COUNCIL MEMBERS
BRANDON McCULLOUGH, President
MARTHA PTASHNIK, Vice President
CARRIE BUDZINSKI
ROB GJONAJ DONOVIC
JIM JOLLY
SCOTT MORGAN
LAURA M. TOY

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

OFFICE OF THE COUNCIL

ELECTRONIC AGENDA PACKET FOR THE REGULAR MEETING OF MONDAY, MAY 20, 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.

1993rd Regular Meeting Agenda of the Council of the City of Livonia
Monday, May 20, 2024

7:00 p.m. - City Hall Auditorium
33000 Civic Center Drive, Livonia, Michigan

CALL TO ORDER

INVOCATION/PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION OF MINUTES – Regular Meeting Minutes of May 6, 2024

AUDIENCE COMMUNICATION

REPORTS FROM THE MAYOR AND OTHER CITY OFFICIALS

a. Communication from the Department of Parks and Recreation, dated April 16, 2024, re: fee changes approved by the Parks and Recreation Commission for Quarter 1, 2024.
b. Communication from the Department of Finance, dated May 1, 2024, re: forwarding the Departmental Purchases Report, for the month ending April 2024.

CONSENT AGENDA

1. BLOCK PARTY: Jackie Gordon, re: to be held Friday, June 7, 2024, from 4:00 p.m. to 10:00 p.m., on Arden Street between Elmira and Orangelawn Streets, with no rain date requested.

2. REQUEST FOR ISSUANCE OF A PERMIT FOR WADE SHOWS TO HOLD CARNIVAL AMUSEMENT RIDES AT FORD FIELD AND VETERANS' PARK, JUNE 25-30, 2024, DURING REFERENCED HOURS; A PERMIT FOR A FIREWORKS DISPLAY BY AMERICAN FIREWORKS, INC. TO BE HELD AT 10:15 P.M. ON SUNDAY, JUNE 30, 2024, AT STYMELSKI VETERANS' PARK; AND AUTHORIZATION TO USE AND LEASE THE FACILITIES AT FORD FIELD, EDDIE EDGAR ARENA AND STYMELSKI VETERANS' PARK DURING SPREE '74: Sam Caramagno, President, Livonia Anniversary Committee, Inc., re: same.

3. REQUEST TO CLOSE STARK ROAD FROM THE L.A.D. (14255 STARK ROAD) TO LYNDON AND LYNDON FROM FARMINGTON ROAD TO STARK ROAD TO TRAFFIC FROM 8:00 A.M., JUNE 24, 2024 THROUGH 12:00 NOON ON JULY 1, 2024; AND TO REQUEST THAT THE CITY SEEK PERMISSION FROM THE WAYNE COUNTY ROAD COMMISSION TO ALLOW THE CLOSURE OF FARMINGTON ROAD BETWEEN THE I-96 OVERPASS AND FIVE MILE ROAD FROM 6:30 P.M. THROUGH 11:30 P.M. ON JUNE 30, 2024, IN CONNECTION WITH SPREE '74: Sam Caramagno, President, Livonia Anniversary Committee, Inc., re: same.

4. REQUEST TO DISPLAY BANNERS ON FARMINGTON ROAD AND FIVE MILE ROAD FROM MAY 24, 2024, THROUGH JUNE 30, 2024, AND A 4' X 8' SIGN AT CITY HALL AND FORD FIELD FROM MAY 24, 2024, THROUGH JUNE 30, 2024: Sam Caramagno, President, Livonia Anniversary Committee, Inc., re: same.

5. REQUEST TO APPROVE HOURLY RATE INCREASE: Department of Civil Service, re: for the classification of Seasonal Laborer.

6. REQUEST FOR APPROVAL OF THE 2024 CDBG ANNUAL ACTION PLAN: 2024-2025 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL PLAN AND BUDGET; AND REQUEST TO APPROVE HOLD HARMLESS CONTRACTS BETWEEN THE CITY OF LIVONIA AND FIRST STEP, FAIR HOUSING CENTER OF METROPOLITAN DETROIT, WAYNE METROPOLITAN COMMUNITY ACTION AGENCY, CARES IN FARMINGTON: Livonia Housing Commission, re: in connection with the operation of a domestic violence victim assistance program; for the purpose of providing fair housing; providing utility assistance; and food assistance provided for through the Community Development Block Grant (CDBG) programs for the 2024-2025 program year.

7. AWARD OF BID: Inspection Department, re: for the 2024-2027 Weed Cutting and Property Maintenance Program, from budgeted funds.

8. REQUEST TO APPROVE AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CHARTER COUNTY OF WAYNE AND CITY OF LIVONIA: Department of Parks and Recreation re: for a grant of $100,430 to be used to add a playground adjacent to the existing splash pad at the Jack E. Kirksey Recreation Center.

9. REQUEST TO AMEND THE ARCHITECTURAL CONTRACT THROUGH QUALIFICATION BASED SELECTION (QBS) PROCESS WITH HUBBELL, ROTH AND CLARK, INC.: Department of Parks and Recreation, re: for the construction phase services for the Senior Center addition and Recreation Center improvements project (CR 378-20).

10. REQUEST TO APPROVE MEMBERSHIP AND FEE CHANGES AT THE JACK E. KIRKSEY RECREATION CENTER: Department of Parks and Recreation, re: in order to simplify offerings and increase value to the membership.

11. AWARD OF CONTRACT: Department of Parks and Recreation, re: for the Jack E. Kirksey Recreation Center Hockey Rink Repaving Project, from budgeted funds.

12. AWARD OF BID: Department of Parks and Recreation, re: for the replacement of the Kingsley House roof at Greenmead Historical Park, from budgeted funds.

13. REQUEST FOR AUTHORIZATION TO PURCHASE ONE (1) 2024 FORD F550 PICKUP TRUCK THROUGH THE STATE OF MICHIGAN AND MACOMB COUNTY BID PROCESS: Public Works Division, re: for use by the Parks Department, from budgeted funds.

14. REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: Engineering Division, re: from Livonia West Commerce Center 2, LLC, in conjunction with the construction of a storm drain system that provides adequate drainage for the newly constructed Livonia West Commerce Center - Phase 2 (Additional Trailer Staging) located at 13100 Eckles Road, in the North 1/2 of Section 30.

UNFINISHED BUSINESS – MEETINGS OF THE COMMITTEE

15. COMMITTEE OF THE WHOLE MEETING OF APRIL 3, 2024
    a. The subject matter of raising residential chickens within the city. (CR 05-24)
    b. The subject matter of the Noble Library and Sheldon Park issues. (CR 116-24)

UNFINISHED BUSINESS

16. BLOCK PARTY: Ray Franges, re: to be held Saturday, August 24, 2024, from 1:00 p.m. to 10:00 p.m., on Brentwood Street between Jacquelyn Drive and Meadowlark Street, with a rain date of Sunday, August 25, 2024.

17. REQUEST FOR COUNCIL APPROVAL ON A PROPOSED LOT SPLIT: Department of Assessment, re: for the property located South of Eight Mile Road, and East of Merriman Road, just North of Pembroke in the Northwest 1/4 of Section 2 (19831 Purlingbrook Road) and to waive the lot width-to-depth ratio issue relative to Parcel A.

18. ROLL CALL: Proposed Amendment to the Livonia Zoning Ordinances, as amended: Department of Law, re: to amend Section 6.26 of the Livonia Zoning Ordinance, to provide that no more than two (2) gasoline service stations may be located within 500 feet of any intersection of two (2) or more major thoroughfares, including boulevards, arterial highways, arterial streets, and city major roads, as indicated on the Future Transportation Map of the Livonia Vision 21 Master Plan.
First Reading given by Councilmember Jim Jolly on May 6, 2024.

19. REZONE PETITION: Planning Commission, re: Petition 2024-01-01-01 submitted by SR&D Development, requesting to rezone the property at 18340 Middlebelt Road, located on the east side of Middlebelt Road between Six Mile Road and Pickford Avenue in the Northwest ¼ of Section 12, from RUF (Rural Urban Farm) to C1 (Local Business). Public Hearing held on April 22, 2024.

20. REZONE PETITION: Planning Commission, re: Petition 2024-03-01-02 submitted by Belaggio Homes Inc., 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).
Public Hearing held on May 13, 2024

21. REZONE PETITION: Planning Commission, re: Petition 2024-03-01-03 submitted by TCM Development, 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).
Public Hearing held on May 13, 2024

NEW BUSINESS

22. WAIVER PETITION: Planning Commission, re: Petition 2024-03-02-06 submitted by Wade Shows, Inc. requesting waiver use approval to conduct a carnival in the parking lot of the former Sears, sponsored by the Livonia AM Rotary Club, consisting of amusement rides, games, and food concessions from May 29, 2024, through June 10, 2024, on the property at 29500 Seven Mile Road, located on the northwest corner of Seven Mile and Middlebelt Roads in the Southeast ¼ of Section 2.

23. REQUEST TO WAIVE THE FORMAL BIDDING PROCESS AND AUTHORIZE EXPENDITURE: Engineering Division, re: for the Fire Station #5 Concrete Driveway Replacement Project, from budgeted funds. (CR 74-24)

AUDIENCE COMMUNICATION

NOTICE(S)

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 Your Government, City Council, Agendas & Minutes.

LORI L. MILLER, CITY CLERK

LETTER TO THE LIVONIA CITY COUNCIL

a.

Parks and Recreation
April 17, 2024

MEETING DATE	PRESENTED BY
R052024	Ted Davis, CPRP, Superintendent of Parks and Recreation

AGENDA ITEM

a. Communication from the Department of Parks and Recreation, dated April 16, 2024, re: fee changes approved by the Parks and Recreation Commission for Quarter 1, 2024.

BACKGROUND DETAILS

The Parks and Recreation Department has compiled a list of fee changes approved by the Parks and Recreation Commission for the first quarter of 2024. The update is according to Council Resolution No 268-21

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

NA

ATTACHMENTS

1. commission fee resolutions Q1 2024

APPROVED BY

Debra A. Lichtenberg

Debra Peck Lichtenberg, CPA, Finance Director

Date: April 26, 2024

Maureen Miller Brosnan

Maureen Miller Brosnan, Mayor

Date: May 02, 2024

#3938-24 **RESOLVED,** that the Commission approves the following Mackinac Island "Grand Experience" refund policy:

1. A full refund will be given by a "Cut-Off date", usually July 31st of the trip year less a $10.00 cancellation fee.
2. When a refund is given, there is a $10.00 deduction from your paid amount. The remainder will be refunded, including your deposit.

A roll call vote was taken on the foregoing resolution with the following results:

AYES: Condon, Kevra, Summers, Jolly and Johnson
ABSENT: None
NAYES: None

The Chairperson declared the resolution **adopted.**

#3947-24 **RESOLVED,** that the Commission the following massage therapy fee increases:

	CURRENT RATES			**PROPOSED RATES**		
	M	**Res**	**NR**	**M**	**Res**	**NR**
Relaxation/Swedish						
30 Min	$40	$45	$50	$45	$50	$55
60 Min	$60	$65	$70	$65	$70	$75
90 Min	$80	$85	$90	$85	$90	$95
Therapeutic Massage						
30 Min	$40	$45	$50	$45	$50	$55
60 Min	$65	$70	$75	$70	$75	$80
90 Min	$90	$95	$100	$95	$100	$105
Deep Tissue Massage						
30 Min	$45	$50	$55	$50	$55	$60
60 Min	$70	$75	$80	$75	$80	$85
90 Min	$95	$100	$105	$100	$105	$110
Sports Massage						
30 Min	$40	$45	$50	$45	$50	$55
60 Min	$65	$70	$75	$70	$75	$80
90 Min	N/A	N/A	N/A	N/A	N/A	N/A
Prenatal Massage						
30 Min	N/A	N/A	N/A	N/A	N/A	N/A
60 Min	$65	$70	$75	$70	$75	$80
90 Min	N/A	N/A	N/A	N/A	N/A	N/A
Warm Bamboo Massage						
30 Min	N/A	N/A	N/A	N/A	N/A	N/A
60 Min	$80	$80	$80	$90	$90	$90
90 Min	$100	$100	$100	$110	$110	$110

A roll call vote was taken on the foregoing resolution with the following results:

AYES: Condon, Kevra, Summers, and Jolly
ABSENT: Johnson
NAYES: None

The Acting Chairperson declared the resolution **adopted.**

#3953-24 **RESOLVED,** that the Commission approves the following increases in golf fees and 409 contributions effective May 1, 2024.

