

OFFICE OF THE COUNCIL

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

OFFICE OF THE COUNCIL

**ELECTRONIC MEETING PACKET FOR
THE PUBLIC HEARING OF
MONDAY, MAY 13, 2024
7:00 P.M.***

**The electronic agenda is compiled, produced and distributed
by the City Council Staff. (734) 466-2250**

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

PUBLIC HEARING AGENDA OF THE LIVONIA CITY COUNCIL
Monday, May 13, 2024
7:00 P.M.
Livonia City Hall Auditorium
33000 Civic Center Drive, Livonia, Michigan

AGENDA ITEM(S)

1. [Petition 2024-03-01-02 submitted by Belaggio Homes Inc. under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the properties at 19282, 19316 and 19358 Newburgh Road, located on the east side of Newburgh Road between Seven Mile Road and St. Martins Avenue in the Southwest ¼ of Section 5, from RUF \(Rural Urban Farm\) to N2 \(Neighborhood\).](#)
2. [Petition 2024-03-01-03 submitted by TCM Development under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the properties at 19380 and 19384 Newburgh Road, located on the east side of Newburgh Road between Seven Mile Road and St. Martins Avenue in the Southwest ¼ of Section 5, from RUF \(Rural Urban Farm\) to N2 \(Neighborhood\).](#)

AUDIENCE COMMUNICATION

For the Regular meeting of May 20, 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 disabilities. Please call (734) 466-2236 or email clerk@livonia.gov as soon as possible if you need assistance. **Council agendas are available on the City's website – www.livonia.gov - under Government, City Council, Agendas.**



LETTER TO THE LIVONIA CITY COUNCIL

1.

Planning
April 24, 2024

MEETING DATE

PH051324/R052024

PRESENTED BY

Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

Petition 2024-03-01-02 submitted by Belaggio Homes Inc. under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the properties at 19282, 19316, and 19358 Newburgh Road, located on the east side of Newburgh Road between Seven Mile Road and St. Martins Avenue in the Southwest $\frac{1}{4}$ of Section 5, from RUF (Rural Urban Farm) to N2 (Neighborhood).

BACKGROUND DETAILS

April 26, 2024

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2024-03-01-02 - Belaggio Homes

Dear Council Members:

At the 1,212th Public Hearings and Regular Meeting held by the City Planning Commission on April 23, 2024, the following resolution was adopted:

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

#04-13-2024 RESOLVED, That the City Planning Commission does hereby recommend to the City Council that Petition 2024-03-01-02 submitted by Belaggio Homes Inc. under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the properties at 19282, 19316 and 19358 Newburgh Road, located on the east side of Newburgh Road between Seven Mile Road and St. Martins Avenue in the Southwest $\frac{1}{4}$ of Section 5, from RUF (Rural Urban Farm) to N2 (Neighborhood), be approved for the following reasons:

1. The proposed zoning change is compatible with and in harmony with the area's surrounding land uses and zoning districts.
2. The proposed zoning change will allow the subject properties to be subdivided into lots that comply with N2 District regulations.
3. The proposal represents a reasonable and logical plan for the subject properties that follows

sound land use planning principles, and

4. The proposed zoning change is consistent with the Future Land Use plan.

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

ATTACHMENTS

1. 2024-03-01-02_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: April 25, 2024



Maureen Miller Brosnan, Mayor

Date: April 26, 2024

Petition 2024-03-01-02 submitted by Belaggio Homes Inc.
under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the properties at 19282, 19316 and 19358 Newburgh Road, located on the east side of Newburgh Road between Seven Mile Road and St. Martins Avenue in the Southwest ¼ of Section 5, from RUF (Rural Urban Farm) to N2 (Neighborhood).

REZONING APPLICATION
CITY OF LIVONIA, MICHIGAN

All applications must be presented in quadruplicate to the City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097. Applications must include property owner's name, address and notarized signature. You are invited and encouraged to review your proposal with the Planning Department staff.

Date Filed: 3/12/24 Petition: 2024-03-01-02

Site Address: 19358, 19316 + 19282 Newburgh Sidwell 46-019-99-0001-001, 46-019-99-0010-006
46-019-99-0010-007

Requesting To Rezone Property From RUE To N-2

For the Following Reason (s) to construct single family residential homes

Applicant: Enrico Soave Business/Company: Belaggio Homes Inc

Applicant's Address: 37771 7 Mile Rd City: Livonia State: MI Zip Code: 48152

Applicant's Phone # (734) 469-4894 Applicant's Email belaggiohomes@gmail.com

For fee computation, see attached Fee Schedule Please provide the following information:

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

Owner of Property: Belaggio Homes Inc

Owner's Address: 37771 7 Mile Rd Ste C City: Livonia State: MI Zip Code: 48152

Owner's Phone # (734) 469-4894 Owner's Email belaggiohomes@gmail.com

Signature of Owner: [Signature] Print Name: Enrico Soave

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

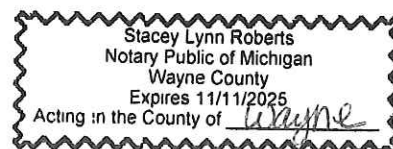
on this 12th day of March 20 24.

Signature of Notary: Stacey Lynn Roberts My commission expires 11-11-2025

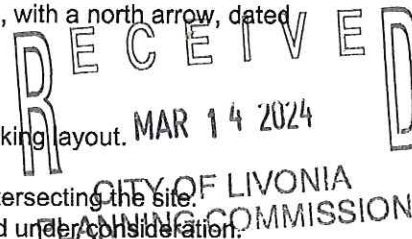
APPROVED AS FORM
Department of Law

By: Michael E. Gushue

Date: 3/13/2024



RECEIVED
OFFICE OF THE CITY CLERK
2024 MAR 12 PM 4:09



UNAPPROVED MINUTES

1

MINUTES OF THE 1,212th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, April 23, 2024, the City Planning Commission of the City of Livonia held its 1,212th Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

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

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

Members absent: Wafa Dinaro

Mr. Jacob Uhazie, Assistant Planning Director, Scott Miller, Planner IV, and Stephanie Reece, Program Supervisor, were also present.

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

ITEM #2 PETITION 2024-03-01-02

Belaggio Homes

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2024-03-01-02 submitted by Belaggio Homes Inc. under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the properties at 19282, 19316 and 19358 Newburgh Road, located on the east side of Newburgh Road between Seven Mile Road and St. Martins Avenue in the Southwest ¼ of Section 5, from RUF (Rural Urban Farm) to N2 (Neighborhood).

UNAPPROVED MINUTES

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Mr. Wilshaw: Thank you, Mr. Caramagno. For the folks in our audience following this item, this petition and the following one on number three are adjacent properties and share many of the same conditions. We're going to deal with each of them separately, but you may hear some overlap in the discussion as we talk about these. Mr. Uhazie, would you like to give us some background information?

Mr. Uhazie: Yes, so this is a petition to rezone the three parcels located on the east side of Newburgh Road between Seven Mile Road and St. Martins Avenue from RUF (Rural Urban Farm) to N2 (Neighborhood). The existing conditions at the site for the northern parcel, 19358 Newburgh, measures 211 feet by 202 feet with a depth of 244 feet along the southern property line and contains a residential house with attached garage and detached barn. The center parcel at 19316 Newburgh measures 100 feet by 240 feet and is currently vacant. The southern parcel is 19282 Newburgh Road, and it measures 100 feet by 244 feet, and this is also currently vacant. Together the site measures 411 feet along Newburgh Road and a combined land area of 93,593 square feet, or about 2.15 acres. The current zoning is RUF (Rural Urban Farm), which requires a minimum lot width of 75 feet and a minimum lot area of 15,000 square feet. The N2 minimum requirements for a minimum lot area of 8,400 square feet and the minimum lot dimensions of 70 feet in width by 120 feet in depth. The proposal would have the site be divided into six new parcels, shown here. Five lots would measure 70 feet wide, the sixth parcel and to the north would measure 61 feet in width. The lot would be combined with nine feet from the adjacent parcel to the north to create a conforming N2 parcel. The existing house, garage and barn would be demolished with this proposal. The surrounding neighborhoods include single family homes in the Willow Woods and Fox Creek Meadows neighborhoods which are zoned N2 to the north and east. To the south is Lena's Park Place Plaza. The commercial strip center is zoned C-1 and to the west across Newburgh Road are residential properties zoned RUF (Rural Urban Farm). The Livonia Vision 21 Future Land Use plan designates this subject property as low density residential, which recommends a density of one to five dwelling units per acre and a minimum lot area of 7,200 square feet and a minimum lot width of 60 feet. These would conform to the future land use. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

UNAPPROVED MINUTES

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Mr. Uhazie: Mr. Uhazie: The first item is from the Engineering Division, dated March 19, 2024, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed rezoning at this time. The subject parcels are assigned the addresses of #19282, #19316 and #19358 Newburgh Road. The existing parcels are currently serviced by public water main and sanitary sewer. The public storm sewer is located on the west side of the road with catch basins on the east side in front of 19316 Newburgh Road. Should the owner develop the properties, they will need to investigate options for sump pump drainage for any new construction."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Finance Department, dated April 11, 2024, 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. We received an email from Susie Nash, Treasurer, stating no taxes or water are due. That is the extent of the correspondence.

Mr. Wilshaw: Is there any questions for our planning staff? I don't see any questions. Our petitioner is in the audience tonight. Feel free to come forward. Good evening, sir.

Enrico Soave, 37771 Seven Mile Road, Suite C, Livonia, MI

Mr. Wilshaw: Thank you for being here.

Mr. Soave: I have nothing additional to add, other than what the planning department has represented tonight, but would be happy to answer any questions for you this evening.

Mr. Wilshaw: Thank you, Mr. Soave, and as we've mentioned with these types of petitions in the past, I'll remind anyone in our audience that are interested in this petition, that this is a rezoning request. This and the following agenda item are both rezoning requests. We're going to focus on the zoning from RUF (Rural Urban Farm) to N2 as the main topic of discussion. There will not be a lot of discussion in regard to the actual development of the site in terms of what the houses are going to look like or those types of things because this is a rezoning request. That will come in a separate process later on when we get to that part of the petition. Once the rezoning is or the zoning request is sent through to City Council, then the petitioner will file paperwork for

the development of the homes, and we'll have an opportunity then to look at what they're going to propose for this site. So, with that, is there any questions for our petitioner, from any of our commissioners, Mr. Ventura?

