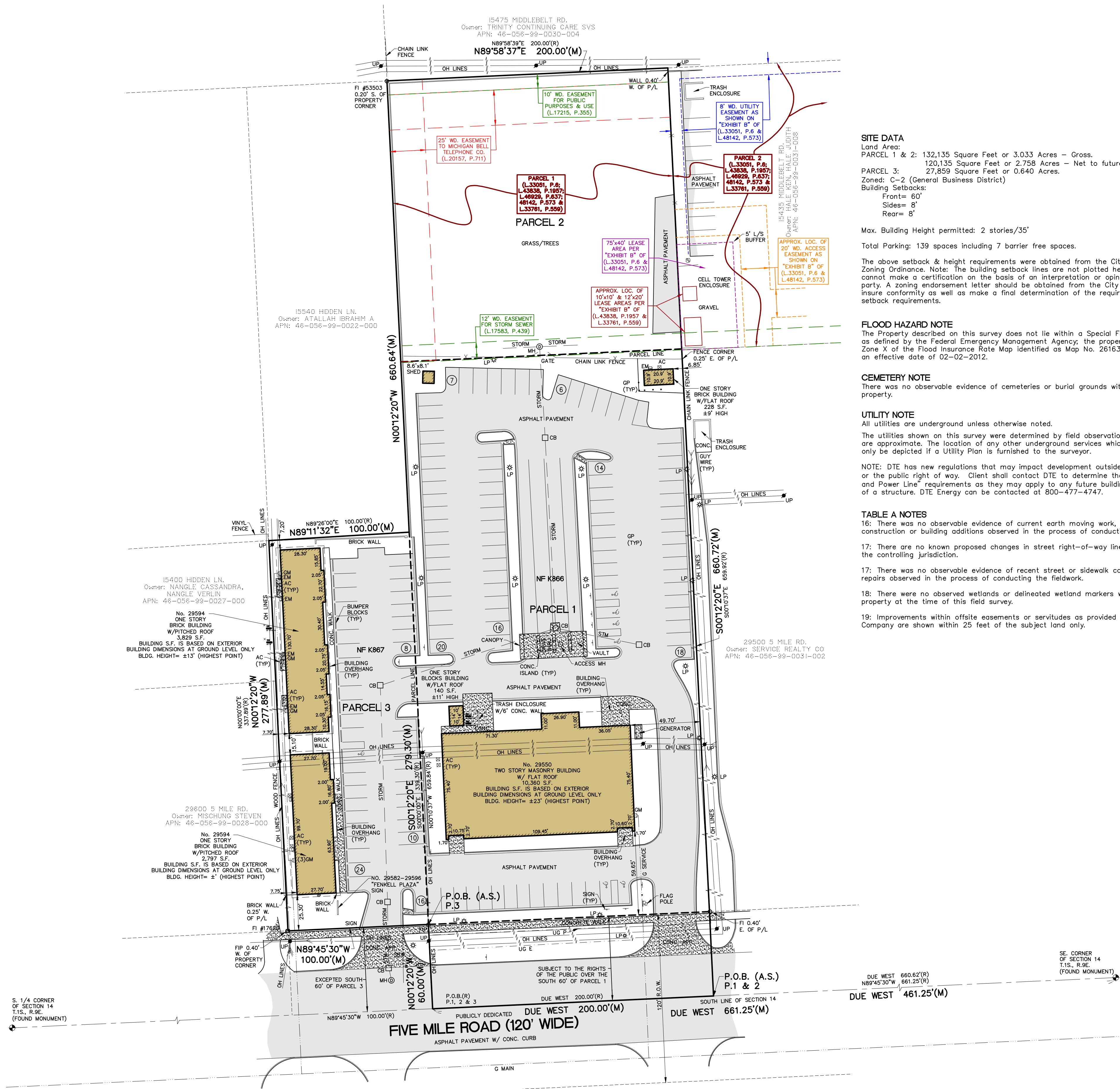
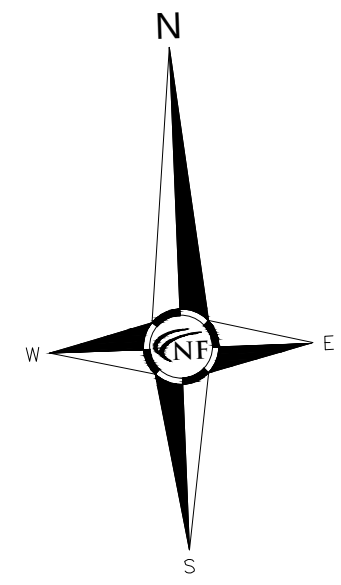
1. The petitioner has failed to comply with all special and general standards and requirements as outlined in Sections 5.02 and 13.13 of the Livonia Zoning Ordinance, as amended.
2. The petitioner failed to demonstrate that the Planned Development option is needed to utilize the subject property.
3. This site was developed and intended for office purposes, not short-term residential. Use of the buildings for general or medical offices or other uses permitted in the C-1

PUBLIC HEARING

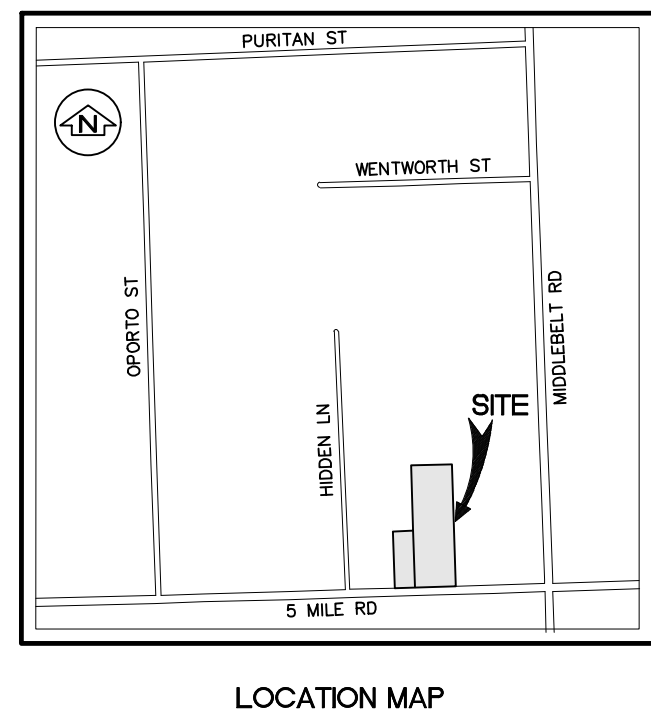
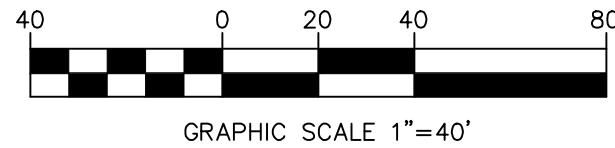
ITEM 2 Petition 2023-12-02-15 – New Oakland Family Centers Page 6

District is appropriate, given its location, layout, size, intensity of use, hours of operation, and proximity to single-family residential.

4. The Livonia Police Department opposes the proposed use at this location as contained in its January 5, 2024, report. Concerns include the facility's location adjacent to residential homes and the potential for incidents involving disturbances, assaults, and runaways resulting in police intervention and calls for medical assistance,
5. The Planning Commission believes that options are available throughout the city for appropriately locating a domiciliary behavioral health facility that would not present the same potential threats to the residents' peace, welfare, and safety as this location poses.
6. The proposed use is incompatible and not in harmony with the surrounding uses in the area.



- LEGEND**
- ASPH = Asphalt
 - C = Cable Service
 - CATV = Cable Television/Box/Riser
 - CB = Catch Basin
 - CO = Clean Out
 - CONC = Concrete
 - E = Electric Service
 - EM = Electric Meter
 - EC = Electric Conduit/Riser
 - FI = Found Iron
 - FIP = Found Iron Pipe
 - FMON = Found Monument
 - G = Gas Service/Gas Main
 - GL = Ground Light
 - GM = Gas Meter
 - GP = Guard Post
 - GV = Gate Valve
 - HYD = Hydrant
 - LP = Light Pole
 - L/S = Landscaping
 - MH = Manhole
 - MON = Monument
 - MW = Monitor Well
 - OH LINES = Overhead Lines
 - P = Phone
 - PH = Physically Handicapped
 - PV = Post Indicator Valve
 - P/L = Property Line
 - PM = Parking Meter
 - ROW = Right of Way
 - SAN = Sanitary Sewer
 - SB = Stop Box (Water)
 - SI = Set Iron
 - SO = Shutoff (Water)
 - STM = Storm Sewer
 - TRANS = Transformer
 - UG = Underground
 - UP = Utility Pole
 - WM = Water Main
 - (R) = Record Measurement
 - (M) = Surveyed Measurement
 - (A.S.) = As Surveyed
 - (C) = Calculated



LOCATION MAP

LEGAL DESCRIPTION

Land Situated in the State of Michigan, County of Oakland, City of Troy, described as:

PARCEL 1: Part of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 14, Town 1 South, Range 9 East, being described as: Beginning at a point which is due West along the South line of Section 14, 660.62 feet from the Southeast corner of Section 14 and proceeding thence North 0 degrees 10 minutes 37 seconds West 659.84 feet; thence North 89 degrees 58 minutes 39 seconds East, along a fence 200 feet; thence South 0 degrees 10 minutes 37 seconds East 659.92 feet; thence due West along the South line of Section 14, 200 feet to the point of beginning, except the North 200 feet thereof. Subject to the Rights of the Public in the Southerly 60 feet thereof for Five Mile Road.