Proposed golf rate increases:

	Fox/Willows	IW
Sr. 9	$2.00	$2.00
Sr. 18	$2.00	$2.00
Weekday 9	$1.00	$1.00
Weekday 18	$2.00	$2.00
Weekend 9	$2.00	$2.00
Weekend 18	$2.00	$2.00

Proposed changes to the 409 contribution:

	Current	Proposed
Sr/Jr 9	$1.30	$2.25
Sr/Jr 18	$2.30	$4.00
9	$1.30	$2.25
18	$2.30	$4.00
Twilight	$1.30	$2.25
NR 9	$1.30	$2.25
NR 18	$2.30	$4.00
NR Sr	$2.30	$4.00
Nr Twilight	$1.30	$2.25

A roll call vote was taken on the foregoing resolution with the following results:

AYES: Kevra, Summers, and Jolly
ABSENT: Condon, Johnson
NAYES: None

The Acting Chairperson declared the resolution **adopted.**

#3954-24 **RESOLVED,** that the Commission approves the following fee for a Parkinson's class and that the instructor who is an independent contractor will receive 60% of the member rate. This will be effective March 15, 2024.

Package Five classes (4 regular classes + 1 makeup/bonus class)

	Current Fees			**Proposed Fees**		
	M	**R**	**NR**	**M**	**R**	**NR**
Individual	N/A	N/A	N/A	$75	$85	$95

A roll call vote was taken on the foregoing resolution with the following results:

AYES: Kevra, Summers, and Jolly
ABSENT: Condon, Johnson
NAYES: None

The Acting Chairperson declared the resolution **adopted.**

LETTER TO THE LIVONIA CITY COUNCIL

b.

Finance
May 1, 2024

MEETING DATE	PRESENTED BY
R052024	

AGENDA ITEM

b. Communication from the Department of Finance, dated May 1, 2024, re: forwarding the Departmental Purchases Report, for the month ending April 2024.

BACKGROUND DETAILS

Receive and File Purchase April 2024

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

We respectfully request that the City Council receive and file this report.

ATTACHMENTS

1. City Council - Receive and File Purchases - April 2024

APPROVED BY

Debra A. Lichtenberg

Debra Peck Lichtenberg, CPA, Finance Director

Date: May 02, 2024

Maureen Miller Brosnan

Maureen Miller Brosnan, Mayor

Date: May 02, 2024

City of Livonia

For Month of : April 2024

City Council - Receive and File Purchases

Pursuant to Ordinance Section 3.04.130, purchases between $15,000 and $19,999 need to be submitted to City Council as a receive and file item. Below are the purchases that meet this criteria.

Item #	Date	Department	Vendor	Item	Cost	Description
1	4/16/2024	Fire	James May	Fire Station 3 Project Renovation	$19,500.00	PO 24-148 Bathroom Showers (2 Mens, 1 Womens)
2	4/19/2024	Housing	Ashton Tree service	Lawn maintenance	$18,000.00	PO 24-147 Lawn maintenance for 2024 season
3	4/22/2024	DPW	Southeastern Equipment	Tink leaf claw for Case 580 load	$16,400.00	Leaf claw for new, council approved loader (for leaf p/u prog
4	4/26/2024	Parks and Recreation	S&R Event Tent Rental	Night of Lights Tent rental	$16,819.72	PO 24-167 Night of Lights Tent Rental
5	4/30/2024	DPW	Clarke Mosquito Control	Natular XRT mosquito briquettes	$19,662.72	Mosquito larvidice control for street catch basins
6						
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20						

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD May 6, 2024

Meeting was called to order at 8:41 p.m. by Council Vice President Martha Ptashnik. Present: Scott Morgan, Laura Toy, Jim Jolly, Rob Donovic, Carrie Budzinski, and Vice President Martha Ptashnik. Absent: President Brandon McCullough.

Elected and appointed officials present: Lori Miller, City Clerk; Carter Fisher, City Attorney; Paul Bernier, City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

2. BLOCK PARTY: Jackie Gordon, re: to be held Friday, June 7, 2024, from 4:00 p.m. to 10:00 p.m., on Arden Street between Elmira and Orangelawn Streets, with no rain date requested.

   Vice President Ptashnik presented the request to Council.

   Marian Nolan Neville, 11029 Arden, explained the party is a combination graduation party for the petitioner's, Jackie, daughter and a block party.

   Councilmember Toy offered an approving motion for the Consent agenda.

   DIRECTION: APPROVING CONSENT

LETTER TO THE LIVONIA CITY COUNCIL

2.

Clerk
April 19, 2024

MEETING DATE	PRESENTED BY
S050624/R052024	

AGENDA ITEM

BLOCK PARTY: Jackie Gordon, re: to be held Friday, June 7, 2024, from 4:00 p.m. to 10:00 p.m., on Arden Street between Elmira and Orangelawn Streets, with no rain date requested.

BACKGROUND DETAILS

This will be a graduation party with neighbors attending for their daughter with Down Syndrome. Approximately 100 in attendance, including people with disabilities, and they want to make the front yard as safe as possible. They will have music, cornhole, and a bounce house.

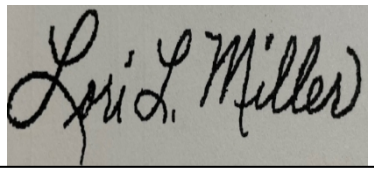
PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

Approve as submitted.