Mr. Ventura: Thank you. Mr. Soave, just to be clear, the site plan that is attached to your petition shows that the northernmost lot is only 61 feet wide, and so I want you to confirm for us that you have made contractual arrangements and agreements with the property owner to the north to purchase nine feet of land, which will add to that northern most lot to make it a conforming 70 feet. Is that correct?

Mr. Soave: Yes, that is correct. We are purchasing approximately 8.9 feet of frontage from the northern property owner. And I believe they are in the audience tonight, and they can further represent that as well.

Mr. Ventura: Thank you, I'm gratified to see that you and the petitioner to the north have cooperated and brought this development to a rational conclusion and in a good petition that will be an asset to the city. This was a long road to get here. But we're happy to see you're finally in front of us. Thank you.

Mr. Wilshaw: Thank you, Mr. Ventura. For those that are not aware, the parcels to the north did previously come to us for a rezoning request. That petition was subsequently withdrawn later on and now is going to come to us again tonight with different sizing of the 70-foot lots which will conform with this parcel as well. Any other questions for our petitioner?

Mr. Bongero: Just to rehash, at the study meeting, we discussed about setting the houses back further than the minimum because of their front entry garages just to allow some type of a turn in or whatever to allow people to drive straight out on the Newburgh Road, is that still the intent?

Mr. Soave: Absolutely. Okay. I like this petition. I think it's a good, really good thing over there. It's going to be a big improvement. I'm looking forward to it.

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

Mr. Caramagno: I don't know who this question is for, Rico or for the planning department, but what is the setback on that house? Is it from the curb line of Newburgh Road? What is the feet setback on that?

UNAPPROVED MINUTES

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Mr. Soave: The Planning Department can answer better than I can, but usually the setback is from the right of way.

Mr. Miller: Correct.

Mr. Soave: So, I think N2 is 30 feet minimum from the right of way?

Mr. Miller: Correct.

Mr. Caramagno: 30 feet. So coming inside the curb 30 feet back from there. What is the right way? The amount of feet there?

Mr. Uhazie: The current one?

Mr. Caramagno: Yeah.

Mr. Uhazie: I'd have to measure it.

Mr. Miller: I'm sure the street is 120'. So, it is 60' and 60'.

Mr. Wilshaw: Does that answer your question, or would you like them...?

Mr. Caramagno: I think so. So you're saying it is 20?

Mr. Miller: Yeah, it's a 120' street. So, it's 60' / 60' from the centerline.

Mr. Caramagno: Okay, that's good. Thank you.

Mr. Wilshaw: All right. Thank you. Any other questions?

Mr. Miller: Sorry.

Mr. Wilshaw: It's okay, Mr. Miller, you didn't intend on killing you as part of this. Any questions for petitioner? If not, any other questions from the Commission? I will go to the audience and see if there's any comments that anyone wishes to make on this petition for either for or against and this is the rezoning of three of these parcels. Anyone wishing to speak for against this item? I don't see anyone coming forward. Mr. Soave, anything else that you'd like to add before we make our decision? All right, thank you. If there's no other comments or questions from any of the commissioners, I will close the public hearing and a motion would be an order.

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

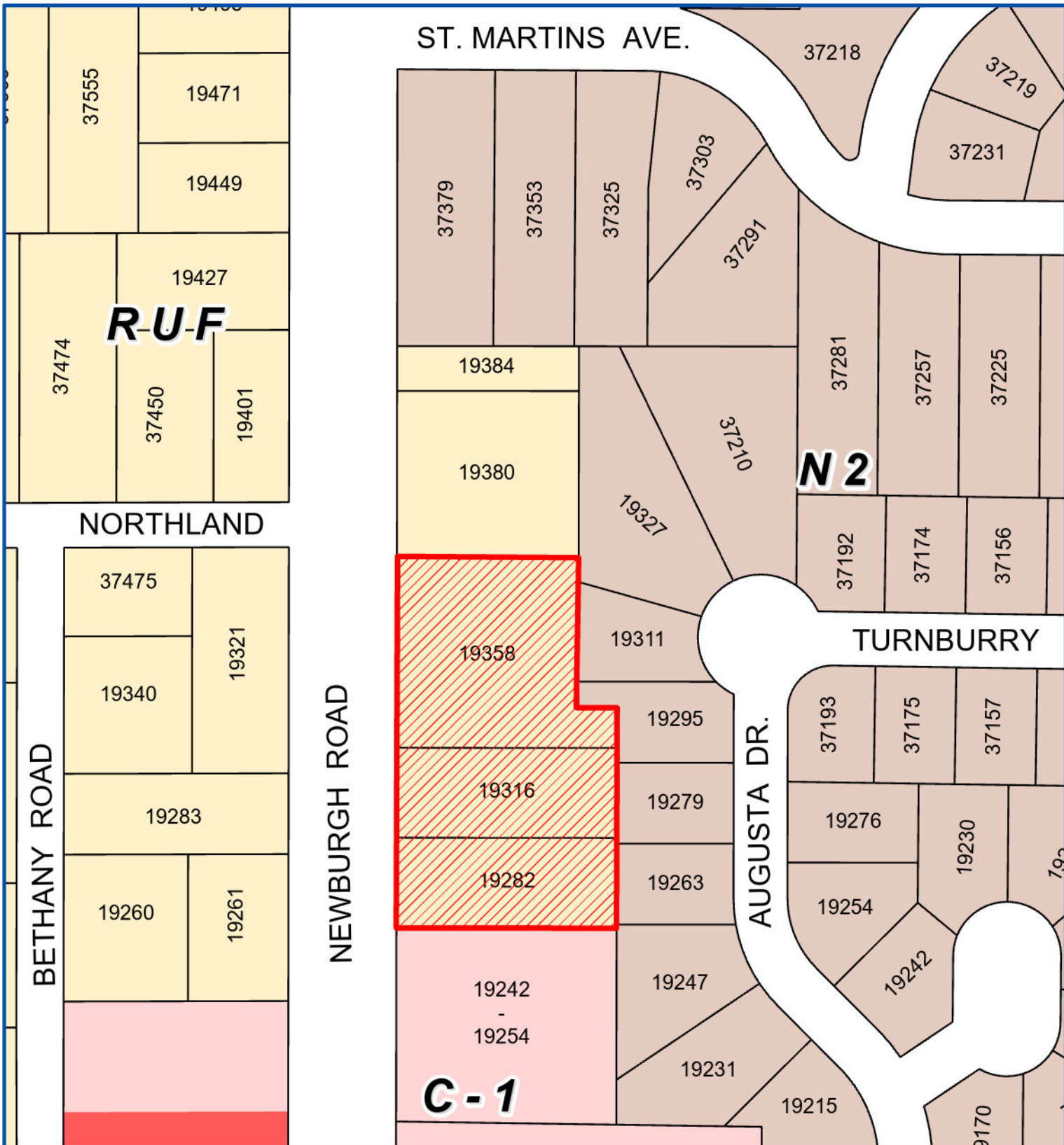
#04-13-2024 **RESOLVED**, That the City Planning Commission does hereby recommend to the City Council that Petition 2024-03-01-02 submitted by Belaggio Homes Inc. under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the properties at 19282, 19316 and 19358 Newburgh Road, located on the east side of Newburgh Road between Seven Mile Road and St. Martins Avenue in the Southwest ¼ of Section 5, from RUF (Rural Urban Farm) to N2 (Neighborhood), be approved for the following reasons:

1. The proposed zoning change is compatible with and in harmony with the area's surrounding land uses and zoning districts.
2. The proposed zoning change will allow the subject properties to be subdivided into lots that comply with N2 District regulations.
3. The proposal represents a reasonable and logical plan for the subject properties that follows sound land use planning principles, and
4. The proposed zoning change is consistent with the Future Land Use plan.

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

Mr. Wilshaw: Is there any discussion?

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



Address & Zoning Map

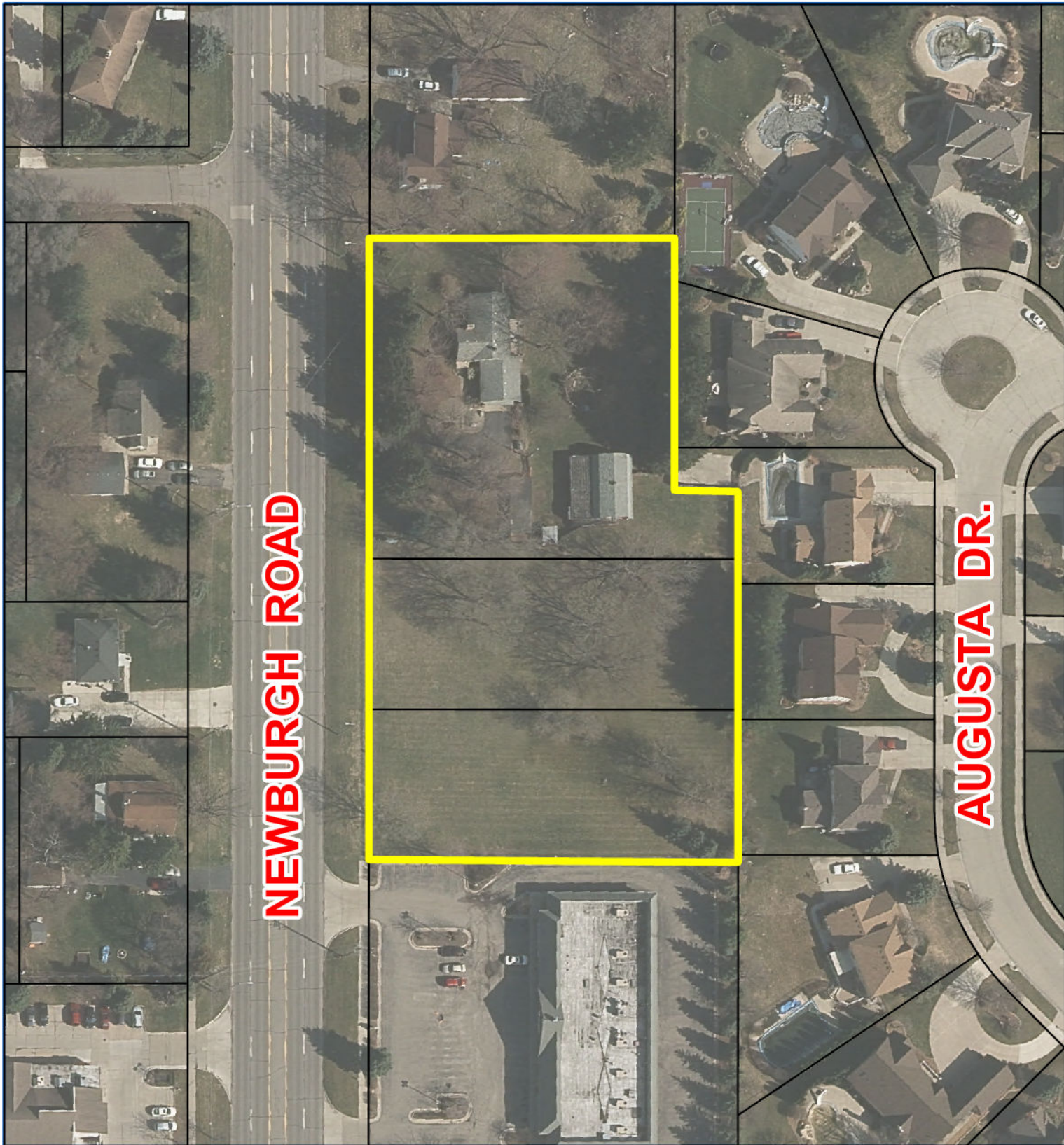
Petition 2024-03-01-02
Belaggio Homes Inc.
19358, 19316 & 19282 Newburgh Road