PARCEL 2: The North 200 feet of the following described property: Part of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 14, Town 1 South, Range 9 East, being described as: Beginning at a point which is due West along the South line of Section 14, 660.62 feet from the Southeast corner of Section 14 and proceeding thence North 0 degrees 10 minutes 37 seconds West 659.84 feet; thence North 89 degrees 58 minutes 39 seconds East, along a fence 200 feet; thence South 0 degrees 10 minutes 37 seconds East 659.92 feet; thence due West along the South line of Section 14, 200 feet to the point of beginning.

PARCEL 3: That part of the Southeast 1/4 of Section 14, described as beginning at a point on the South line of said Section, distance North 89 degrees 45 minutes 30 seconds West 661.25 feet from the Southeast corner of Section 14 and proceeding thence North 89 degrees 45 minutes 30 seconds West along said South line 100 feet; thence North 337.89 feet; thence North 89 degrees 26 minutes East 100 feet; thence South 339.30 feet to the point of beginning, except the South 60 feet thereof.

29550 & 29594 5 Mile Rd.
Tax ID: 46-056-99-0031-007, as to Parcels 1 and 2 &
46-056-99-0023-000 as to Parcel 3

Based on a field survey being described as:

PARCELS 1 & 2: Part of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 14, Town 1 South, Range 9 East, being described as: Commencing at the Southeast corner of said Section 14; thence along the South line of said Section 14, Due West 461.25 feet to the point of beginning; thence continuing Due West 200.00 feet; thence North 00 degrees 12 minutes 20 seconds West 660.64 feet; thence North 89 degrees 58 minutes 37 seconds East 200.00 feet; thence South 00 degrees 12 minutes 20 seconds East 660.72 feet to the point of beginning. Subject to the Rights of the Public in the Southerly 60 feet thereof for Five Mile Road.

PARCEL 3: Part of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 14, Town 1 South, Range 9 East, being described as: Commencing at the Southeast corner of said Section 14; thence along the South line of said Section 14, Due West 661.25 feet; thence North 00 degrees 12 minutes 20 seconds West 60.00 feet to a point on the Northerly Right-of-Way line of Five Mile Road (120' wide) and the point of beginning; thence North 00 degrees 12 minutes 20 seconds West 277.89 feet; thence North 89 degrees 11 minutes 32 seconds East 100.00 feet; thence South 00 degrees 12 minutes 20 seconds East 279.30 feet to the point of beginning.

BASIS OF BEARING NOTE

The basis of bearing for this survey was established by the recorded legal description.

TITLE NOTES

- Rights or claims of parties in possession not shown by the Public Records.
- Easements, encumbrances, or claims thereof, not shown by the Public Records.
- Any and all oil, gas, mineral, mining rights and/or reservations thereof.
- Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the Public Records.
- Easement in Land to Michigan Bell Telephone Company, a Michigan corporation as recorded in Liber 20157, Page 711, Wayne County Records. [SAID EASEMENTS ARE PLOTTED HEREON].
- Memorandum of Ground Lease between Kenneth R. Hale and Judith A. Hale, his wife, lessor, and MOP Inc., a Michigan corporation, lessee, as recorded in Liber 33051, Page 6 [AS SHOWN ON SURVEY PER EXHIBIT B OF SAID DOCUMENT] Wayne County Records and Assignment and Assumption of Site Lease as recorded in Liber 43838, Page 1957 [APPROXIMATE LOCATION OF LEASE AREAS IS SHOWN ON SURVEY PER EXHIBIT B OF SAID DOCUMENT] Wayne County Records. Memorandum of Agreement recorded in Liber 46929, Page 637 [SAID DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR RESTRICTIONS] Wayne County Records. Subordination, Nondisturbance and Attornment Agreement as recorded in Liber 48142, Page 573, Wayne County Records. [AS SHOWN ON SURVEY PER EXHIBIT B OF SAID DOCUMENT].
- Memorandum of Lease between Trinity Wireless Towers, Inc., a Texas corporation, lessor, and Nextel West Corp., a Delaware corporation, lessee, as recorded in Liber 33761, Page 559, Wayne County Records. [APPROXIMATE LOCATION OF LEASE AREAS IS SHOWN ON SURVEY PER EXHIBIT B OF SAID DOCUMENT].
- Easement in Land for ingress and egress as recorded in Liber 17172, Page 329, Wayne County Records and assigned in Liber 17172, Page 331, Wayne County Records. [SAID DOCUMENTS ARE ILLEGIBLE. NOT PLOTTED HEREON].
- Easement to City of Livonia as recorded in Liber 17215, Page 355 and Liber 17583, Page 439, Wayne County Records. [SAID EASEMENTS ARE PLOTTED HEREON].

All exceptions shown or noted on this survey were obtained from Title Commitment No. C-154378, with an effective date of 02-15-2019, issued by Chirco Title Agency, Inc.

14. Easement in Land for ingress and egress as recorded in Liber 17172, Page 329, Wayne County Records and assigned in Liber 17172, Page 331, Wayne County Records. [SAID DOCUMENTS ARE ILLEGIBLE. NOT PLOTTED HEREON].

15. Easement to City of Livonia as recorded in Liber 17215, Page 355 and Liber 17583, Page 439, Wayne County Records. [SAID EASEMENTS ARE PLOTTED HEREON].

SURVEYOR'S CERTIFICATION

To:
Transend Properties XV, LLC
Michigan Bell Telephone Company, a Michigan corporation, as to Parcel 1;
Co-op Services Credit Union now know as Zeal Credit Union, as to Parcels 2 and 3
Chirco Title Agency, Inc.
Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for A/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 13, 14, 16, 17, 18, 19 & 20 of Table A thereof.

The field work was completed on 03-13-2019.

Kevin Navaroli
Kevin Navaroli, P.S.
No. 53503
Dated: 03-26-2019



NOWAK & FRAUS ENGINEERS

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM

PROJECT OFFICE BUILDINGS

PROJECT LOCATION

No. 29550 & 29594
Five Mile Road
Part of the SE. 1/4 of
Section 14, T.1S., R.9E.,
City of Livonia,
Wayne County, MI

SHEET

ALTA / NSPS
Land Title Survey

REVISIONS

DRAWN BY:
A.G.

APPROVED BY:
K.N./R.FRAUS

EMAIL:
rfraus@nfe-engr.com

DATE ISSUED:
03-26-2019

SCALE:
1"=40'

NFE JOB NO.