ATTACHMENTS

1. R050624 Block Party Jackie Gordon
2. S050624 Block Party Jackie Gordon email response

APPROVED BY



Lori Miller, MiPMC, City Clerk

Date: April 19, 2024

From: JACKIE GORDON
To: Kasprowicz, Sara
Subject: Re: Block Party June 7
Date: Monday, April 22, 2024 8:48:15 AM

Per our conversation all the same for last year!

Thanks!

Jackie
Sent from my iPhone

> On Apr 19, 2024, at 3:23 PM, Kasprowicz, Sara <skasprowicz@livonia.gov> wrote:
>
> Hi Jackie,
> I know we had trouble connecting last year, so I am also sending the email to your aol email as well.
> Have a great weekend,
> Sara
>
> **Sara Kasprowicz**
> Program Supervisor
> City of Livonia | City Council Office
> (734) 466-2250
> skasprowicz@livonia.gov
> **www.livonia.gov**
>
> ---
>
> **From:** Kasprowicz, Sara <skasprowicz@livonia.gov>
> **Sent:** Friday, April 19, 2024 10:13 AM
> **To:** jackiegordon9474@gmail.com
> **Subject:** Block Party June 7
>
> Hi Jackie!
> I see you are doing your annual block party again!
> Just to clarify your annual event, all things remain as they were in previous years with the barricades?
> If so, I will be sure to make the agenda language reflect the same as it has always been, with only the date/time changing.
> Thank you and have a great weekend,
> Sara
>
> <CitySeal100x100_8f7d9122-2022-4a3b-86d9-f05a096c6a3c.png>
>
> **Sara Kasprowicz**
> Program Supervisor
> City of Livonia | City Council Office
> (734) 466-2250
> skasprowicz@livonia.gov
> **www.livonia.gov**

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<SocialLink_Youtube_32x32_9b8afb50-3b86-4678-b53d-7e423a9d8771.png>

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential, and/or exempt from disclosure under applicable laws. If the reader of the message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and/or reply to this e-mail message. Thank you.

REQUEST FOR NOISE WAIVER BLOCK PARTY and/or BARRICADING OF CITY STREETS

Send to: Livonia City Council, c/o City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097
or hand deliver to the City Clerk's Office **at least 8 weeks prior to the planned event**

PLEASE PRINT

Date of Application: April 15TH Date to appear at a Council Meeting: _____

Name of Neighborhood Representative: Jackie Gordon

Address (please include zip code): 11017 Arden Livonia 48150

Telephone Number with area code: Home: 7346129027 Office: 7346129027

Email: jackiegordon9474@gmail.com NEW EMAIL

Please circle what is being requested – **"BLOCK PARTY"** and/or **"STREET BARRICADING"**

Date of Block Party and/or Barricading	Rain Date	Start/end time of Block Party and/or Barricading **End time is no later than 10:00 p.m.**
JUNE 7TH	N/A	4PM - 10PM

Location of Block Party and/or Barricading: (Be specific. Indicate which streets and between which boundaries).
Blocking the street from 11017 Arden driveway + North 2 Houses.

Type of Event: Briefly (Describe activities planned. Music, barbecue, games, etc.) Food, music + Bouncehouse corn hole
Graduation party (neighbors attending) for our daughter with Down Syndrome - disabled people attending and want to make the front yard as safe as possible

How many barricades are you requesting (max. 10)? TBD enough to block traffic.

Approximate Number Attending: 100

Date of Council Approval/Denial: _____

Council Resolution Number: _____

RECEIVED
OFFICE OF THE CITY CLERK
2024 APR 18 PM 4:42

City Council Office Document
Revised August 2021
A:Block Party Form

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD May 6, 2024

Meeting was called to order at 8:41 p.m. by Council Vice President Martha Ptashnik. Present: Scott Morgan, Laura Toy, Jim Jolly, Rob Donovic, Carrie Budzinski, and Vice President Martha Ptashnik. Absent: President Brandon McCullough.

Elected and appointed officials present: Lori Miller, City Clerk; Carter Fisher, City Attorney; Paul Bernier, City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

3. REQUEST FOR ISSUANCE OF A PERMIT FOR WADE SHOWS TO HOLD CARNIVAL AMUSEMENT RIDES AT FORD FIELD AND VETERANS' PARK, JUNE 25-30, 2024, DURING REFERENCED HOURS; A PERMIT FOR A FIREWORKS DISPLAY BY AMERICAN FIREWORKS, INC. TO BE HELD AT 10:15 P.M. ON SUNDAY, JUNE 30, 2024, AT STYMELSKI VETERANS' PARK; AND AUTHORIZATION TO USE AND LEASE THE FACILITIES AT FORD FIELD, EDDIE EDGAR ARENA AND STYMELSKI VETERANS' PARK DURING SPREE '74: Sam Caramagno, President, Livonia Anniversary Committee, Inc., re: same.

   Sam Caramagno, 17441 Merriman, presented the request to Council.

   Councilmember Jolly offered an approving motion for the Consent agenda.

   DIRECTION: APPROVING CONSENT

LETTER TO THE LIVONIA CITY COUNCIL

3.

Council Office
April 11, 2024

MEETING DATE	PRESENTED BY
S050624/R052024	

AGENDA ITEM

REQUEST FOR ISSUANCE OF A PERMIT FOR WADE SHOWS TO HOLD CARNIVAL AMUSEMENT RIDES AT FORD FIELD AND VETERANS' PARK, JUNE 25-30, 2024, DURING REFERENCED HOURS; A PERMIT FOR A FIREWORKS DISPLAY BY AMERICAN FIREWORKS, INC. TO BE HELD AT 10:15 P.M. ON SUNDAY, JUNE 30, 2024, AT STYMELSKI VETERANS' PARK; AND AUTHORIZATION TO USE AND LEASE THE FACILITIES AT FORD FIELD, EDDIE EDGAR ARENA AND STYMELSKI VETERANS' PARK DURING SPREE '74: Sam Caramagno, President, Livonia Anniversary Committee, Inc., re: same.