Not to Scale



City of Livonia
Planning Department



NEWBURGH ROAD

AUGUSTA DR.



Aerial Map

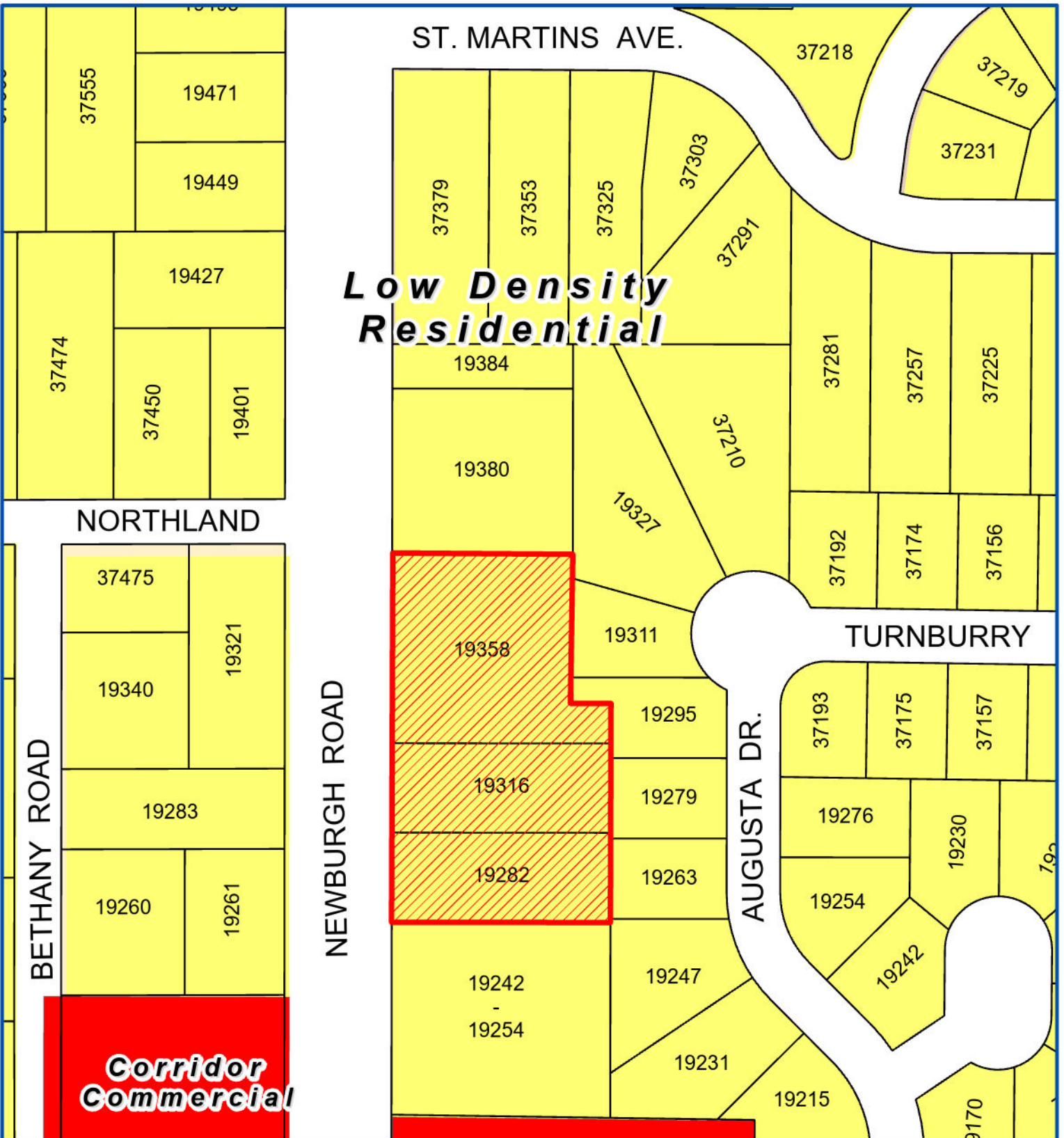
Petition 2024-03-01-02
Belaggio Homes Inc.
19358, 19316 & 19282 Newburgh Road



Not to Scale



City of Livonia
Planning Department



Future Land Use Map

Petition 2024-03-01-02
Belaggio Homes Inc.
19358, 19316 & 19282 Newburgh Road



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 2

Petition 2024-03-01-02 submitted by Belaggio Homes Inc. under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the properties at 19282, 19316, and 19358 Newburgh Road, located on the east side of Newburgh Road between Seven Mile Road and St. Martins Avenue in the Southwest ¼ of Section 5, from RUF (Rural Urban Farm) to N2 (Neighborhood).

April 16, 2024, Study Meeting:

This petition seeks to rezone three (3) adjoining parcels located on the east side of Newburgh Road, north of Seven Mile Road, from RUF (Rural Urban Farm) to N2 (Neighborhood). N2 zoning requires a minimum lot area of 8,400 square feet and minimum lot dimensions of seventy feet (70') in width by 120 feet in depth. In comparison, RUF zoning requires a minimum lot area of 15,000 square feet and minimum lot dimensions of seventy-five feet (75') in width by 150 feet in depth.

The northernmost parcel, 19358 Newburgh Road, measures 211 feet in width along Newburgh Road, 202 feet in depth along its north property line, and 244 feet in depth along its south property line. This parcel contains a residential house with an attached garage and a detached barn. The middle and southern parcels, 19316 and 19282 Newburgh Road, respectively, are similar in size. Both measure 100 feet in width along Newburgh Road by a depth of 244 feet. Both parcels are vacant. Altogether, the three (3) parcels have 411 feet of frontage along Newburgh Road and a combined land area of 93,593 square feet or 2.15 acres.

If approved, the house and barn would be removed and the site subdivided, creating six (6) new parcels. Five (5) of the new lots would measure seventy feet (70') in width. The sixth parcel, located at the north end of the property, would measure sixty-one feet (61') in width. A companion rezoning petition (Pet. 2024-03-01-03) involving the land immediately to the north of the sixth parcel would allow nine feet (9') from the adjacent property to be combined with the sixth parcel to make it a conforming N2 parcel.

Residential properties surround the subject site. To the north and east are single-family houses in the Willow Woods and the Fox Creek Meadows Subdivisions, zoned N2, Neighborhood. To the south and the west, across Newburgh Road, are residential properties zoned RUF.

The Livonia Vision 21 Future Land Use map designates the subject property as *Low-Density Residential*, which recommends a density of 1 to 5 dwelling units per acre, a minimum lot area of 7,200 square feet, and a minimum lot width of sixty feet (60'). The proposed N2 zoning would correspond with this designation.

PUBLIC HEARING

ITEM 2 Petition 2024-03-01-02 – 19282, 19316 and 19358 Newburgh Road Page 2

April 23, 2024, Public Hearing:

Approving Resolution: The request to rezone the properties at 19282, 19316, and 19358 Newburgh Road from RUF to N2 is hereby approved, subject to City Council approval, for the following reasons:

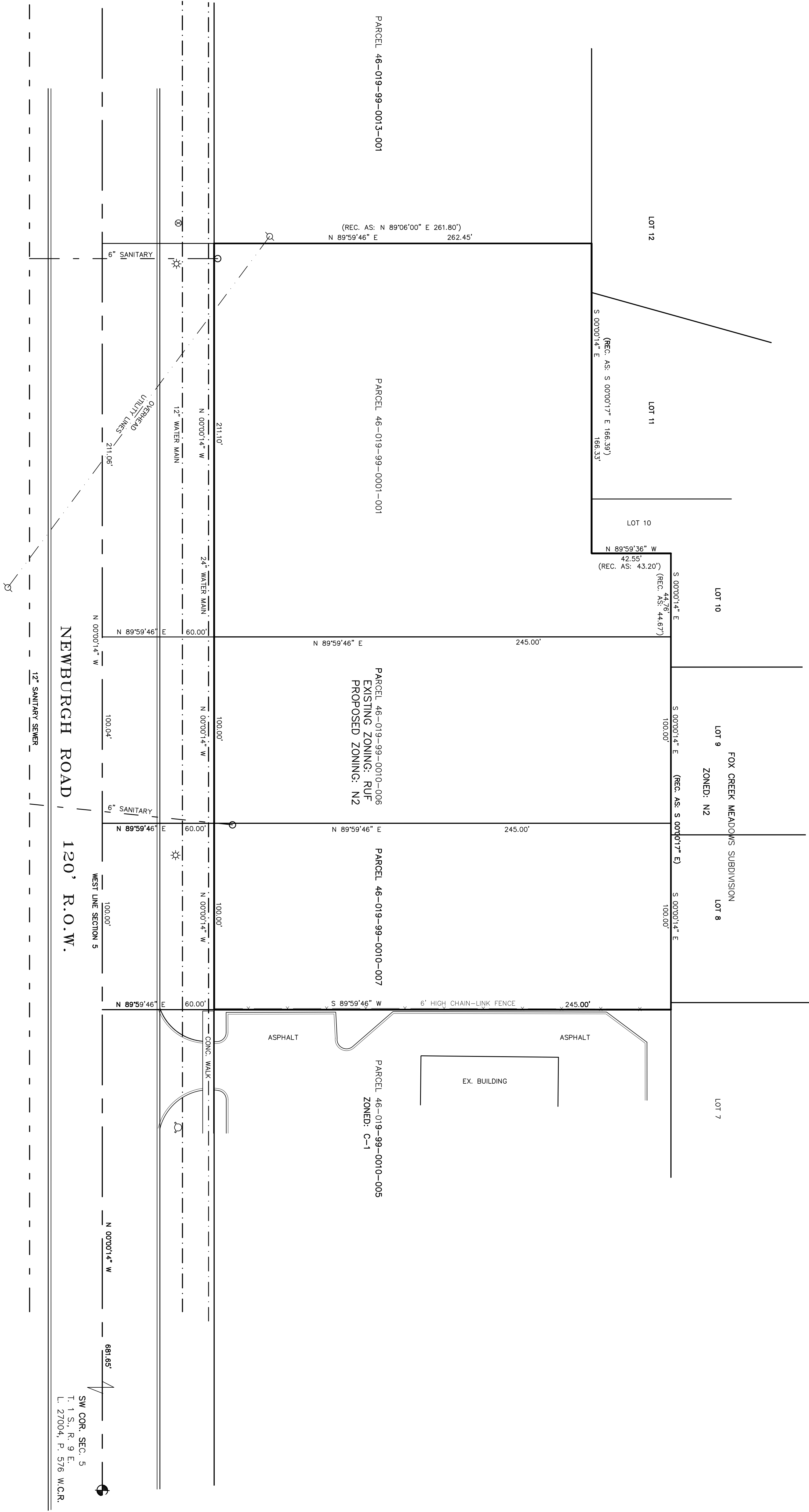
1. The proposed zoning change is compatible with and in harmony with the area's surrounding land uses and zoning districts.
2. The proposed zoning change will allow the subject properties to be subdivided into lots that comply with N2 District regulations.
3. The proposal represents a reasonable and logical plan for the subject properties that follows sound land use planning principles, and
4. The proposed zoning change is consistent with the Future Land Use plan.

Denying Reasons: The request to rezone the properties at 19282, 19316 and 19358 Newburgh Road from RUF to N2 is hereby denied for the following reasons:

1. The petitioner has failed to affirmatively show that the proposed zoning change would be compatible with and in harmony with the surrounding neighborhood.
2. The proposed zoning change is inconsistent with the established pattern of the surrounding development and would adversely alter the area's character.
3. The proposed zoning change is not needed to develop the property.
4. The existing RUF zoning is more consistent with the established pattern of development and character of the area, and
5. That the proposal fails to conclusively deal with all the concerns deemed necessary for the safety and welfare of the City and its residents.



30 0 15 30
SCALE: 1 IN. = 30 FT.



EXISTING CONDITIONS

PART OF THE SW 1/4 OF SECTION 5
T. 1 S., R. 9 E., CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

ARPEE/DONNAN, INC.
LAND SURVEYING • ENGINEERING • MAPPING

32233 SCHOOLCRAFT RD., SUITE 103
LIVONIA, MICHIGAN 48150
PHONE (734) 953-3335 FAX (734) 953-3324

PREPARED FOR
BELAGGIO HOMES, INC.
37771 SEVEN MILE RD., STE C
LIVONIA, MI 48152
734-469-4895

REVISIONS

DATE 4/16/24

DRAFTED BY WRD

CHECKED BY WGD

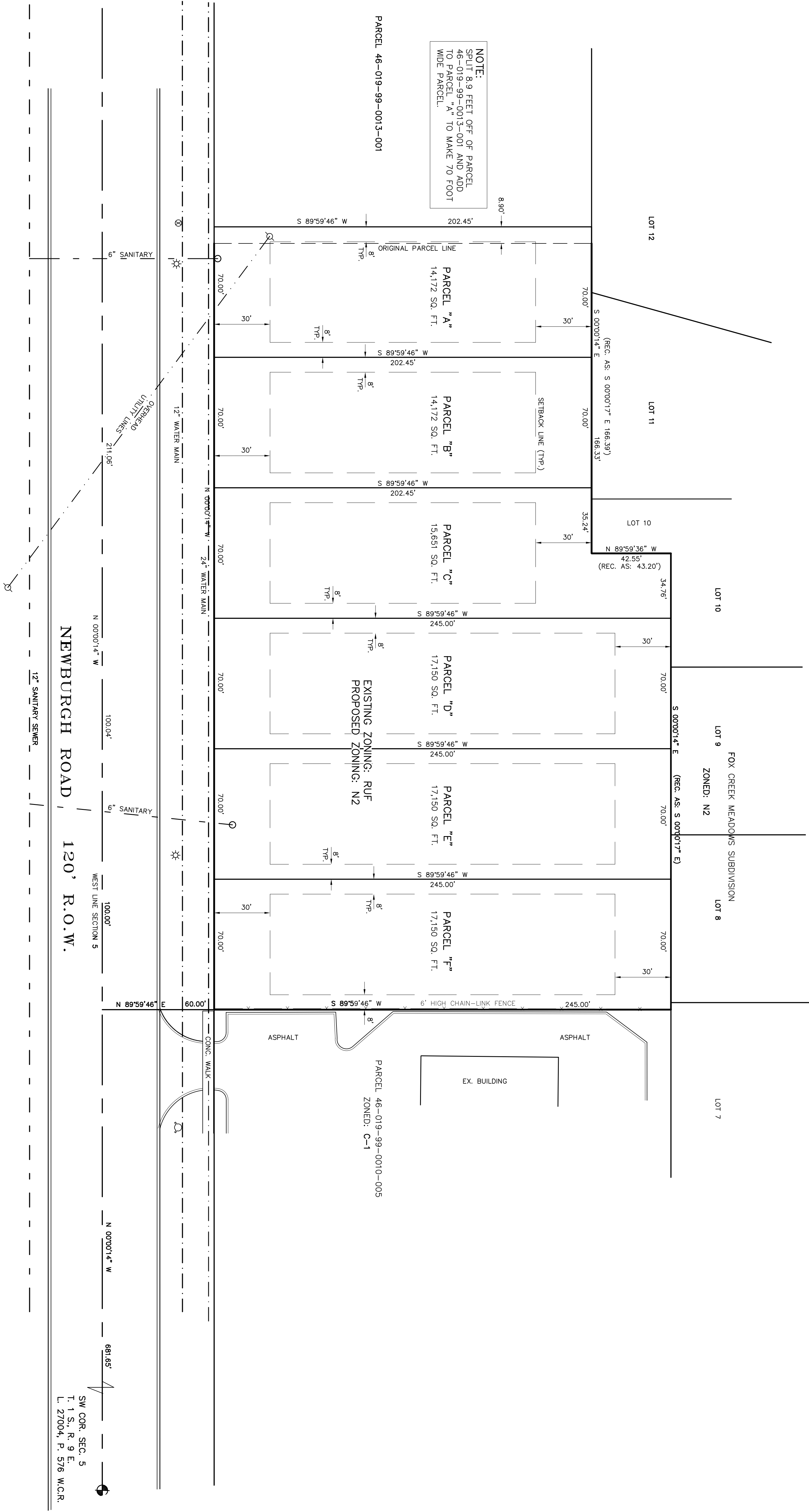
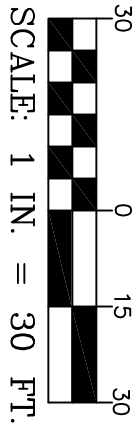
F.B. 291

FILE:

JOB #

24008

SH. 1 OF 1



CONCEPTUAL

PROPOSED LAND DIVISION &
RE-ZONING PLAN

PART OF THE SW 1/4 OF SECTION 5
T. 1 S., R. 9 E., CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

ARPEE/DONNAN, INC.
LAND SURVEYING • ENGINEERING • MAPPING

32233 SCHOOLCRAFT RD., SUITE 103
LIVONIA, MICHIGAN 48150
PHONE (734) 953-3335 FAX (734) 953-3324

PREPARED FOR
BELAGGIO HOMES, INC.
37771 SEVEN MILE RD., STE C
LIVONIA, MI 48152
734-469-4895

REVISIONS

DATE	4/16/24
DRAFTED BY	WRO
CHECKED BY	WGD
F.B.	291
FILE:	
JOB #	24008
SH. 1	OF 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

March 19, 2024

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2024-03-01-02 – #19282, #19316 and #19358 Newburgh Road

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed rezoning at this time. The subject parcels are assigned the addresses of **#19282, #19316 and #19358 Newburgh Road**

The existing parcels are currently serviced by public water main and sanitary sewer. The public storm sewer is located on the west side of the road with catch basins on the east side in front of 19316 Newburgh Road. Should the owner develop the properties, they will need to investigate options for sump pump drainage for any new construction.

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 blue ink, appearing to read "David W. Lear", is written over a horizontal line.

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

cc: 2024 Petition File

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

April 10, 2024

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

Petition 2024-03-01-02 - 19282, 19316 and 19358 Newburgh 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

FW: Petition 2024-03-01-02 - 19282, 19316 and 19358 Newburgh Road

Reece, Stephanie <SReece@livonia.gov>

Tue 4/23/2024 4:03 PM

To: Goff, Erika <egoff@livonia.gov>

Stephanie Reece

Program Supervisor

City of Livonia | Planning Department

(734) 466-2288

SReece@livonia.gov

From: Nash, Susan M. <snash@livonia.gov>

Sent: Tuesday, April 23, 2024 4:01 PM

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

Subject: Re: Petition 2024-03-01-02 - 19282, 19316 and 19358 Newburgh Road

No outstanding taxes or bills

Sent from my iPhone

Susan Nash

City Treasurer

City of Livonia | Treasurer's Office

(734) 466-2244

snash@livonia.gov

On Apr 22, 2024, at 11:50 AM, Reece, Stephanie <SReece@livonia.gov> wrote:

Good Morning,

I never got a response on this one. Please and thank you

Stephanie Reece

Program Supervisor

City of Livonia | Planning Department

(734) 466-2288

SReece@livonia.gov

OTHER ITEMS RELATED TO THE PETITION



LETTER TO THE LIVONIA CITY COUNCIL

2.