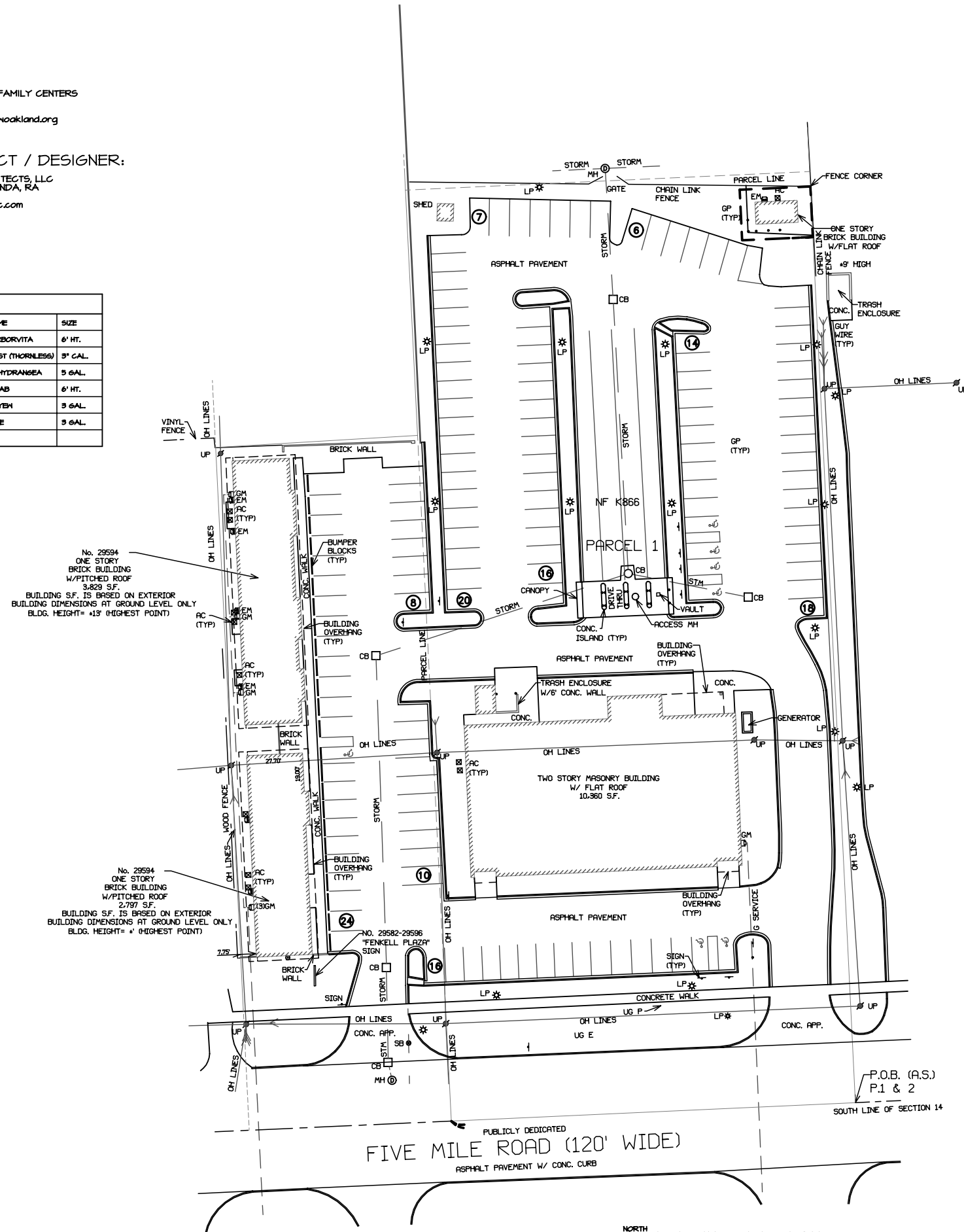
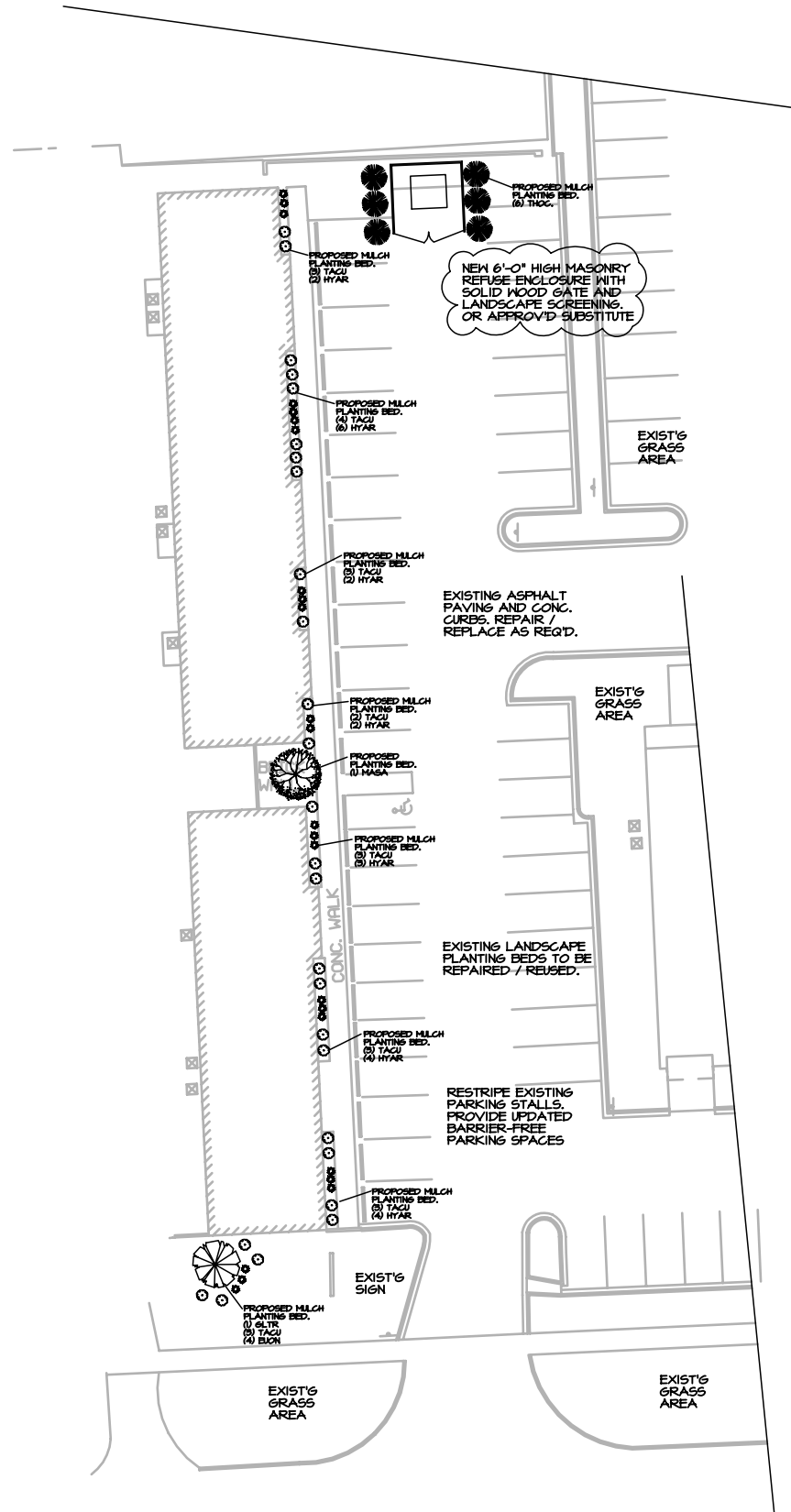
SHEET NO.

K866-K867

1 of 1

ARCHITECT / DESIGNER:
ARK-TEC ARCHITECTS, LLC
RICHARD KOVANDA, RA
(248) 925-7333
email rk@ark-tec.com

PLANT LIST:			
KEY	QTY.	COMMON NAME	SIZE
THOC	6	DOUGLAS ARBORVITA	6' HT.
GLTR	1	HONEY LOCUST (THORULESS)	3' GAL.
HYAR	25	ANNABELLE HYDRANGEA	5' GAL.
NASA	1	SERGEANT CRAB	6' HT.
TACU	24	SPREADING YEM	3 GAL.
BLON	4	SPINDLE TREE	3 GAL.



 **PROPOSED LANDSCAPE PLAN (ENLARGED)**
SCALE = 1"=20'

EXISTING SITE PLAN
SCALE = 1"=30'

ARK-TEC LLC.
ARCHITECTS

17376 W. 12 MILE ROAD
SOUTH #105
SOUTHFIELD, MI 48076
PHONE: 248-925-7333

PROJECT:

NEW OAKLAND FAMILY CENTERS

2308Z-23090 FIVE MILE ROAD, LIVONIA, MICHIGAN 48154

DATE:

REFUSE
2/14/23

REVIEW
2/31/23

SHEET NO.

1

SECTION 2 – Specifications to be noted on plans

Exceptions to the following specifications will be considered, if acceptable alternates are discussed with the City of ~~Savonia~~ Planning Department prior to landscape installation. Additional specifications are to be added by the landscape architect as needed.

- Prior to any land clearing or construction, tree protection fencing is to be installed by the contractor and inspected by the City. This fencing shall be installed at the drip line of all trees and shrubs, in accordance with the City's Tree Protection Detail, and must be maintained as approved for the duration of the project. No cutting, filling or trespassing shall occur inside the fenced areas without prior approval from the City of ~~Savonia~~ Planning Department.
- Trees to be transplanted on the site shall be so marked in the field by the landscape architect, approved by the City of ~~Savonia~~ and transplanted using only the appropriate size tree spade, per the American Association of Nurserymen and City of ~~Savonia~~ Standards. Transplants are to be watered immediately following planting. See detail on landscape plan.
- Trees shown on the plan to save or transplant that are removed or damaged shall be replaced with one (1) 2 ½ - 3" caliper tree for each tree removed under 6" diameter. Trees over 6" diameter shall be replaced with one (1) 2 ½ - 3" caliper tree for each 6" in diameter removed. Type of replacement and location shall be determined by the project landscape architect or the City of ~~Savonia~~ Planning Department.
- Plant trees and shrubs no closer than the following minimum distances from sidewalks, curbs and parking stalls:

Shade/Canopy Trees	5 feet
Ornamental/Flowering Trees	10 feet
Evergreen Trees	10 feet
Evergreen/Flowering Shrubs	4 feet
- Dig shrub pits a minimum of 1' larger than shrub root balls and tree pits 2' larger than root balls. Backfill with one part top soil and one part soil from the excavated planting hole. Plant trees and shrubs at the same grade level at which they were planted at the nursery. If wet, clay soils are evident, plant trees and shrubs higher.
- Remove all twine, wire and burlap from the top 1/3 of tree and shrub earth balls and from tree trunks. Remove all non-biodegradable material such as plastic or nylon completely.
- Lawn trees are to be mulched with a minimum of 4" wide by 4" deep shredded bark rings or approved design for trunk protection. Only natural-colored shredded hardwood bark mulch will be accepted.

- Shrub beds are to be mulched with shredded bark mulch to a minimum depth of 3". Only natural-colored shredded hardwood bark mulch will be accepted.
- Sod is to be provided for all new lawn areas, especially in right-of-ways and high use areas. Peat sod is not acceptable.
- Existing lawn that the owner intends to save and areas that are damaged during construction must be inspected by the City to determine viability. If the existing lawn is found to be level, healthy, dense and free from weeds, lawn may not require replacement or renovation. If renovation is required or is part of the approved plan, then the following requirements will apply:

Existing lawn found to be in poor condition must first be sprayed with Round-Up (or equal) to kill the existing lawn and weed areas. Wait for a minimum period of seven (7) days for the herbicide to take effect, then remove all dead sod and weeds to a minimum depth of two (2) inches. Add a minimum of four (4) to six (6) inches of new topsoil to all lawn areas. Back fill and compact topsoil to the top of all curbs and walks prior to sodding. Regrade to eliminate all bumps and depressions and resod all areas.

Existing lawn found to be generally in good condition but with bare, sparse or weedy areas must be renovated by filling in low areas, raking, overseeding and top dressing all sparse and bare spots and by initiating a weed and feed program.
- Backfill directly behind all curbs and along sidewalks and compact to the top of curb or walk to support vehicle and pedestrian weight without settling.
- All landscape areas, especially parking lot islands and landscape beds next to buildings shall be excavated of all building materials and poor soils to a depth of 12 – 18" and backfilled with good, medium textured planting soil (loam or light yellow clay). Add 4 – 6" of topsoil over fill material and crown a minimum of 6" above top of curbs and/or walks after earth settling unless otherwise noted on the landscape plan.
- In natural areas the following procedures shall be followed:
 - Remove any trees and brush per City of ~~Savonia~~ direction only.
 - Remove trash and perform surface grading (if any) only to fill in the worst low spots. Do not cut or fill around trees.
 - Rake, hydroseed and mulch bare ground areas with proper seed mix (shade or sunny mix).
 - Let area revert to trees and shrubs. Mow very minimally, if necessary.
- Landscape berms are to be constructed of light yellow clay or loam soils and are to be free of construction materials and debris. Use of heavy clays for berm construction must be approved by the City of ~~Savonia~~ Planning Department prior to installation. Slopes are to be no steeper than 1:3 unless otherwise specified on the landscape plan.