BACKGROUND DETAILS

A request was made by Sam Caramagno, President of the Livonia Anniversary Committee, for issuance of a permit for Wade Shows to hold carnival amusement rides at Ford Field and Veterans Park JUNE 25-30, 2024, during referenced hours; a permit for a fireworks display by American Fireworks, Inc., to be held at 10:15 P.M. on Sunday, June 30, 2024, at Stymelski Veterans' Park; and authorization to use and lease the facilities at Ford Field, Eddie Edgar Arena and Stymelski Veterans' Park during SPREE '74.

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

To approve the request as submitted.

ATTACHMENTS

1. S050624 Spree 2024 permit Council letter

APPROVED BY

Livonia Anniversary Committee, Inc.

Sponsor of Livonia Spree

PO Box 51430 Livonia, Michigan 48151

"Michigan's Finest City to Live, Learn, Work and Play"

www.LivoniaSpree.com

The Honorable Council
City of Livonia
Livonia, MI 48154

April 19, 2024

Re: Spree 74 (June 25, 2024, through June 30, 2024)
Permits for Carnival, Fireworks, Eddie Edgar Arena
Waiver of Fees and Use of Park Sites

Honorable Members of Council:

The Livonia Anniversary Committee, Inc. respectfully requests Council to authorize the issuance of a permit for Wade Shows to hold carnival amusement rides at Ford Field and Veterans' Park, as part of this year's Spree 74 celebration, June 25-30, 2024. The hours of operation will be as follows:

June 25 (Tues.) from 4:00 P.M. to Midnight
June 26, 27 (Wed. & Thurs.) from 2:00 P.M. to Midnight
June 28, 29, 30 (Fri., Sat. & Sun.) from 12:00 Noon to Midnight

Further, the Committee requests Council to authorize a permit for fireworks display to be held at approximately 10:15 P.M. on Sunday, June 30, 2024, at Stymelski Veterans Park. American Fireworks, Inc. will control the fireworks display and they are providing liability insurance for this event.

The Committee further requests authorization to use and lease the facilities at Ford Field, Eddie Edgar Arena and Stymelski Veterans Park during the Spree 74 celebration.

The City of Livonia, Livonia Public Schools and the Livonia Anniversary Committee, Inc. are being named as additional insured on all insurance policies being carried by Wade Shows. Additionally, Livonia Hockey Association, the City of Livonia and Livonia Anniversary Committee, Inc. are being named as additional insured on all activities at Eddie Edgar Arena. Under emergency situations, all contractors on site shall adhere to all police directives.

For reference, we have attached a copy of last Spree resolution for Spree 73. Thank you for your kind consideration of this request.

Respectfully Submitted,

LIVONIA ANNIVERSARY COMMITTEE, INC.

Sam Caramagno, President

SC/KR
Enclosure
cc: Mayor's Office, City Clerk, Council Secretary, City Attorney, Parks and Recreation Dept., Finance
Dept., Planning Dept., Public Service

On a motion by Vice President Toy, supported by Councilmember McCullough, and unanimously adopted, it was:

#126-23 RESOLVED, that having considered a communication from Sam Caramagno, President, Livonia Anniversary Committee, Inc., dated April 13, 2023, requesting approval of the following items:

1. The issuance of a permit to Wade Shows to conduct carnival amusement rides at Ford Field and John Stymelski Veterans' Park, as part of the SPREE-73 Celebration, on June 20, 2023 from 4:00 p.m. to midnight, on June 21 and 22, 2023 from 2:00 p.m. to midnight and on June 23, 24 and 25, 2023 from 12:00 noon to midnight, conditioned on the City of Livonia, Livonia Public Schools, the Livonia Civic Arenas, Inc., the Livonia Anniversary Committee, Inc. and Livonia Hockey Association being identified as additional insureds on Wade Shows' general liability insurance policy;

2. Authorization of the Livonia Anniversary Committee to conduct a fireworks display at John Stymelski Veterans' Park to be held on Sunday, June 25, 2023, at approximately 10:15 p.m., which display will be controlled by American Fireworks, Inc., subject to providing liability insurance for this event and subject to the City of Livonia, Livonia Public Schools, the Livonia Civic Arenas, Inc. and the Livonia Anniversary Committee, Inc., being designated as additional insureds on its policy;

3. Authorization of the Livonia Anniversary Committee to use and/or lease the facilities at Ford Field, Eddie Edgar Arena (subject to the terms of the existing lease between the Livonia Civic Arenas, Inc. and the City of Livonia) and John Stymelski Veterans' Park during the period of the SPREE-73 Celebration in accordance with the fees/waivers grid for events co-sponsored by the City of Livonia; and

4. A waiver of all fees prescribed by ordinance or law with respect to Items 2 and 3 above, as well as a waiver of all vendors' license fees for community organizations and/or groups authorized to participate in SPREE-73 by the Anniversary Committee.

the Council does hereby concur in and approve the foregoing requests subject to the condition that no alcoholic beverage containing more than 21% of alcohol by volume may be used, kept or stored on or in any portion of Ford Field, Eddie Edgar Arena, or John Stymelski Veterans' Park or any street or parking area adjacent thereto; and the City Clerk and all other appropriate City officials and agencies are hereby requested to do all things necessary or incidental to the full performance of this resolution.

UNFINISHED BUSINESS ITEM 3 (Regular Meeting of April 24, 2023)

Motion:	**Toy**
Second:	**McCullough**
Ayes:	**Morgan, McCullough, Toy, Donovic, Jolly**
Nays:	**None**
Absent:	**McIntyre, Bahr**

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD May 6, 2024

Meeting was called to order at 8:41 p.m. by Council Vice President Martha Ptashnik. Present: Scott Morgan, Laura Toy, Jim Jolly, Rob Donovic, Carrie Budzinski, and Vice President Martha Ptashnik. Absent: President Brandon McCullough.