Planning
April 24, 2024

MEETING DATE

PH051324/R052024

PRESENTED BY

Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

Petition 2024-03-01-03 submitted by TCM Development under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the properties at 19380 and 19384 Newburgh Road, located on the east side of Newburgh Road between Seven Mile Road and St. Martins Avenue in the Southwest $\frac{1}{4}$ of Section 5, from RUF (Rural Urban Farm) to N2 (Neighborhood).

BACKGROUND DETAILS

April 26, 2024

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2024-03-01-03 - TCM Development

Dear Council Members:

At the 1,212th Public Hearings and Regular Meeting held by the City Planning Commission on April 23, 2024, the following resolution was adopted:

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

#04-14-2024 RESOLVED, That the City Planning Commission does hereby recommend to City Council that Petition 2024-03-01-03 submitted by TCM Development under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the properties at 19380 and 19384 Newburgh Road, located on the east side of Newburgh Road between Seven Mile Road and St. Martins Avenue in the Southwest $\frac{1}{4}$ of Section 5, from RUF (Rural Urban Farm) to N2 (Neighborhood), be approved for the following reasons:

1. The proposed zoning change is compatible with and in harmony with the area's surrounding land uses and zoning districts.
2. The proposed zoning change will allow the subject properties to be subdivided into lots that comply with N2 District regulations.
3. The proposal represents a reasonable and logical plan for the subject properties that follows

sound land use planning principles, and

4. The proposed zoning change is consistent with the Future Land Use plan.

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

ATTACHMENTS

1. 2024-03-01-03_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: April 25, 2024



Maureen Miller Brosnan, Mayor

Date: April 26, 2024

Petition 2024-03-01-03 submitted by TCM Development
under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the properties at 19380 and 19384 Newburgh Road, located on the east side of Newburgh Road between Seven Mile Road and St. Martins Avenue in the Southwest ¼ of Section 5, from RUF (Rural Urban Farm) to N2 (Neighborhood).

REZONING APPLICATION CITY OF LIVONIA, MICHIGAN

Date Filed: March 13th 2024
3/14/24
19380 Newburgh Rd Livonia MI 48152 & 19384 Newburgh Rd, Livonia MI 48152

Petition Rezoning
2024-03-01-03
46-019-99-0003-000 & 46-019-99-0013-001

Requesting To Rezone Property From _____ To _____
Construct Single family dwellings
For the Following Reason (s) _____

For fee computation, see attached Fee Schedule **Please provide the following information:**

- TCM Development
- Owner of Property: _____
- 18708 Telegraph Rd Romulus MI 48174
- Owner's Address: _____ City: _____ State: _____ Zip Code: _____
- 734 812-3353 Tcmdevelopment1@gmail.com
- Owner's Phone # (_____) _____ Owner's Email _____
- Signature of Owner:  _____ Print Name: Nicolas Canzano

Signature of Notary _____ My commission expires 07-31-24

JAMES LEE WILBANKS
Notary Public - State of Michigan
County of Wayne
My Commission Expires Jul 31, 2024
Acting in the County of Wayne

RECEIVED
MAR 19 2024
CITY OF LIVONIA
PLANNING COMMISSION

UNAPPROVED MINUTES

1

MINUTES OF THE 1,212th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, April 23, 2024, the City Planning Commission of the City of Livonia held its 1,212th Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

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

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

Members absent: Wafa Dinaro

Mr. Jacob Uhazie, Assistant Planning Director, Scott Miller, Planner IV, and Stephanie Reece, Program Supervisor, were also present.

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

ITEM #3 PETITION 2024-03-01-03

TCM Development

Mr. Caramagno, Secretary, announced the next item on the agenda, Petition 2024-03-01-03 submitted by TCM Development under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the properties at 19380 and 19384 Newburgh Road, located on the east side of Newburgh Road between Seven Mile Road and St. Martins Avenue in the Southwest ¼ of Section 5, from RUF (Rural Urban Farm) to N2 (Neighborhood).

Mr. Uhazie: This rezoning request involves the property, looking to the east side of Newburgh Road. The existing conditions include two adjoining parcels. The northern parcel is vacant, with 150 feet of frontage on Newburgh Road with a depth of about 200 feet. The southern parcel contains a residential house with attached garage and 186 feet of frontage on Newburgh Road with a depth of about 200 feet. Combined there is 236 feet of frontage along Newburgh Road, for a combined total lot area of 47,778 square feet or about 1.09 acres. The N2 minimum requirements are the same as before, with a minimum lot area of 8,400 square feet with the minimum lot dimensions of 70 feet in width and 120 feet in depth. The site would be divided into three new parcels. Two lots would measure 70 feet, the third parcel to the north would measure 87 feet in width. The existing residential house with the garage upon approval would be removed. The surrounding neighborhoods are single family homes, N2 to the north and east. To the west across Newburgh Road the residential properties are zoned RUF and to the south are residential properties also zoned RUF. The Future Land Use map designates the subject property as low density residential and recommends a density of one to five dwelling units per acre and a lot area of 7,200 square feet with a minimum lot width of 70 feet or 60 feet. These would be conforming to that and with that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Uhazie: The first item is from the Engineering Division, dated March 20, 2024, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed rezoning at this time. The subject parcels are assigned the addresses of #19380 and #19384 Newburgh Road. The existing parcel is currently served by public water main and sanitary sewer. Water Main is located on the east side of Newburgh Road, while the sanitary sewer is located on the west side and will require new crossings for the proposed parcels. (or extend the existing main located to the south of the properties) There is no public storm sewer available to the proposed parcels, although there is an open drain to the north of parcel "D". The developer will need to investigate options for the parcels to accommodate the required sump pump drainage, including placing a rear-yard storm system in an easement to service all four parcels."* The letter is

signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Finance Department, dated April 10, 2024, which reads as follows: *"I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer, I have no objections to the proposal."* The letter is signed by Connie Kumpula, Chief Accountant. The next letter is from the Assessment Department, dated March 20, 2024, and reads as follows: *"A request has been made by TCM Development to rezone the properties at 19380 and 19384 Newburgh Road from RUF to N2. Based on the plans submitted it appears they want to combine the 2 parcels and then split them into 3 individual parcels (A through C) The lot split and combination must be submitted to the Assessor's Office. Please direct any questions to the Assessor's Office or Livonia.gov for the lot split and combination process."* The letter is signed by Kathie Siterlet, Residential Appraiser. We also received an email from Susie Nash, Treasurer, stating no taxes or water are due at this time. That is the extent of the correspondence.

Mr. Wilshaw: Thank you. Mr. Uhazie. Is there any questions for our planning staff? Any questions? Mr. Miller, you're doing all right. Okay, good. I just want to make sure. You're a very valuable member of our team. All right. I believe the petitioner is in the audience. If the petitioner is here, please come forward. Can we ask for your name and address to start. Thank you.

Frank Yaldo, 19233 Newburgh Road, Livonia, MI

Jaspar Compeau, TCM Development, Livonia, MI

Mr. Wilshaw: All right, welcome back guys. Would you like to tell us about your petition for rezoning?

Mr. Yaldo: Nothing really more than what he said to be honest. We are working in conjunction with Belaggio Homes on the nine feet and then keep everything kind of conforming throughout.

Mr. Wilshaw: Okay, very good. Let's see if we have any questions for you. Any questions from any of our commissioners?

Mr. Bongero: Mr. Compeau, what are you guys going to do about the storm system back there?

Mr. Compeau: Well, I want to talk to...I don't know if we can get an easement to go to that drain. But I don't know if we're going to do dry

UNAPPROVED MINUTES

4

wells. with some kind of overflow going to the north to go into that drain, but we'll have to get an easement from the neighboring properties on St. Martin's there.

Mr. Bongero: So, you guys are working on that.

Mr. Compeau: Yeah.

Mr. Bongero: Okay. Cool. Thank you.

Mr. Compeau: It can't go to Newburgh Road because it's kind of uphill there.

Mr. Bongero: Thanks.

Mr. Wilshaw: All right. Any other questions for this petitioner? I don't see any other questions for this petitioner. Is there anyone in our audience wishing to speak for or against this item? We do you have one person coming forward. Good evening again, ma'am.

Betsy Calhoun, 33023 Grennada, Livonia, MI. I serve on the Livonia Greenleaf Commission for Sustainability, and I chair the Historic Preservation Commission. I'm not speaking for either of those commissions, but it just demonstrates my legitimate interest in those topics. Just have a couple of comments. There's a farmhouse I think on your property, an 1860s or 70s farmhouse, that has some good salvage value. I understand the bottom inside is not original, but places like Detroit Architectural Salvage, I hear that the woodwork and the doors upstairs are original. The windows certainly are. Then if somebody you know, it's a green thing to do to, you know...it's good quality 150-year-old materials that could be salvaged. On other thing is more of a question. I assume that there are some state laws regarding testing for asbestos because houses of this era could have you know, asbestos pipe wrap or tile and if we don't have anything like that we might consider that in Livonia. And third question corollary to that kind of interesting to think about here in Livonia, that in Traverse City, clearly, they have some sort of an ordinance when demoing buildings that requires them to spray down with water on a regular basis. We saw that in the house next to us. We saw that with a fast-food restaurant being deconstructed, it really improves the air quality for the neighbors. So just some thoughts for people to think about. Well,

Mr. Wilshaw: Thank you, Ms. Calhoun, for your comments, and we appreciate your service to the community, as well. Any other questions or comments for or against this item from any of our residents in the audience? I don't see anyone else coming forward. Was there any final comments you gentlemen would like to make on this petition?

Mr. Yaldo: At this moment, no.

Mr. Wilshaw: Okay. Is there any other questions from any of the commissioners on this item? If not, I will close the public hearing and a motion would be in order.