- Conversion of all asphalt and gravel areas to landscape shall be done in the following manner:
 - Remove all asphalt, gravel and compacted earth to a depth of 6 – 18" depending on the depth of the sub base and dispose of off site.
 - Call (248) 796-4156 for an inspection prior to backfilling.
 - Replace excavated material with good, medium textured planting soil (loam or light yellow clay) to a minimum of 2" above top of curb and sidewalk, add 4 – 6" of topsoil and crown to a minimum of 6" above adjacent curb and walk after earth settling, unless otherwise noted on the landscape plan.
- All landscape areas including right-of-ways shall be irrigated by an automatic underground irrigation system. Lawns and shrub/landscape areas shall be watered by separate zones to minimize overwatering.
- All existing trees on site and in the right-of-way shall be pruned as directed by the City of ~~Savonia~~ to remove dead, dying and hazardous limbs or to remove limbs which impede construction, driveways and sidewalks. Pruning and deep-root fertilizing is to be done only by a qualified tree service company licensed with the City of ~~Savonia~~.
- The construction of detention basins should be made with the following goals in mind:
 - Natural, free form appearing grades
 - Slopes of 1:4 or flatter
 - No fencing
 - No water levels to be retained
 - Mow slopes and let bottom of basin revert to natural vegetation
- Provide continuous curbing around all landscape areas on site. Alternate landscape area protection such as decorative fences, retaining walls, etc., may be acceptable in lieu of curbing or may be required in addition to curbing to protect the landscape areas and properly deflect vehicular and pedestrian traffic.

U:\planning\general requirements and specs for landscape plan

TREE PLANTING & MAINTENANCE GUIDELINES

Tree Planting Guidelines

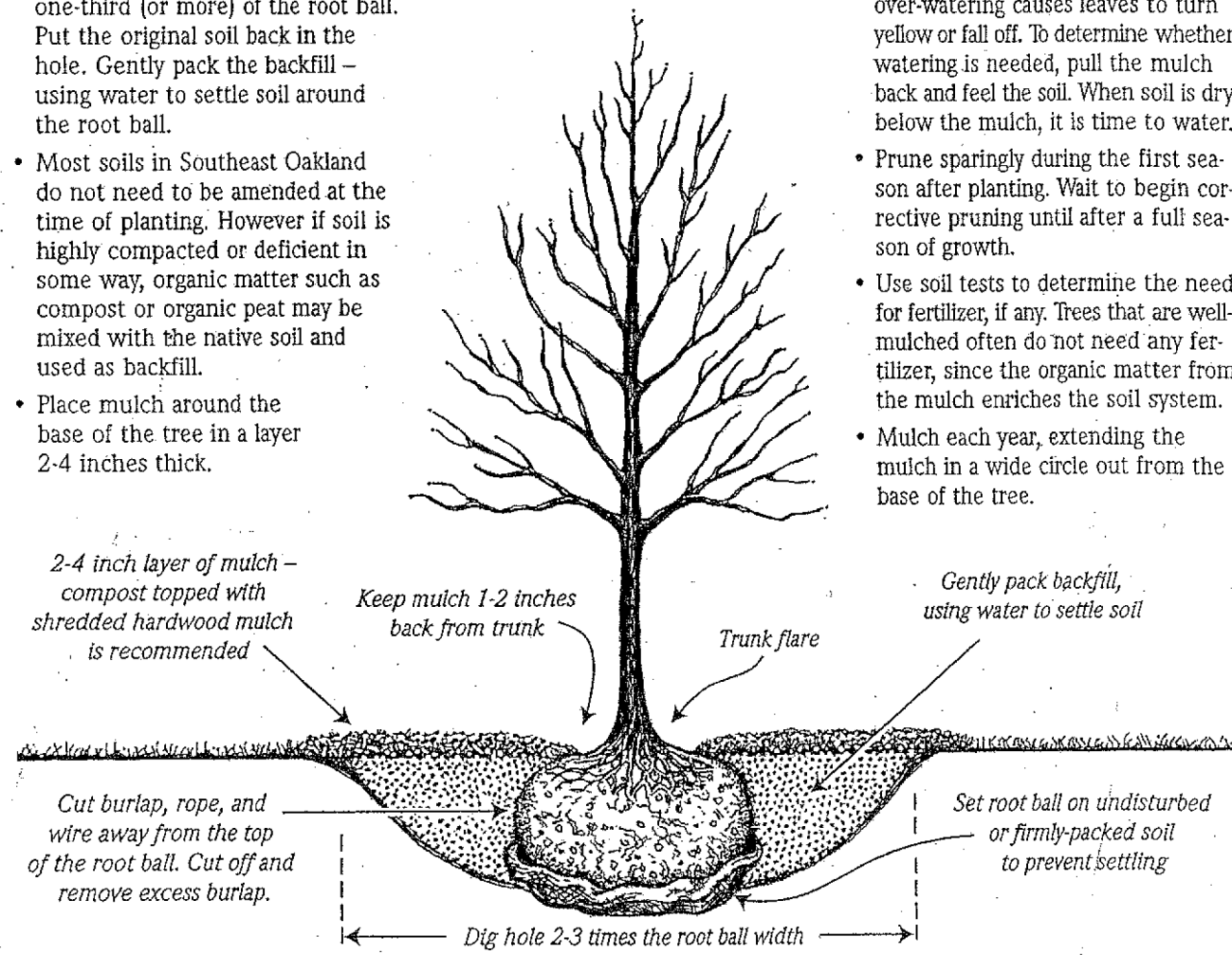
- Dig a shallow, broad hole, three times the diameter of the root ball – but only as deep as the root ball.
- Identify the root flare – where roots spread at the base of the tree. The root flare should be visible, just above the ground. If the tree is planted too deep, new roots will have difficulty developing due to lack of oxygen.
- Set the root ball on firmly-packed soil to prevent settling. Cut burlap, rope, and wire away from the top one-third (or more) of the root ball. Put the original soil back in the hole. Gently pack the backfill – using water to settle soil around the root ball.
- Most soils in Southeast Oakland do not need to be amended at the time of planting. However if soil is highly compacted or deficient in some way, organic matter such as compost or organic peat may be mixed with the native soil and used as backfill.
- Place mulch around the base of the tree in a layer 2-4 inches thick.

Tree Selection

- Think diversity! Diverse tree species help balance the local ecology and reduce the possibility of pest infestations.
- Select trees suited to the conditions of the planting site. Consider sun/ shade, drainage, soils and climate – before selecting your tree!
- Consider tree species native to Southeast Michigan. Native trees are well-adapted to local growing conditions. Native trees provide food and shelter for wildlife.