Elected and appointed officials present: Lori Miller, City Clerk; Carter Fisher, City Attorney; Paul Bernier, City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

4. REQUEST TO CLOSE STARK ROAD FROM THE L.A.D. (14255 STARK ROAD) TO LYNDON AND LYNDON FROM FARMINGTON ROAD TO STARK ROAD TO TRAFFIC FROM 8:00 A.M., JUNE 24, 2024 THROUGH 12:00 NOON ON JULY 1, 2024; AND TO REQUEST THAT THE CITY SEEK PERMISSION FROM THE WAYNE COUNTY ROAD COMMISSION TO ALLOW THE CLOSURE OF FARMINGTON ROAD BETWEEN THE I-96 OVERPASS AND FIVE MILE ROAD FROM 6:30 P.M. THROUGH 11:30 P.M. ON JUNE 30, 2024, IN CONNECTION WITH SPREE ’74: Sam Caramagno, President, Livonia Anniversary Committee, Inc., re: same.

   Sam Caramagno, 17441 Merriman, presented the request to Council.

   Councilmember Morgan offered an approving motion for the Consent agenda.

   DIRECTION: APPROVING CONSENT

LETTER TO THE LIVONIA CITY COUNCIL

4.

Council Office
April 11, 2024

MEETING DATE	PRESENTED BY
S050624/R052024	

AGENDA ITEM

REQUEST TO CLOSE STARK ROAD FROM THE L.A.D. (14255 STARK ROAD) TO LYNDON AND LYNDON FROM FARMINGTON ROAD TO STARK ROAD TO TRAFFIC FROM 8:00 A.M., JUNE 24, 2024 THROUGH 12:00 NOON ON JULY 1, 2024; AND TO REQUEST THAT THE CITY SEEK PERMISSION FROM THE WAYNE COUNTY ROAD COMMISSION TO ALLOW THE CLOSURE OF FARMINGTON ROAD BETWEEN THE I-96 OVERPASS AND FIVE MILE ROAD FROM 6:30 P.M. THROUGH 11:30 P.M. ON JUNE 30, 2024, IN CONNECTION WITH SPREE ’74: Sam Caramagno, President, Livonia Anniversary Committee, Inc., re: same.

BACKGROUND DETAILS

A request was made by Sam Caramagno, President of the Livonia Anniversary Committee, to close Stark Road from the L.A.D. to Lyndon and Lyndon from Farmington Road to Stark Road to traffic from 8:00 A.M., June 24, 2024, through 12:00 noon on July 1, 2024; and to request that the City Clerk seek permission from the Wayne County Road Commission to allow the closure of Farmington Road between the I-96 overpass and Five Mile Road from 6:30 P.M. through 11:30 P.M. on June 30, 2024, in connection with SPREE ’74.

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

To approve the request as presented.

ATTACHMENTS

1. S050624 Spree 2024 Road Closure City Council

APPROVED BY

Livonia Anniversary Committee, Inc.

Sponsor of Livonia Spree

PO Box 51430 Livonia, Michigan 48151

"Michigan's Finest City to Live, Learn, Work and Play"

www.LivoniaSpree.com

The Honorable Council
City of Livonia
Livonia, MI 48154

April 19, 2024

Re: Street Closing, Livonia Anniversary Committee Inc. Spree 74 Celebration

Honorable Members of Council:

The Livonia Anniversary Committee, Inc. the origination named by your esteemed body to conduct Livonia's Annual Birthday Celebration, respectfully requests your assistance in presenting the 2024 Anniversary Celebration. Please adopt a resolution closing the following city streets to traffic from 8:00 A.M. Monday June 24, 2024 through 12:00 noon on Monday July 1,2024

Stark Road from (Livonia Athletic division) 14255 Stark, to Lyndon. Lyndon from Farmington Road to Stark Road.

Silver Village and Stark Road residents will be issued special permits to allow access to their homes during the week of the celebration.

To assist the Police Department in controlling traffic during the firework display on Sunday June 30, 2024, please further approve the closing of Farmington Road between the 1-96 overpass and Five Mile Road from 6:30 P.M. through 11:30 P.M. A copy of 2023 resolution is attached for reference.

Your attention to this matter is appreciated.

Respectfully Submitted,

LIVONIA ANNIVERSARY COMMITTEE, INC.

Sam Caramagno, President

SC/KR
Enclosure

cc: Mayor's Office, City Clerk, Council Secretary, City Attorney, Parks and Recreation Dept., Finance Dept., Planning Dept., Public Service Div., Police Department, Fire Department, Rich Skaggs, Chris Diponio, Bob Biga

Brian Duggan indicated the financial reports of the Spree Committee are available.

On a motion by Councilmember Morgan, supported by Councilmember McCullough and unanimously adopted, it was:

#127-23 RESOLVED, that having considered a communication from Sam Caramagno, President, Livonia Anniversary Committee, Inc., dated April 13, 2023, wherein it is requested that the following City streets be closed to through traffic from 8:00 a.m. on June 19, 2023 through 12:00 noon on June 26, 2023 (Monday to Monday):

Stark Road from The Livonia Athletic District, 14255 Stark, to Lyndon and Lyndon from Farmington Road to Stark Road

the Council does hereby concur in and grant this request in the manner and form herein submitted; further, the Council does hereby request that Farmington Road be closed from the I-96 overpass to Five Mile Road on Sunday, June 25, 2023, between the hours of 6:30 p.m. and 11:30 p.m. or until the road is returned to normal traffic operation in connection with the annual SPREE fireworks display, and does hereby authorize the City of Livonia to assume liability for any damage claims which may arise as a result of the road closure, and that Sgt. Paul Walters is hereby designated and authorized to sign the road closure permit on behalf of the City of Livonia, the action taken herein being made subject to the approval of the Police Department, Fire Department and Wayne County; and to the extent possible, SPREE is requested, in conjunction with the Police Department, to do all things necessary to alleviate traffic problems for the residents of Stoneleigh Village Subdivision during the 2023 Anniversary Celebration, including signs on the barricades indicating “local business and residents only.”