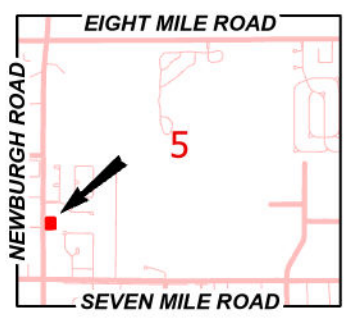
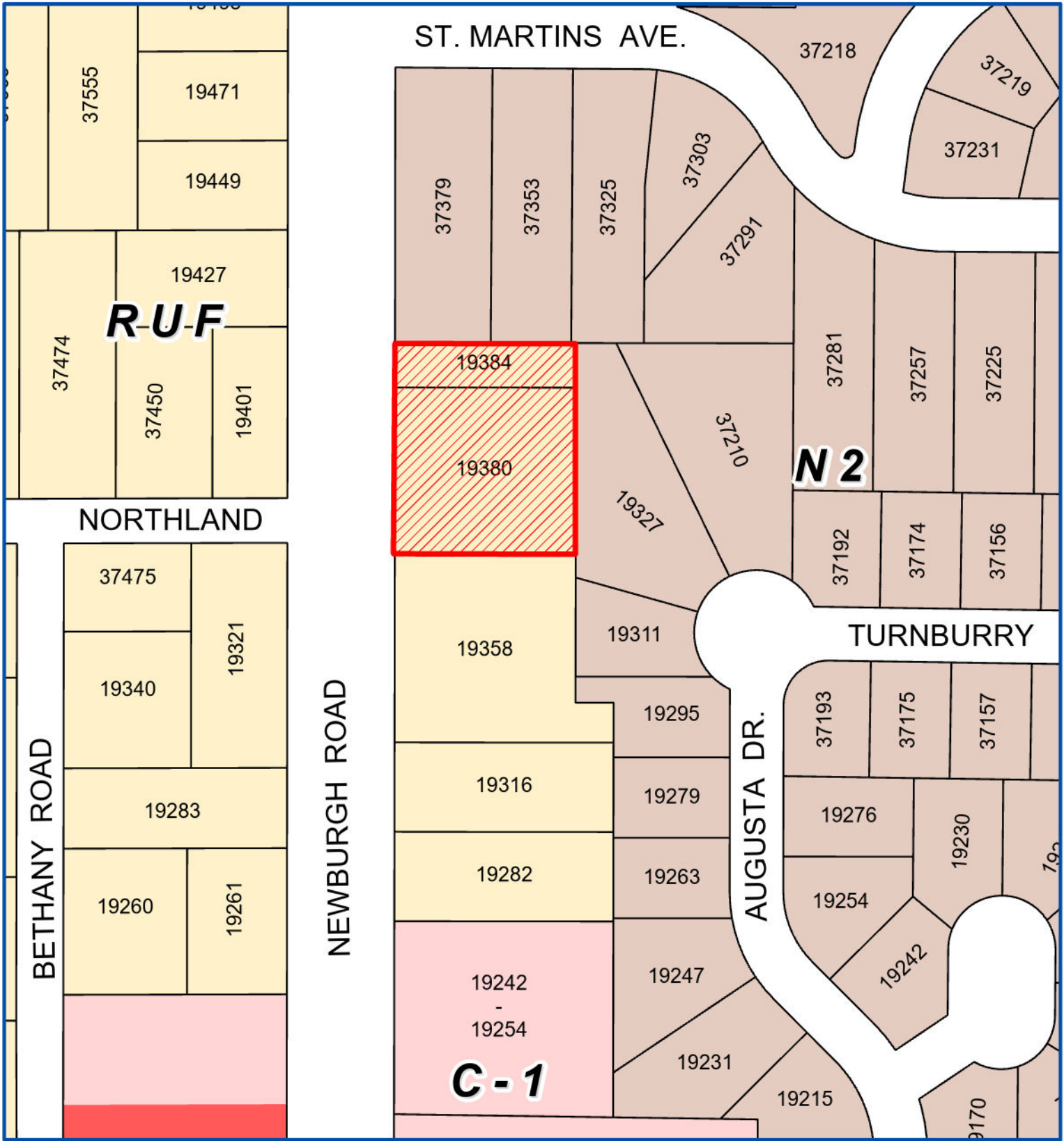
On a motion by Long, seconded by Bongero, and unanimously adopted, it was

#04-14-2024 **RESOLVED**, That the City Planning Commission does hereby recommend to City Council that Petition 2024-03-01-03 submitted by TCM Development under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the properties at 19380 and 19384 Newburgh Road, located on the east side of Newburgh Road between Seven Mile Road and St. Martins Avenue in the Southwest ¼ of Section 5, from RUF (Rural Urban Farm) to N2 (Neighborhood), be approved for the following reasons:

1. The proposed zoning change is compatible with and in harmony with the area's surrounding land uses and zoning districts.
2. The proposed zoning change will allow the subject properties to be subdivided into lots that comply with N2 District regulations.
3. The proposal represents a reasonable and logical plan for the subject properties that follows sound land use planning principles, and
4. The proposed zoning change is consistent with the Future Land Use plan.

Mr. Wilshaw: Is there any discussion?

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



Address & Zoning Map

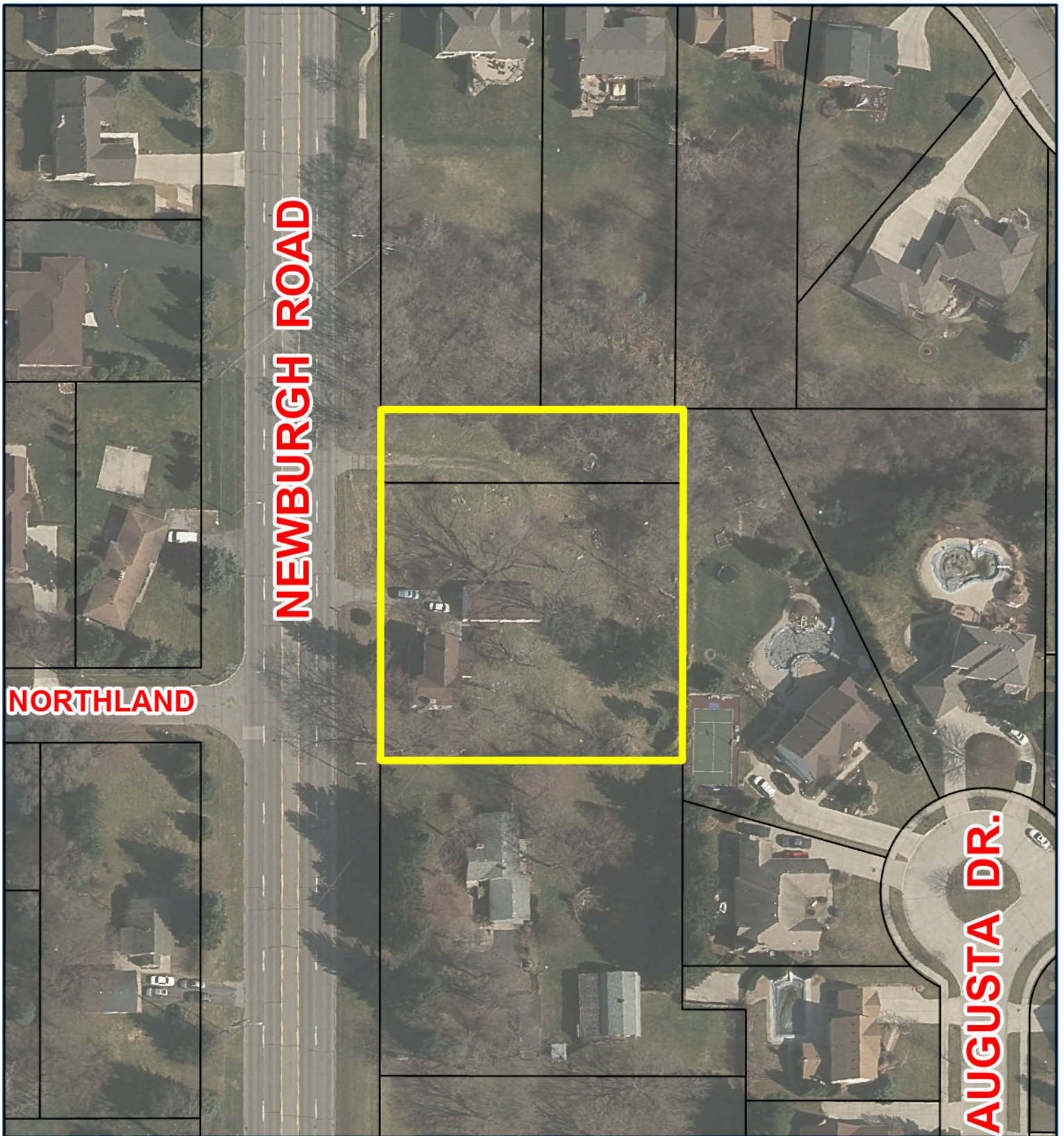
Petition 2024-03-01-03
TCM Development
19380 & 19384 Newburgh Road