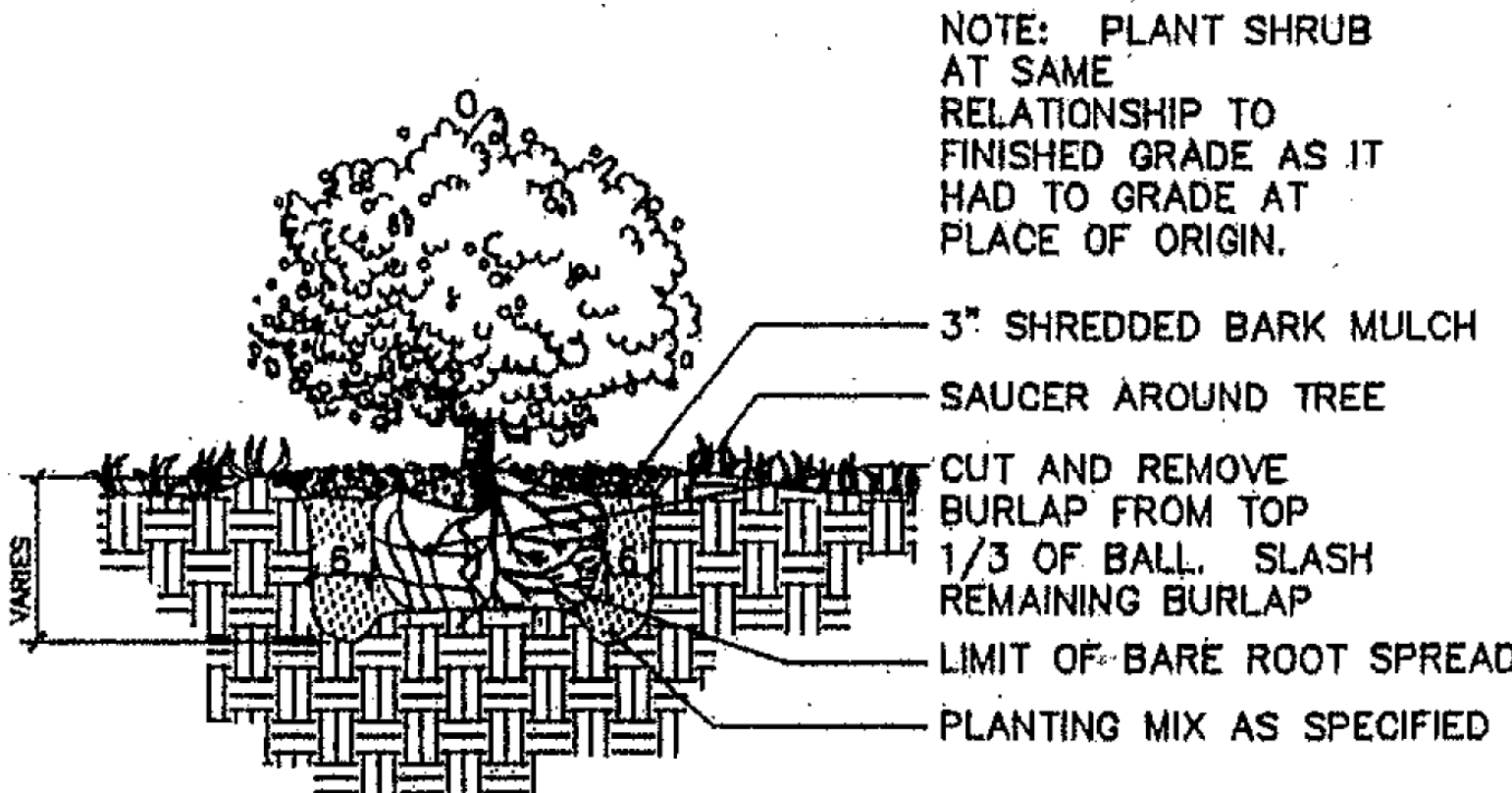
Maintaining Healthy Trees

- Annually inspect the tree to identify possible insect or health problems. *If you have questions, contact the Oakland County MSU Extension Garden hotline: 248-859-0902 or a certified arborist.*
- Water is the critical factor for tree survival after planting. Water trees at least once a week. Distribute water evenly over the root system and mulched area.
- Keep the soil moist but not soaked; over-watering causes leaves to turn yellow or fall off. To determine whether watering is needed, pull the mulch back and feel the soil. When soil is dry below the mulch, it is time to water.
- Prune sparingly during the first season after planting. Wait to begin corrective pruning until after a full season of growth.
- Use soil tests to determine the need for fertilizer, if any. Trees that are well-mulched often do not need any fertilizer, since the organic matter from the mulch enriches the soil system.
- Mulch each year, extending the mulch in a wide circle out from the base of the tree.



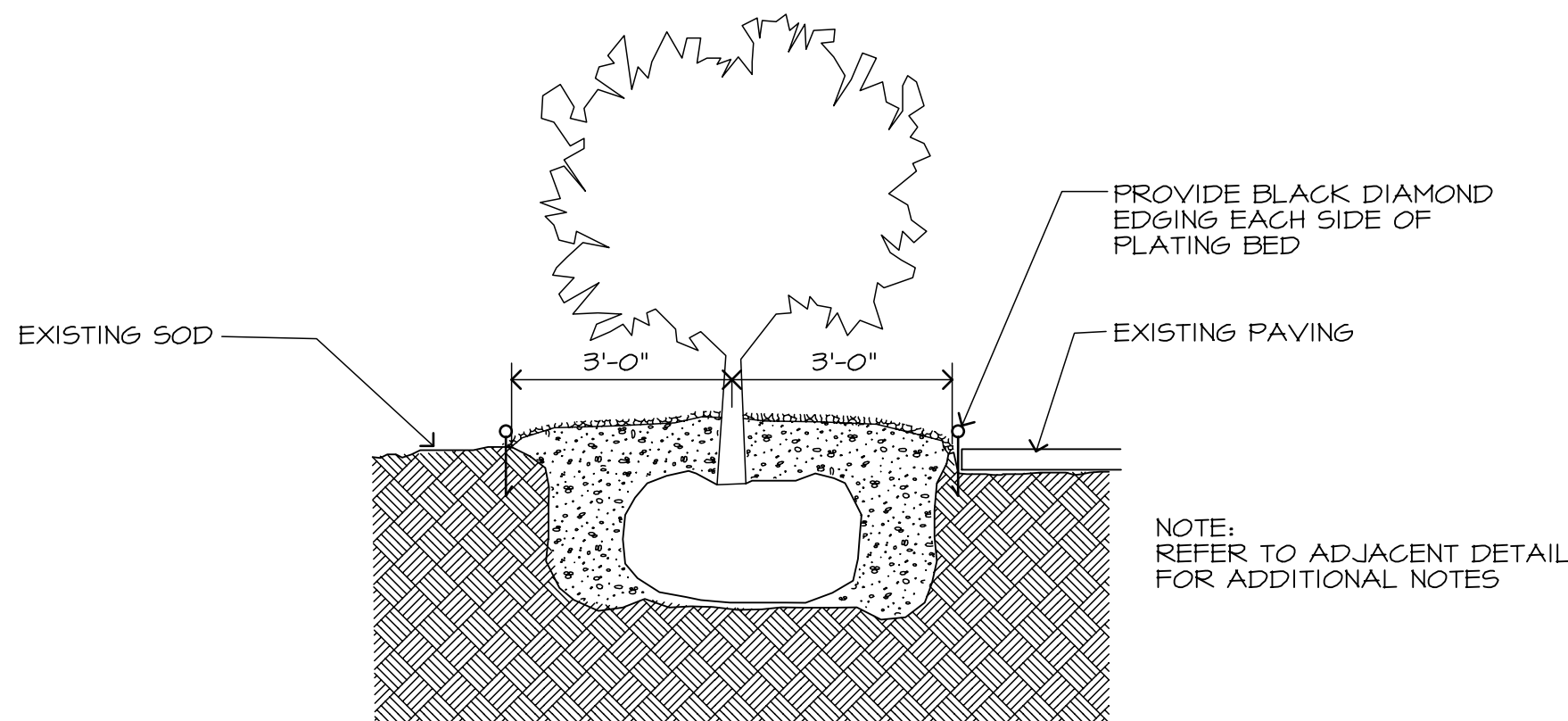
Prepared by Southeastern Oakland County Water Authority (SOCWA) with advice from the Healthy Lawns and Gardens Technical Advisory Committee 248-288-5150, www.socwa.org, April 2007

LD-9-1170



SHRUB PLANTING DETAIL

NO SCALE



SHRUB DETAIL

NEW MAINTENANCE SHED FOR:

NEW OAKLAND FAMILY CENTERS

29502-29590 FIVE MILE ROAD, LIVONIA, MICHIGAN

DATE:

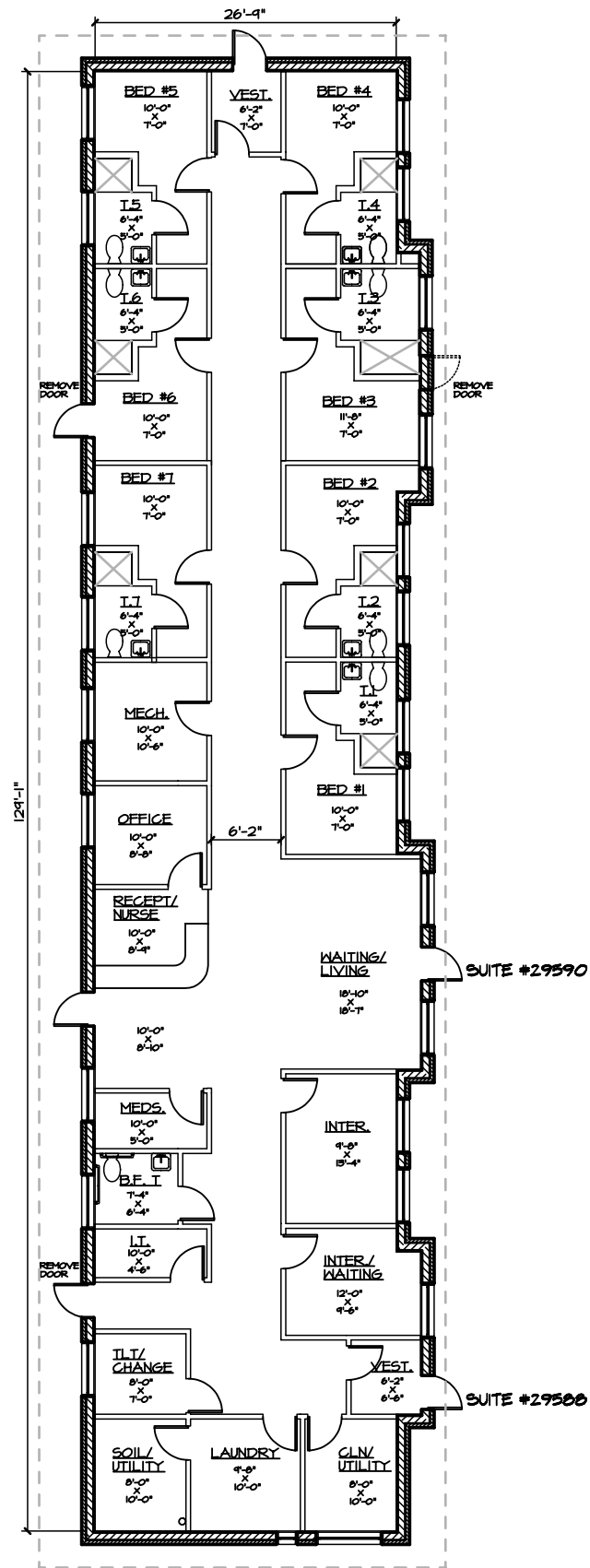
LANDSCAPE 10/31/23

SHEET NO.