UNFINISHED BUSINESS ITEM 4 (Regular Meeting of April 24, 2023)

Motion:	**Morgan**
Second:	**McCullough**
Ayes:	**Morgan, McCullough, Toy, Donovic, Jolly**
Nays:	**None**
Absent:	**McIntyre, Bahr**

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD May 6, 2024

Meeting was called to order at 8:41 p.m. by Council Vice President Martha Ptashnik. Present: Scott Morgan, Laura Toy, Jim Jolly, Rob Donovic, Carrie Budzinski, and Vice President Martha Ptashnik. Absent: President Brandon McCullough.

Elected and appointed officials present: Lori Miller, City Clerk; Carter Fisher, City Attorney; Paul Bernier, City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

5. REQUEST TO DISPLAY BANNERS ON FARMINGTON ROAD AND FIVE MILE ROAD FROM MAY 24, 2024, THROUGH JUNE 30, 2024, AND A 4' X 8' SIGN AT CITY HALL AND FORD FIELD FROM MAY 24, 2024, THROUGH JUNE 30, 2024: Sam Caramagno, President, Livonia Anniversary Committee, Inc., re: same.

   Sam Caramagno, 17441 Merriman presented the request to Council.

   Councilmember Jolly offered an approving motion for the Consent agenda.

   DIRECTION: APPROVING CONSENT

LETTER TO THE LIVONIA CITY COUNCIL

5.

Council Office
April 11, 2024

MEETING DATE	PRESENTED BY
S050624/R052024	

AGENDA ITEM

REQUEST TO DISPLAY BANNERS ON FARMINGTON ROAD AND FIVE MILE ROAD FROM MAY 24, 2024, THROUGH JUNE 30, 2024, AND A 4' X 8' SIGN AT CITY HALL AND FORD FIELD FROM MAY 24, 2024, THROUGH JUNE 30, 2024: Sam Caramagno, President, Livonia Anniversary Committee, Inc., re: same.

BACKGROUND DETAILS

A request was made by Sam Caramagno, President of the Livonia Anniversary Committee to display banners on Farmington Road and Five Mile Road from May 24, 2024, through June 30, 2024, and a 4' X 8' sign at City Hall and Ford Field from May 24, 2024, through June 30, 2024.

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

To approve the request as presented.

ATTACHMENTS

1. S050624 Spree 2024 banner request city council

APPROVED BY

Livonia Anniversary Committee, Inc.
Sponsor of Livonia Spree
PO Box 51430 Livonia, Michigan 48151
"Michigan's Finest City to Live, Learn, Work and Play"
www.LivoniaSpree.com

The Honorable Council
City of Livonia
Livonia, MI 48154

April 19, 2024

Re: Permission to Display Banners Advertising Spree 74

Honorable Members of Council:

The Livonia Anniversary Committee, Inc. requests permission to display banners advertising Spree 74 on:

1. Farmington Road and Five Mile Road from May 24, 2024- June 30, 2024

2. To display a 4'X8' sign at City Hall and Ford Field from May 24, 2024- June 30, 2024

At no cost to Spree

Attached is a copy of last year's resolution for Spree 73 for reference.

Thank you for your kind consideration of this request.

Respectfully Submitted,

LIVONIA ANNIVERSARY COMMITTEE, INC.

Sam Caramagno, President

SC/KR
Enclosure

cc: Mayor's Office, City Clerk, Council Secretary, City Attorney, Parks and Recreation Dept., Finance Dept., Planning Dept., Public Service Div., Police Department, Fire Department, Rich Skaggs, Chris Diponio, Bob Biga

On a motion by Vice President Toy, supported by Councilmember McCullough and unanimously adopted, it was:

#128-23 RESOLVED, that having considered a communication from Sam Caramagno, President, Livonia Anniversary Committee, Inc., dated April 13, 2023, the Council does hereby approve of the request from the Livonia Anniversary Committee, Inc. ("Spree"), for permission to display banners advertising Spree-73 on Farmington Road and Five Mile Road from May 19, 2023 through June 26, 2023, and to display 4' x 8' signs at City Hall and Ford Field from May 24, 2023 through June 26, 2023, at no additional cost to Spree; further, the Council does hereby permit Spree to acknowledge supporters with banners and signage not to exceed 3' x 5' in size on Ford Field and the ball diamonds from May 24, 2023 to June 26, 2023; and the City Clerk and all other appropriate City officials and agencies are hereby requested to do all things necessary or incidental to the full performance of this resolution.

UNFINISHED BUSINESS ITEM 5 (Regular Meeting of April 24, 2023)

Motion: **Toy**
Second: **McCullough**
Ayes: **Morgan, McCullough, Toy, Donovic, Jolly**
Nays: **None**
Absent: **McIntyre, Bahr**

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD May 6, 2024

Meeting was called to order at 8:41 p.m. by Council Vice President Martha Ptashnik. Present: Scott Morgan, Laura Toy, Jim Jolly, Rob Donovic, Carrie Budzinski, and Vice President Martha Ptashnik. Absent: President Brandon McCullough.

Elected and appointed officials present: Lori Miller, City Clerk; Carter Fisher, City Attorney; Paul Bernier, City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

7. REQUEST TO APPROVE HOURLY RATE INCREASE: Department of Civil Service, re: for the classification of Seasonal Laborer.

   Jeannine Laible, Civil Service Director, presented the request to Council.

   Councilmember Toy commented that she read an article about a city that saved a lot of money by planting wildflowers in their boulevards.

   Councilmember Donovic offered an approving motion for the Consent agenda.

   DIRECTION: APPROVING CONSENT

LETTER TO THE LIVONIA CITY COUNCIL

7.

Civil Service
April 15, 2024

MEETING DATE	PRESENTED BY
S0506024/R052024	

AGENDA ITEM

REQUEST TO APPROVE HOURLY RATE INCREASE: Department of Civil Service, re: for the classification of Seasonal Laborer.