Not to Scale



City of Livonia
Planning Department



Aerial Map

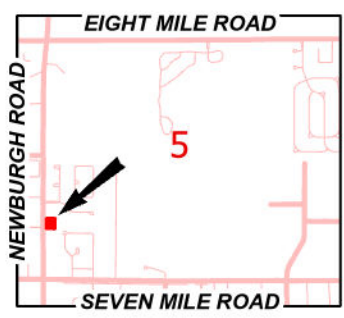
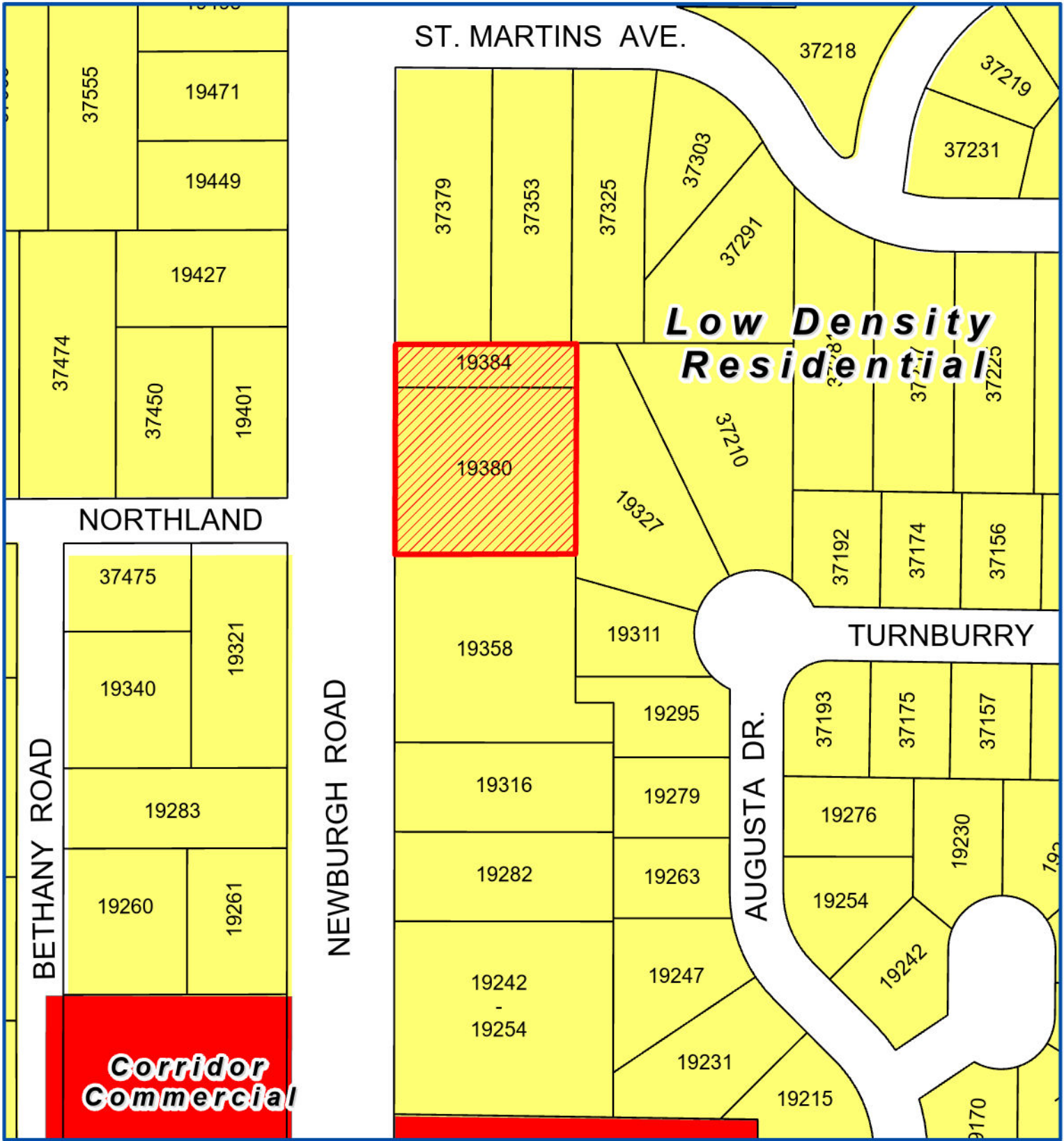
Petition 2024-03-01-03
TCM Development
19380 & 19384 Newburgh Road



Not to Scale



City of Livonia
Planning Department



Future Land Use Map

**Petition 2024-03-01-03
TCM Development
19380 & 19384 Newburgh Road**



PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 3

Petition 2024-03-01-03 submitted by TCM Development under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the properties at 19380 and 19384 Newburgh Road, located on the east side of Newburgh Road between Seven Mile Road and St. Martins Avenue in the Southwest ¼ of Section 5, from RUF (Rural Urban Farm) to N2 (Neighborhood).

April 16, 2024, Study Meeting:

This petition seeks to rezone two (2) adjoining parcels located on the east side of Newburgh Road between Seven Mile Road and St. Martins Avenue from RUF (Rural Urban Farm) to N2 (Neighborhood). N2 zoning requires a minimum lot area of 8,400 square feet and minimum lot dimensions of seventy feet (70') in width by 120 feet in depth. In comparison, RUF zoning requires a minimum lot area of 15,000 square feet and minimum lot dimensions of seventy-five feet (75') in width by 150 feet in depth.

The northern parcel, 19384 Newburgh Road, measures fifty feet (50') in width along Newburgh Road by a depth of 202.45 feet. This parcel is vacant. The southern parcel, 19380 Newburgh Road, has 186 feet of frontage along Newburgh Road and a depth of 202.45 feet. This parcel contains a residential house and an attached garage. Together, both sites measure 236.00 feet in frontage along Newburgh Road and combined have a total lot area of 47,778 square feet or 1.09 acres. If this zoning change is approved, the existing house and garage would be removed.

Last year this same site was proposed to be rezoned (Pet. 2023-04-01-02) to N1 (Neighborhood). During that rezoning process, the Planning Commission expressed concerns that the proposed fifty-nine-foot (59') wide lots shown on the preliminary plans did not compare with the existing lots in the surrounding neighborhoods. This petition was tabled at the May 9, 2023, Public Hearing to allow the Petitioner time to acquire additional land to the south so that the projected lots could be split-up closer to N2 requirements. On July 17, 2023, the Petitioner withdrew their rezoning request.

The submitted preliminary plan for this rezoning request shows that the subject site would be divided into three (3) parcels. The southern (Parcel A) and middle (Parcel B) lots would mirror each other and measure seventy-nine feet (79') in frontage along Newburgh Road by a depth of 202.45 feet, for a total area of 15,944 square feet. The northern (Parcel C) lot would be slightly smaller measuring seventy-eight feet (78') in frontage along Newburgh Road by a depth of 202.45 feet, for a total area of 15,791 square feet. All proposed parcels would comply with the N2 lot size requirements.

Residential properties surround the subject site. To the north and east are single-family houses in the Willow Woods and the Fox Creek Meadows Subdivisions, zoned N2, Neighborhood. To the south and the west, across Newburgh Road, are residential properties zoned RUF.

PUBLIC HEARING

ITEM 3 Petition 2024-03-01-03 – 19380 & 19384 Newburgh Road

Page 2

The Livonia Vision 21 Future Land Use map designates the subject property as *Low-Density Residential*, which recommends a density of 1 to 5 dwelling units per acre, a minimum lot area of 7,200 square feet, and minimum lot width of sixty feet (60'). The proposed N2 zoning would correspond with this designation.

April 23, 2024, Public Hearing:

Approving Resolution: The request to rezone the properties at 19380 and 19384 Newburgh Road from RUF to N2 is hereby approved, subject to City Council approval, for the following reasons:

1. The proposed zoning change is compatible with and in harmony with the area's surrounding land uses and zoning districts.
2. The proposed zoning change will allow the subject properties to be subdivided into lots that comply with N2 District regulations.
3. The proposal represents a reasonable and logical plan for the subject properties that follows sound land use planning principles, and
4. The proposed zoning change is consistent with the Future Land Use plan.

Denying Reasons: The request to rezone the properties at 19380 and 19384 Newburgh Road from RUF to N2 is hereby denied for the following reasons:

1. The petitioner has failed to affirmatively show that the proposed zoning change would be compatible with and in harmony with the surrounding neighborhood.
2. The proposed zoning change is inconsistent with the established pattern of the surrounding development and would adversely alter the area's character.
3. The proposed zoning change is not needed to develop the property.
4. The existing RUF zoning is more consistent with the established pattern of development and character of the area, and
5. That the proposal fails to conclusively deal with all the concerns deemed necessary for the safety and welfare of the City and its residents.

NEWBURGH RD. (PUBLIC 60' - HALF WIDTH)

W 1/4 CORNER
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L.43380, P.103

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19384 NEWBURGH RD.
46-019-99-0003-000
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202.45'

WEST 262.45'

COMBINED PARENT PARCEL
±1.09 ACRES

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46-019-99-0013-001
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LEGEND

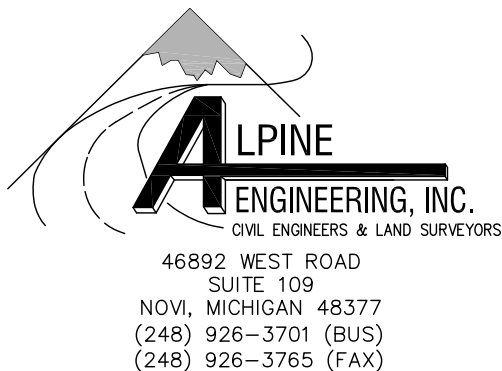
○ FOUND IRON

SW CORNER
SECTION 5
T1S-R9E
L.27004, P.576



NOTE:

BEARINGS BASED ON MICHIGAN
STATE PLANE COORDINATES,
NAD83, MICHIGAN SOUTH ZONE



ORIGINAL DESCRIPTIONS:

PARCEL NO. 46-019-99-0013-001
PT SW 1/4 SEC 5 T1S R9E BEG N 1092.75 FT FROM SW COR
SEC 5 TH E 262.45 FT TH N 186 FT TH W 262.45 FT TH S
186 FT POB EXC W 60 FT