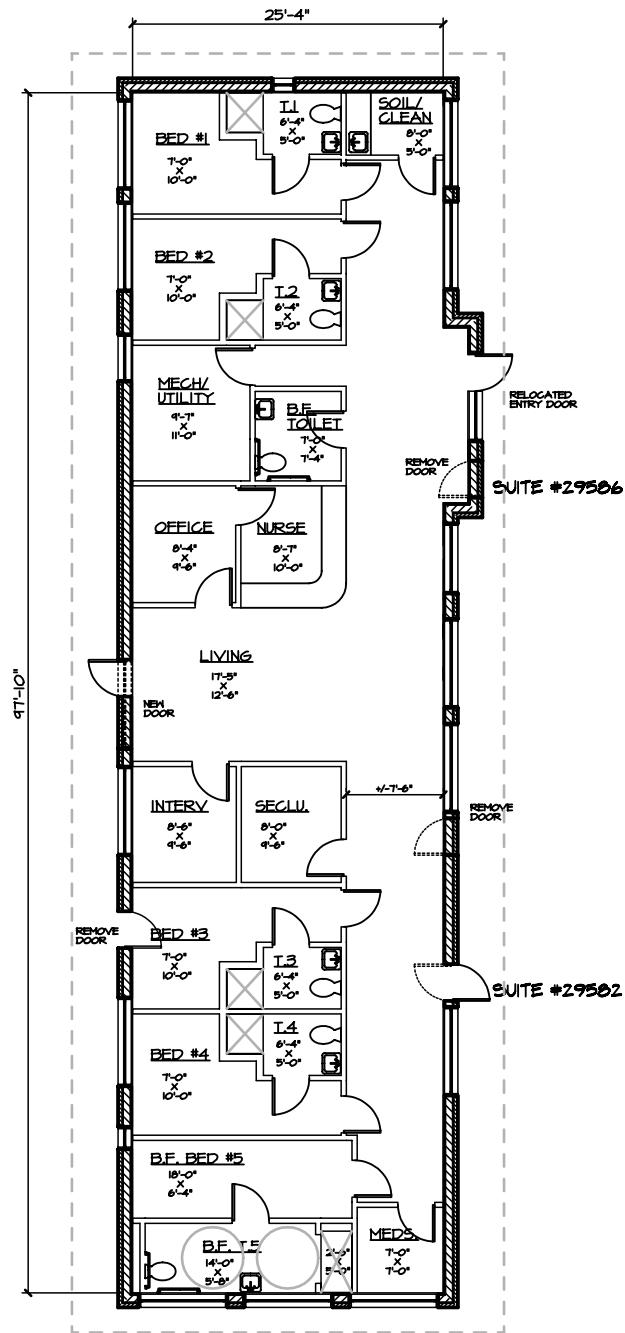
1a

ARK-TEC LLC ARCHITECTS

11376 M12 MILE ROAD
SOUTHFIELD, MICH 48076
PHONE: 248-425-7933
EMAIL: RK@ARK-TEC.COM



BUILDING "B" PRELIM. PLAN
SCALE: 1/8" = 1'-0"



BUILDING "A" PRELIM. PLAN
SCALE: 1/8" = 1'-0"

PROJECT:



PRELIMINARY FLOOR PLANS:

CRISIS CENTER

29502 - 29590 5 MILE ROAD, LIVONIA, MICHIGAN

DATE:

PRELIM.
8/4/23

SHEET NO.

1

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

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



MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

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

December 5, 2023

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2023-12-02-15 – #29582 - #29596 Five Mile Road

Dear Mr. Miller:

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

1. The subject parcel is assigned the address range of #29582 through #29596 Five Mile Road, with the address of **#29594 Five Mile Road** being assigned to the overall parcel.
2. The first legal description for "Parcel 3" in the submitted drawings appears to be correct (the second version is not correct) and should be used in connection with the waiver use should the petition be approved.
3. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. The submitted drawings do not show any changes to the existing services to the building, so we do not believe there will be any negative impacts to the system with the proposed usages.
4. Should any revisions to the on-site services be required, the owner will need to submit engineering drawings to this Department to determine if permits will be required.

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 "David W. Lear", is written over a horizontal line.

David W. Lear, P.E.
Assistant City Engineer
cc: 2023 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF



MAUREEN MILLER BROSNAN
MAYOR

14910 FARMINGTON ROAD
LIVONIA, MICHIGAN 48154-5419
734-466-2444
734-466-2082 fax

DATE: December 7, 2023
TO: Scott O. Miller, Planner IV
FROM: Livonia Fire Prevention Division
SUBJECT: **Petition 2023-12-02-15, 29582-29596 Five Mile Rd.**

This office has reviewed the site plan submitted in connection with a request for modification to a commercial building on the property located at the above referenced address.

We have no objections to this proposal with the following stipulations:

With this project proposal being a short term, temporary housing of less than 72 hours, plan set submission with review and approval may involve inspectors from The State of Michigan.

A further detailed plan review will take place when this division receives an official plan set.

Sincerely,

Brian Kukla

Brian Kukla
Fire Marshal

**DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE**

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSNAN
MAYOR

15050 Farmington Road
Livonia, Michigan 48154-5499
(734) 466-2470
FAX: (734) 261-2265

January 5th 2024

Mr. Scott Miller
City of Livonia Planning Dept
33000 Civic Center Drive
Livonia, MI 48154

Re: Petition 2023-12-02-15 – 29582-29596 Five Mile

Mr. Miller,

I have reviewed the plans in connection with the petition. I am concerned if this petition is passed it will have a negative effect on the residents in the area. While mental health facilities do provide outlets for people to obtain mental health assistance, they come at a cost to the quality of life of those who live in their vicinity. These facilities have frequent disturbances, assaults, runaways and calls for medical assistance. People suffering from a mental health crisis are often unpredictable and can pose a danger to the public. There will be an increase in emergency vehicle ingress and egress in the area at all hours of the day. Patients will flee from the facility as they do at all mental health facilities. One such incident resulted in the tragic death of a nurse who was struck by a vehicle attempting to return a runaway patient this past year in our city. Unlike most other facilities in the city, with the exception of numerous group homes, this proposed facility backs up to residential homes where patients will now be fleeing towards. This is not a desirable location for such a facility. Citizens in the immediate area will now be subject to an increase in this activity and high likelihood of police presence around their homes. These consequences must be considered when determining if this petition should be granted.

Generally, mental health employees take a hands-off approach once a patient leaves their building, requiring police intervention. This needs to be addressed with New Oakland if this petition was to be granted to determine if their policies would allow them to handle such situations on their own until they arise to a point where police intervention is required. If this petition is granted, I stress the need for 24/7 security and

medical staffing, present at all times in both buildings, with proper security measures in place to curtail patient runaways and disturbances which undoubtedly will be a common occurrence. Furthermore, due to the ages of the patients this facility will be serving, staffing should be available at all times to assist in any transports to a hospital so that Livonia resources are not exhausted waiting for the patient's guardian to appear at the hospital. The city of Livonia has several mental health centers that are a constant draw on the resources of this city. Assisting mental health facilities already places a large burden on the available public safety resources this city has and this will undeniably increase if this petition is approved.

Please feel free to contact me, should you have any questions.

Sincerely,

FOR THE CHIEF OF POLICE,

A handwritten signature in black ink, appearing to read "Paul Walters", written in a cursive style.

Paul Walters, Sergeant
Traffic Bureau
(734) 466-2107

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

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

Date: January 9, 2024

To: Scott O. Miller

From: Jerome Hanna

RE: Petition 2023-12-02-15 – 29582-29596 Five Mile Road

Pursuant to your request, the above-referenced Petition has been reviewed.

1. The petitioner's proposal is a change in use. This would require that the proposed space must conform to all current barrier-free codes, building codes, and all mechanical codes and standards. This will be addressed further at the time of the plan review if this project moves forward.

This Department has no further objections to this Petition.

I trust this provides the requested information.

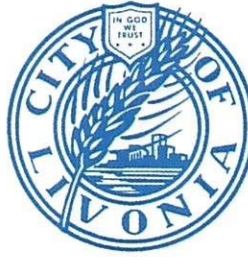
Jerome Hanna

Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

Michael T. Slater
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSAN
MAYOR

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

December 27, 2023

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

Petition 2023-12-02-15 - 29582-29596 Five Mile Road

Dear Mr. Miller,

I have reviewed the address connected with the above noted petition. As there are no outstanding amounts receivable (general or water and sewer), I have no objections to the proposal.

Please contact me if you have any further questions.

Very truly yours,

Connie Kumpula
Chief Accountant

CK: jw

From: [Nash, Susan M.](#)
To: [Reece, Stephanie](#)
Subject: RE: Petition 2023-12-02-15 - 29582-29596 Five Mile Road
Date: Friday, January 12, 2024 4:17:46 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Stephanie

Sorry for the delay

They are current with their taxes

Thank you

Susan

Susan Nash
City Treasurer
City of Livonia | Treasurer's Office
(734) 466-2244
snash@livonia.gov

From: Reece, Stephanie <SReece@livonia.gov>
Sent: Friday, January 12, 2024 2:44 PM
To: Nash, Susan M. <snash@livonia.gov>
Subject: FW: Petition 2023-12-02-15 - 29582-29596 Five Mile Road

Hi Susie,

I haven't see your response regarding the attached petition. The study was this past Tuesday and the Public Hearing is this coming Tuesday.
Again, just a friendly reminder.
Thank you

Stephanie

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

Comments/concerns with Petitions for 16JAN2024 - City Planning Commission

Katie McNulty <katiemcnulty@hotmail.com>

Tue 1/9/2024 4:11 PM

To:Planning <Planning@Livonia.gov>

Cc:Reece, Stephanie <SReece@livonia.gov>

Dear Livonia Planning Commission,

I am writing to you as a lifelong resident of Livonia with serious concerns on both petitions rostered for the 16JAN2024 Planning Commission meeting:

1. Petition 2023-11-01-06 submitted by Skilken Gold, a rezoning application - Rural Urban Farm to C-2, General Business
2. Petition 2023-12-02-15 submitted by Ark Tec Architects L.L.C on the behalf of New Oakland Family Centers for a waiver application to convert two (2) former office buildings

The first petition would build a new Sheetz store, restaurant, drive thru, convenience store, gas station, 24/7 business operations and beer/wine sales at 15100 Newburgh Rd, Livonia, MI 48154.