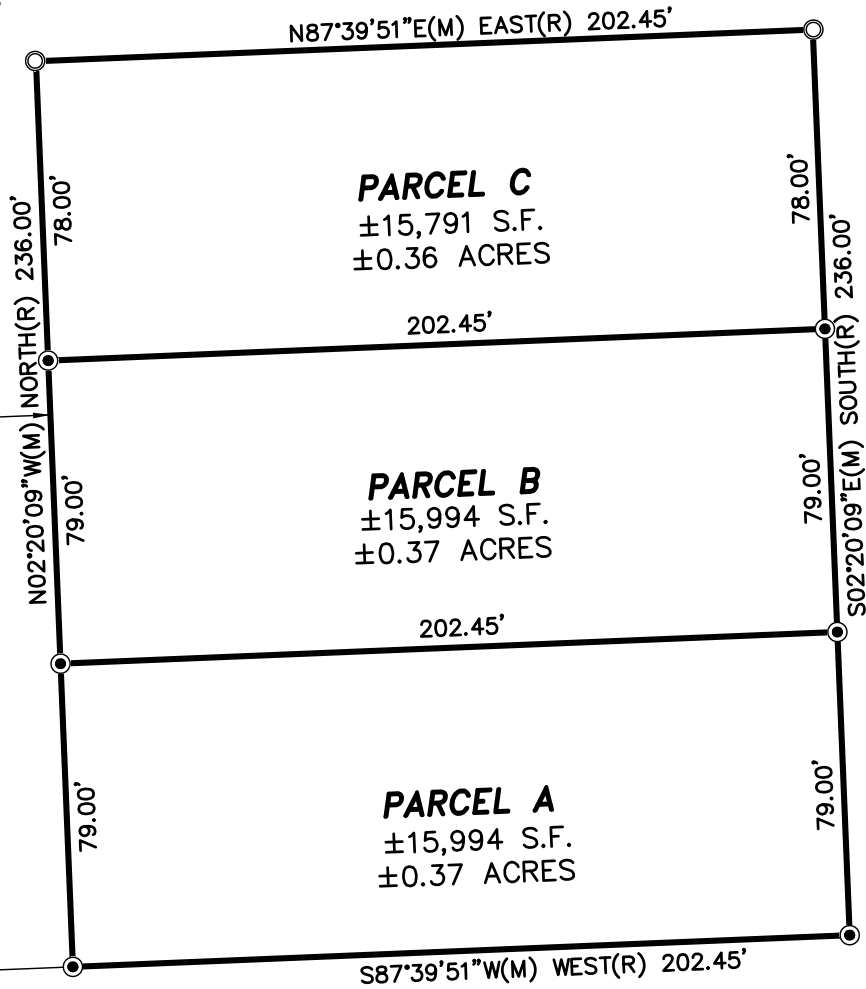
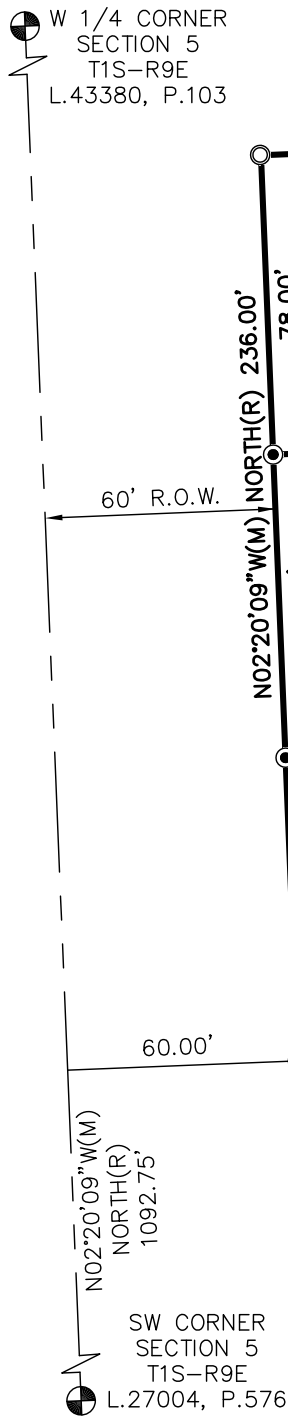
PARCEL NO. 46-019-99-0003-000
THAT PART OF THE SW 1/4 OF SEC 5 T1S R9E BEG DUE N
1278.75 FT FROM THE SW COR OF SAID SEC TH DUE E 262.45
FT. TH DUE N 50 FT. TH DUE W 262.45 FT. TH DUE S 50 FT
POB EXC W 60 FT THEREOF

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY
HEREIN DESCRIBED, AND THAT THERE ARE NO VISIBLE
ENCROACHMENTS UPON THE ABOVE DESCRIBED PROPERTY,
EXCEPT AS SHOWN HEREON. I CERTIFY THAT THE
REQUIREMENTS FOR 1970 PA 132. MCL 54.213 HAVE BEEN
MET. THE RELATIVE POSITIONAL PRECISION OF THE CORNERS
IDENTIFIED FOR THIS SURVEY AND SHOWN ON THE MAP ARE
WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF
PROFESSIONAL SURVEYING.

JOHN D. HEIKKINEN
PROFESSIONAL SURVEYOR #4001047952

CLIENT:	TCM DEVELOPMENT	DATE:	8-15-23
		DRAWN BY:	JDH
		CHECKED BY:	JDH
		SCALE	0 25 50
		FBK:	1/2
		CHF:	23-219
		SCALE	HOR 1"=50 FT. VER 1"= FT.

NEWBURGH RD. (PUBLIC 60' - HALF WIDTH)



RESULTANT DESCRIPTIONS:

PARCEL A:
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5, T1S-R9E, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN; THENCE N02°20'09"W 1092.75 FEET ALONG THE WEST LINE OF SAID SECTION 5; THENCE N87°39'51"E 60.00 FEET TO THE POINT OF BEGINNING; THENCE N02°20'09"W 79.00 FEET ALONG THE EAST LINE OF NEWBURGH ROAD (60 FOOT HALF WIDTH); THENCE N87°39'51"E 202.45 FEET; THENCE S02°20'09"E 79.00 FEET; THENCE S87°39'51"W 202.45 FEET TO THE POINT OF BEGINNING, CONTAINING 0.37 ACRES OF LAND, MORE OR LESS, AND SUBJECT EAST AND RESTRICTIONS OF RECORD, IF ANY.

PARCEL B:
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5, T1S-R9E, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN; THENCE N02°20'09"W 1092.75 FEET ALONG THE WEST LINE OF SAID SECTION 5; THENCE N87°39'51"E 60.00 FEET; THENCE N02°20'09"W 79.00 FEET ALONG THE EAST LINE OF NEWBURGH ROAD (60 FOOT HALF WIDTH) TO THE POINT OF BEGINNING; THENCE CONTINUING N02°20'09"W 79.00 FEET ALONG SAID EAST LINE); THENCE N87°39'51"E 202.45 FEET; THENCE S02°20'09"E 79.00 FEET; THENCE S87°39'51"W 202.45 FEET TO THE POINT OF BEGINNING, CONTAINING 0.37 ACRES OF LAND, MORE OR LESS, AND SUBJECT EAST AND RESTRICTIONS OF RECORD, IF ANY.

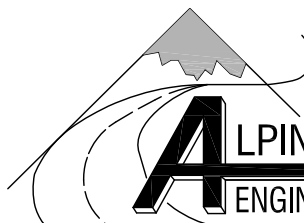
PARCEL C:
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5, T1S-R9E, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN; THENCE N02°20'09"W 1092.75 FEET ALONG THE WEST LINE OF SAID SECTION 5; THENCE N87°39'51"E 60.00 FEET; THENCE N02°20'09"W 158.00 FEET ALONG THE EAST LINE OF NEWBURGH ROAD (60 FOOT HALF WIDTH) TO THE POINT OF BEGINNING; THENCE CONTINUING N02°20'09"W 78.00 FEET ALONG SAID EAST LINE); THENCE N87°39'51"E 202.45 FEET; THENCE S02°20'09"E 78.00 FEET; THENCE S87°39'51"W 202.45 FEET TO THE POINT OF BEGINNING, CONTAINING 0.36 ACRES OF LAND, MORE OR LESS, AND SUBJECT EAST AND RESTRICTIONS OF RECORD, IF ANY.

LEGEND

- FOUND IRON
- SET IRON

NOTE:

BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES, NAD83, MICHIGAN SOUTH ZONE

**ALPINE**
ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
46892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377
(248) 926-3701 (BUS)
(248) 926-3765 (FAX)

CLIENT:	DATE: 8-15-23	
TCM DEVELOPMENT	DRAWN BY: JRV	
PARCEL SPLIT	CHECKED BY: KEH	
	02550	
19380/19384 NEWBURGH SECTION: 5 TOWNSHIP: 1S RANGE: 9E CITY OF LIVONIA WAYNE COUNTY MICHIGAN	FBK:	2/2
	CHF:	
	SCALE HOR 1"= 50 FT. VER 1"= FT.	

CORRESPONDENCE

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

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



MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

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

March 20, 2024

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2024-03-01-03 – #19380 and #19384 Newburgh Road

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed rezoning at this time. The subject parcels are assigned the addresses of **#19380 and #19384 Newburgh Road**.

The existing parcel is currently served by public water main and sanitary sewer. Water Main is located on the east side of Newburgh Road, while the sanitary sewer is located on the west side and will require new crossings for the proposed parcels. (or extend the existing main located to the south of the properties)

There is no public storm sewer available to the proposed parcels, although there is an open drain to the north of parcel "D". The developer will need to investigate options for the parcels to accommodate the required sump pump drainage, including placing a rear-yard storm system in an easement to service all four parcels.

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: 2024 Petition File

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

April 10, 2024

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

Petition 2024-03-01-03 - 19380 and 19384 Newburgh 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

FW: Petition 2024-03-01-03 - 19380 and 19384 Newburgh Road

Reece, Stephanie <SReece@livonia.gov>

Tue 4/23/2024 4:43 PM

To: Goff, Erika <egoff@livonia.gov>

Stephanie Reece

Program Supervisor

City of Livonia | Planning Department

(734) 466-2288

SReece@livonia.gov

From: Nash, Susan M. <snash@livonia.gov>

Sent: Tuesday, April 23, 2024 4:22 PM

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

Subject: Re: Petition 2024-03-01-03 - 19380 and 19384 Newburgh Road

Taxes and water are current for both parcels

Sent from my iPhone

Susan Nash

City Treasurer

City of Livonia | Treasurer's Office

(734) 466-2244

snash@livonia.gov

On Apr 22, 2024, at 11:56 AM, Reece, Stephanie <SReece@livonia.gov> wrote:

Hi again,

If you can please respond to this petition also, please and thank you.

Stephanie Reece

Program Supervisor

City of Livonia | Planning Department

(734) 466-2288

SReece@livonia.gov

OFFICE OF THE MAYOR

Maureen Miller Brosnan
MAYOR

Linda Gosselin
ASSESSOR



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2220
assessorforms@livonia.gov

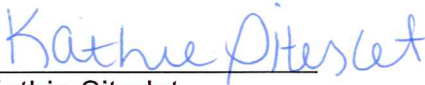
March 20, 2024

To: Planning Department

Re: **Petition 2024-03-01-03** **19380 and 19384 Newburgh Road**

A request has been made by TCM Development to rezone the properties at 19380 and 19384 Newburgh Road from RUF to N2. Based on the plans submitted it appears they want to combine the 2 parcels and then split them into 3 individual parcels (A through C). The lot split and combination must be submitted to the Assessor's Office. Please direct any questions to the Assessor's Office or Livonia.gov for the lot split and combination process.

Kindest Regards,


Kathie Siterlet
Residential Appraiser

**OTHER ITEMS
RELATED TO THE
PETITION**