The second petition would convert two (2) former office buildings for use as a domiciliary behavioral health facility with short-term temporary housing (less than 72 hrs per stay) on the property of 29582-29596 Five Mile Rd., Livonia, MI 48154.

Both petitions carry very significant safety, security and health concerns for our residents, business owners/employees, patrons, and visitors to Livonia. The addition of a third gas station to the corner of Five Mile Rd and Newburgh Rd is ludicrous, the city is not "short" on petrol stations and with the Sheetz business model, the 24/7 store would only bring us trouble. The traffic congestion, noise and large illuminated signs would only have negative effects on our community. The economic injury to established businesses, residents and schools could be quite devastating not to mention the impacts to the city's major hospital (St. Mary's).

The New Oakland Family Center is claiming this proposed facility is similar to the Youth and Family Care Connection (YFCC) in Waterford. It also tried to comfort us with "at no time will residential treatment be offered to individuals with serious substance abuse disorder issues." And for safety and restrictions, "the proposed facility will include extensive safety measures, including 24/7/365 security personnel and staffing to ensure

the safety and well-being of residents and staff.” The proposal does not define the range of individuals (ages) or describe what type of behavior issues these individuals have. The plans do not have any sort of wall or perimeter as means for retention of wandering “checked in residents” or protection for Livonia residence, CVS or McDonald’s employees/patrons to name few. The waiver application submitted on 05DEC2023 has an invalid owner’s address, not sure the scrutiny by the Planning Commission but it seems important enough that requires a notary.

Understand the city must work through each petition and run various checks with ordinances like (Section 6.26, bullet 14) that alcohol sales are prohibited in connection with gasoline service stations or zoning that would put a high risk facility nestled to residential areas and local businesses. In addition, proper research must be done such as: impacts to emergency services, safety and traffic studies, and compliance with county, state and federal laws. Neither of these petitions support Livonia Vision 21 for its master plan for strategic growth and development. Bottom line, these petitions are not a fit for our city.

Kind Regards,

Katie McNulty

30976 Orangelawn St.

Livonia, MI 48150

734-612-4403 - cell

Additional comments/questions with Petitions for 16JAN2024 - City Planning Commission

Katie McNulty <katiemcnulty@hotmail.com>

Tue 1/16/2024 4:27 PM

To: Planning <Planning@Livonia.gov>

Cc: Reece, Stephanie <SReece@livonia.gov>

Dear Planning Commission,

Just wanted to add a few more comments/questions with regards to the applicable zoning ordinance(s):

1. For Petition 11-01-06, will the Planning Commission use the criteria outlined in ZONING ORDINANCE No. 3160 (Version July 18, 2023) Article XIII Section 13.15, 5 (Standards of Review for Amendments)? If so, will the Commission review 5A-L sub bullets in the meeting and discuss whether it does or does not meet these standards?

2. For Petition 12-02-15, Section 5.02 Special Waiver was used in the request by Ark Tec Architects LLC on the behalf of New Oakland Family Centers. This request does not pass the first standard listed in Section 4 A). "The proposed use or uses shall be of such location, size, and character as to be in harmony with the appropriate and orderly development of the zoning district in which situated and shall not be detrimental to the orderly development of adjacent zoning districts."

In addition, in Section 6.23 "Facilities for the Detention, Incarceration, Commitment, and/or Rehabilitation of Adults or Minor Children and Psychiatric Hospitals" outlines the criteria needed, sub bullet 2 for "Minimum Lot Size" states these facilities shall be located on a parcel of land at least 25 acres in area. This "waiver" does not meet several of the required criteria listed in 6.23, will the Commission go through each and discuss what is proposed to exactly what this petition is asking the Commission to "waive?"

Kind Regards,

Katie McNulty

734-612-4403

- - -

09JAN2024

Dear Livonia Planning Commission,

I am writing to you as a lifelong resident of Livonia with serious concerns on both petitions rostered for the 16JAN2024 Planning Commission meeting:

1. Petition 2023-11-01-06 submitted by Skilken Gold, a rezoning application - Rur
2. Petition 2023-12-02-15 Tec Architects L.L.C on the behalf of New Oakland Family Centers for a waiver application to convert two (2) former office buildings

The first petition would build a new Sheetz store, restaurant, drive thru, convenience store, gas station, 24/7 business operations and beer/wine sales at 15100 Newburgh Rd, Livonia, MI 48154.

The second petition would convert two (2) former office buildings for use as a domiciliary behavioral health facility with short-term temporary housing (less than 72 hrs per stay) on the property of 29582-29596 Five Mile Rd., Livonia, MI 48154.

Both petitions carry very significant safety, security and health concerns for our residents, business owners/employees, patrons, and visitors to Livonia. The addition of a third gas station to the corner of Five Mile Rd and Newburgh Rd is ludicrous, the city is not "short" on petrol stations and with the Sheetz business model, the 24/7 store would only bring us trouble. The traffic congestion, noise and large illuminated signs would only have negative effects on our community. The economic injury to established businesses, residents and schools could be quite devastating not to mention the impacts to the city's major hospital (St. Mary's).

The New Oakland Family Center is claiming this proposed facility is similar to the Youth and Family Care Connection (YFCC) in Waterford. It also tried to comfort us with "at no time will residential treatment be offered to individuals with serious substance abuse disorder issues." And for safety and restrictions,

“the proposed facility will include extensive safety measures, including 24/7/365 security personnel and staffing to ensure the safety and well-being of residents and staff.” The proposal does not define the range of individuals (ages) or describe what type of behavior issues these individuals have. The plans do not have any sort of wall or perimeter as means for retention of wandering “checked in residents” or protection for Livonia residence, CVS or McDonald’s employees/patrons to name a few. The waiver application submitted on 05DEC2023 has an invalid owner’s address, not sure the scrutiny by the Planning Commission but it seems important enough that requires a notary.

Understand the city must work through each petition and run various checks with ordinances like (Section 6.26, bullet 14) that alcohol sales are prohibited in connection with gasoline service stations or zoning that would put a high risk facility nestled to residential areas and local businesses. In addition, proper research must be done such as: impacts to emergency services, safety and traffic studies, and compliance with county, state and federal laws. Neither of these petitions support Livonia Vision 21 for its master plan for strategic growth and development. Bottom line, these petitions are not a fit for our city.

Kind Regards,

Katie McNulty

30976 Orangelawn St.

Livonia, MI 48150

734-612-4403 - cell

concerns with Petitions for 16JAN2024 - City Planning Commission

James Crowley <jcrowley364@gmail.com>

Thu 1/11/2024 10:38 PM

To:Planning <Planning@Livonia.gov>

Hello I am writing to the planning commission to express my opposition of two items proposed on the January 16 planning agenda. Both petitions carry very significant safety, security and health concerns for our residents, business owners/employees, patrons, and visitors to Livonia.

1.) Petition 2023-11-01-06 submitted by Skilken Gold, a rezoning application - Rural Urban Farm to C-2, General Business Petition

2). Petition 2023-12-02-15 submitted by Ark Tec Architects L.L.C on the behalf of New Oakland Family Centers for a waiver application to convert two (2) former office buildings 29528-29596

The first petition would build a new Sheetz store, restaurant, drive thru, convenience store, gas station, 24/7 business operations and beer/wine sales at 15100 Newburgh Rd, Livonia, MI 48154. The addition of a third gas station to the corner of Five Mile Rd and Newburgh Rd is not necessary; there are 4 stations within one mile Two at five and Newburg and two more and 5 Mile at this same intersection of the proposed plan and 5 Mile and Levan. The Sheetz business model, the 24/7 seems very similar to a highway truckstop that is too high of impact for the corner and our community. We already have Trucks (Big Rig Tractors) illegally parking, not only in the daytime, but overnight (Truckers many times are "camping out") in the Planet Fitness Parking lot as well as the Century Plaza parking lot; this will only bring more Rigs to our residential area. Over the years, I have called the police numerous times to report this activity, a sign was even posted in the Planet Fitness parking lot prohibiting this activity but has been ignored by truckers and not enforced by our Police Department. In addition the traffic congestion, noise and large illuminated signs would only have an adverse effect on our community. The economic negative impact to established businesses, residents and schools could be quite devastating not to mention the impacts to our community. I realize that city must work through and consider each petition and review requests and the impacts of ordinances such as (Section 6.26, bullet 14) that alcohol sales are prohibited in connection with gasoline service stations or zoning. (I own 5 homes within one mile of this proposed site and feel that this zone change would have an adverse affect on my values).

The second petition would convert two (2) former office buildings for use as a domiciliary behavioral health facility with short-term temporary housing (less than 72 hrs per stay) on the property of 29582-29596 Five Mile Rd., Livonia, MI 48154.that would put a high risk facility in very close proximity to

residential areas and local businesses with little or no green space or buffer to the community. In addition, proper research must be done such as: impacts to emergency services, I don't believe the initial plans for this space and zoning were designed to house this type of facility. I do understand that there may be a need for these types of facilities, however, I don't feel the location or building design is appropriate for this business nor the magnitude of this size of a treatment center.

Furthermore, I am familiar with Livonia Vision 21 master plan for strategic growth and development. and neither of these petitions support Livonia Vision 21. Additionally Safety and traffic studies, and compliance with county, state and federal laws should be considered .I feel strongly these petitions are not a fit for our city. Let's support petitions that make our city and community the best place to live, work and raise families and age.

Also please note: The waiver application submitted on 05DEC2023 has an invalid owner's address,.This is an official document with errors/omissions noted.

Sincerely Submitted

James Crowley

16106 Blue Skies

Livonia, 48154

248-953-1062

Concerns with Petitions for Jan. 16 2024 Planning Commission

Pauline Crowley <paulinecrowley@sbcglobal.net>

Thu 1/11/2024 11:22 PM

To:Planning <Planning@Livonia.gov>

Hello I am writing to the planning commission to express my opposition of two items proposed on the January 16 planning agenda. Both petitions carry very significant safety, security and health concerns for our residents, business owners/employees, patrons, and visitors to Livonia. I have lived at 15108 Blue Skies, one block in from the Five Mile and Newburgh intersection for 60 years.

1.) Petition 2023-11-01-06 submitted by Skilken Gold, a rezoning application - Rural Urban Farm to C-2, General Business Petition

2). Petition 2023-12-02-15 submitted by Ark Tec Architects L.L.C on the behalf of New Oakland Family Centers for a waiver application to convert two (2) former office buildings 29528-29596

The first petition would build a new Sheetz store, restaurant, drive thru, convenience store, gas station, 24/7 business operations and beer/wine sales at 15100 Newburgh Rd, Livonia, MI 48154. The addition of a third gas station to the corner of Five Mile Rd and Newburgh Rd is not necessary; there are 4 stations within one mile. Two at five and Newburgh and two more at 5 Mile at this same intersection of the proposed plan and 5 Mile and Levan. The Sheetz business model, the 24/7 seems very similar to a highway truck-stop that is too high of an impact for the corner and our community. With its proximity to residential properties including the Villa Marie, the "all night" hours that could attract travelers from I 96 M-14 and I275, We already have Trucks (Big Rig Tractors) illegally parking, in the daytime as well as over overnight (Truckers many times are "camping out the Planet Fitness Parking lot as well as the Century Plaza parking lot. I do not want this type of all night traffic near my home. I feel it will only bring more traffic, more of the Rigs, and potentially more crime into our residential area. Over the years, this intersection has increasingly high traffic congestion with many accidents, high noise and a long wait large illuminated signs would only have an adverse effect on our community. The economic negative impact to established businesses, residents and schools could be quite devastating not to mention the overall adverse impacts to our community.

The second petition would convert two (2) former office buildings for use as a domiciliary behavioral health facility with short-term temporary housing (less than 72 hrs per stay) the property of 29582-29596 Five Mile Rd., Livonia, MI 48154. that would put a high risk facility in very close proximity to residential areas and local businesses with little or no green space or buffer to the community. In addition, proper research must be done such as: impacts to emergency services, I don't believe the initial plans for this space and zoning were designed to house this type of facility. I do understand that there may be a need for these types of facilities, however, I don't feel the location or building design is appropriate for this business nor the magnitude of this size of a treatment center.

Furthermore, I am familiar with Livonia Vision 21 master plan for strategic growth and development. and neither of these petitions support Livonia Vision 21. Additionally Safe and traffic studies, and compliance with county, state and federal laws should be considered. I feel strongly these petitions are not a fit for our city. Therefore, I do not want the petitions to be approved. Let's support petitions that make our city and community the best place to live, work and raise families and age.

Also please note: The waiver application submitted on 05DEC2023 has an invalid owner's address, this is an official document with errors/omissions noted.

Respectfully Submitted

Pauline Crowley

15108 Blue Skies
Livonia, 48154

From: [robert nofar](#)
To: [Reece, Stephanie](#)
Subject: Re: Petition 2023-11-01-06 and 2023-12-02-15
Date: Tuesday, January 16, 2024 11:51:05 AM

Hi Stephanie,

This is the correct copy

From: robert nofar <robertnofar@msn.com>
Sent: Tuesday, January 16, 2024 11:48 AM
To: SReece@livonia.gov <SReece@livonia.gov>
Subject: Fw: Petition 2023-11-01-06 and 2023-12-02-15

Dear Livonia Planning Commission,

I am a Hotel developer (Nofar Hotel Group) that builds and manages their own Hotels. Our portfolio of Hotels contains Marriott, Hilton and IHG brands in the State of Ohio, Indiana and Michigan. One of our purchases was a delapidated isore building that was once used as a photography business at the corner of Schoolcraft and Inkster Rd in the City of Livonia. We took this isore and constructed a beautiful Hotel (Holiday Inn Express & Suites) that now is a nice face to the entrance on the south/east corner of City of Livonia. We have award winning properties and strive to run and deliver an excellent, respectful, high-quality service and product to our Guests. We have chosen Livonia as a target to do business with, because of its excellent reputation and the standards that it has built itself on. We also train our staff to be very vigilant and alert of any suspicious activity going on inside and outside of our Hotels. I am very happy and grateful with what we have accomplished. We have been in collaboration with the City of Livonia to make the city a better place for everyone to work in! We enjoy this City So much that We chose to purchase another dilapidated building and are in the process of converting it into a Staybridge Suites Hotel! This location was the only one left in the City of Livonia that was zoned to put a strip club and we purchased and rezoned it so this will not happen and to preserve the City standards and integrity for what it stands for and at the same time we can grow in.

This is why I am writing to you out of concern for the following proposed petitions: Petition 2023-11-01-06 and 2023-12-02-15

We are concerned about the two petitions on the Agenda that are being proposed. I am referring to the Sheetz store development Petition 2023-11-01-06 to rezone this parcel to develop a restaurant, drive-through, convenience store, gas station, 24/7 operation that will be able to provide beer and wine to customers. The City has an abundance of gas stations, Liquor establishments with convenience stores not to mention you would be opening a can of worms that would jeopardize the city ordinance that prohibits gas station from selling alcohol. Is this really needed? "NO" it only creates a problem for the city and its

already struggling convenience stores with liquor, beer and wine. I strongly recommend not to approve this petition.

In regard to petition 2023-12-02-15 that was submitted by Ark Tec Architects L.L.C. I have a great safety concern as well. This could have a negative impact on the people living and working in the city. No business, school, residence or other investments wants this next to them due to safety and security concerns. This my detour other investors or residents moving in the City of Livonia. I strongly recommend this not to be approved.

We are proud to do business with Livonia and look forward to expanding our partnership with the City and it is important for us to make sure we preserve this City with the upmost viable businesses that would most benefit to continue and protect the reputation and standards it has established and committed to.

Robert Nofar
Nofar Hotel Group
248-787-6511

Petition 2023-12-02-15

Jen Sam <jsamborski7@gmail.com>

Tue 1/16/2024 6:34 PM

To:Planning <Planning@Livonia.gov>

Hello,

I am writing to express concern about the petition by New Oakland Family Centers regarding a new facility at 5mile and Middlebelt. I am a resident on the street right behind the proposed facility. I just found out about this this afternoon. Only one side of our street was notified so I was not aware that this was happening.

I have concerns about the proposed facility. As a community member who has also had a family member serviced by this organization, I am concerned about their ability to follow protocols. My experience with them has been that this has not always been the case. This concerns me on behalf of persons who may be placed in the facility for emergency mental health care. As a community member, I am also concerned regarding the security of the facility. The facility is near a major intersection and that might pose a risk to clients that might be in a mental health crisis. Is there a proposed plan to secure the facility to protect the individuals that might be serviced there?

I apologize for not coming to you with this in person but I just found out. Please feel free to reach out with any questions or to discuss this further.

Thank you,
Jennifer Samborski
15487 Hidden Lane
Livonia, MI 48154
734-558-7608

Petition 2023-12-02-15

Dave Samborski <davsamborski@gmail.com>

Tue 1/16/2024 6:49 PM

To:Planning <Planning@Livonia.gov>

Hello,

I'm addressing you today with a deep concern I have about the location of the new Oakland Family Centers proposed to be at the five Mile and Middlebelt location. I'm a resident on the street next to the facility.

The reason for my concern is for the security of the facility and residents thereof. Which street would be more dangerous for those at high risk, 5 mi or Middlebelt? I hope we never find out for what that implies. Also, with such a busy corner, if we have residents conflicting with a high traffic intersection, that's not only dangerous for them but on coming drivers as well. This would risk many factors of our city, not to mention we have had first hand experience with faculty of Oakland Family Centers and found the less less than professional wisdom they are managed by would be a poor choice for our Livonia community.... please observe customer feedback ratings.

Consider my feelings known and hazards warned. I'm sure with the information and feedback you are given at this time, from I'm sure, many concerned residents, that the best choices for the whole community and image of Livonia will prevail.

Thank you for observing this email.

Sincerely,

David E. Samborski
Livonia Resident.

Petition 2023-12-02-15

Cassandra Nangle <casseyangle@outlook.com>

Tue 1/16/2024 8:39 PM

To:Planning <Planning@Livonia.gov>

Dear planning commission,

My name is Cassandra Nangle at 15400 Hidden Lane Livonia. My home directly backs up to the site proposed by New Oakland Family Center. We have concerns regarding safety of our family and small children given the nature of the service planned with this petition. We moved in our home in 2016 and the building behind us has been vacant and an eye sore.

-There has been issues with vandalism at the site including trespassing, littering, evidence of needles, cigarettes, human faces, etc.

- My husband called the non- emergency line in 2023 as multiple windows were broken in the vacant building.
- The owner prior to New Oakland family center had promised to build a fence to block the parking lot to the space at the end of the building to our yard. This was not completed and we established our own barrier to protect our children.
- We have concern over the services That will be provided
- We have concern about safety and security that is planned for the facility
- We would like to know what fencing and barriers will be built behind the facility
- We would like to know what windows will be facing our property and if they will be blocked from viewing our children playing on the back yard.
- We have concern over the state of the building and potential mold or water damage due to smells from the building and due to the lack of maintenance on the building.
- We have concern on proximity to our home, value of our property
- Also I question what services provided here cannot be provided to our community by Trinity Health Livonia.

I would like to petition you deny this waiver and petition to protect our home, community, and neighborhood safety. This does not belong in our neighborhood this belongs in our hospital.

I have serious concern for my children and their safety.

Thank you for your time,

Cassandra Nangle

734.301.9618

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