BACKGROUND DETAILS

April 18, 2024

Honorable Members of City Council
City of Livonia

Subject: Request for Hourly Wage Increase for the Classification of Seasonal Laborer

Dear Council Members:

At the Civil Service Commission meeting of April 17, 2024, with Chairperson Charlotte S. Mahoney, Commissioners James Wenson, and Roger Spence being present, it was requested that the Commission consider approving a wage rate adjustment for the Seasonal Laborer classification. This request was reviewed and approved by the Personnel Review Committee and Mayor Brosnan, prior to being presented to the Civil Service Commission.

Seasonal wage rates from neighboring communities were gathered and are included in the attached letter from Mr. Douglas L. Moore, Assistant Director of Public Works. During this research, it was found that while we increased our wages in 2022, so did many of our neighboring communities. As a result of those increases, the City of Livonia is back near the bottom in terms of wages. Based on these comparisons, the department is asking to increase the hourly wage to $17 per hour for all Seasonal Laborers, regardless of the number of seasons they have worked for the City. The requested increase is in keeping with neighboring wage rates and is being made to continue to attract quality candidates and retain our current employees.

The Civil Service Commission reviewed the request and upon motion by Mr. Spence, seconded by Mr. Wenson, and adopted, it was

> **24-70** RESOLVED, that having reviewed the letter dated April 9, 2024, from Douglas L. Moore, Assistant Director of Public Works, requesting an hourly wage increase for the classification of Seasonal Laborer, the Civil Service Commission does hereby approve the request for an hourly wage increase for the classification of Seasonal Laborer. The Civil Service Commission submits the same to City Council for their review and consideration.

Therefore, it is recommended that the proposed wage rate increase for Seasonal Laborers be considered for adoption and the effective date would be upon Council approval.

Thank you for your consideration.

Sincerely,

Jeannine Laible
Human Resources Director

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

Approve as submitted

ATTACHMENTS

1. S050823 LTC Seasonal laborer increase
2. Packet to Council Transmitting Request for Increase in Wage Rate for the Seasonal Laborer Classification

APPROVED BY

Jeannine Laible

Jeannine Laible, Human Resources Director — Date: April 18, 2024

Debra A. Lichtenberg

Debra Peck Lichtenberg, CPA, Finance Director — Date: April 19, 2024

Paul Bernier, City Attorney — Date: April 19, 2024

Maureen Miller Brosnan

Maureen Miller Brosnan, Mayor — Date: April 19, 2024

MEMORANDUM

TO: Jeannine Laible, Human Resources Director
FROM: Dalie Ripley, Personnel Analyst I DR
DATE: April 9, 2024
SUBJECT: Hourly Wage Increase for Seasonal Laborers

In correspondence dated April 9, 2024, Douglas L. Moore, Assistant Director of Public Works, requests that the Civil Service Commission consider approving an hourly wage rate increase for Seasonal Laborers.

Wage Increase:
The current hourly wage rate schedule was established in May 2022 and is as follows:

SEASONAL LABORER	January 2022	May 2022	January 2023	January 2024
Season 1	$12.00	$15.00	$15.00	$15.00
Season 2	$12.50	$15.00	$15.00	$15.00
Season 3+	$13.00	$15.00	$15.00	$15.00

Seasonal wage rates from neighboring communities were gathered and are included in the letter from Mr. Moore. During this research, it was found that while we increased our wages in 2022, so did many of our neighboring communities. As a result of those increases, the City of Livonia is back near the bottom in terms of wages. Based on these comparisons, the department is asking to increase the hourly wage to $17 per hour for all Seasonal Laborers, regardless of the number of seasons they have worked for the City. The requested increase is in keeping with neighboring wage rates and is being made to continue to attract quality candidates and retain our current employees.

Mr. Moore estimates that the impact to the budget will be an increase of approximately $41,600.00 per year. The department currently has 26 budgeted positions. This request was reviewed and approved by the Personnel Review Committee and Mayor Brosnan.

Per the City of Livonia Charter, CHAPTER V, EXECUTIVE DIVISION, Section 16(b)(1) Powers and Duties of the Commission, the Civil Service Commission is given the authority to "establish and administer…, a schedule of compensation…"

It is recommended that the proposed wage rate increase for Seasonal Laborers be considered for adoption and the effective date would be upon Council approval.

COMMENTS BY THE HUMAN RESOURCES DIRECTOR:
Concur. Jeannine Laible

DEPARTMENT OF PUBLIC WORKS

MAUREEN MILLER BROSNAN
MAYOR

DONALD R. ROHRAFF
DIRECTOR OF PUBLIC WORKS

DOUGLAS L. MOORE, MSA
ASSISTANT DIRECTOR OF PUBLIC WORKS

RYAN J. FERRELL
SUPERINTENDENT OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150-4202
(734) 466-2655
FAX: (734) 466-2660

MAINTENANCE SERVICES

- Roads
- Parks
- Water
- Sewer
- Building
- Animal Control
- Forestry
- Equipment
- Storm Drains
- Traffic Signs
- Solid Waste / Recycling

April 9, 2024

Civil Service Commission
City of Livonia

Subject: Seasonal Laborer Pay Rates

Dear Commissioners,

Seasonal laborers perform a critical role for the Department of Public Works during the warm weather months. Seasonal laborers supplement the regular work force by performing tasks including grass cutting, laying sod, planting flowers, weeding beds, cleaning parks, patching roads, washing windows, painting, branch and brush chipping, athletic field maintenance, etc.

At the current pay rates, we continue to encounter difficulties attracting applicants. The Department had a loyal contingent of seasonal employees who returned each year. Due to Covid, we lost many of those employees who never returned. Each year we have the need to hire new employees to carry out the maintenance responsibilities of the department. The department asked the commission to increase seasonal laborer pay for the years 2022 – 2024 in 2021, and again in 2022.

In 2021, the department asked the commission to raise the hourly pay rate by $1.00 / hour based on years of service. In 2022, the department asked the commission to raise the seasonal laborer pay, again, by $2.00 an hour to $15.00 / hour, plus reinstating Holiday pay. This hourly rate was across the board, with no differential in years of service.

A survey of neighboring communities who utilize seasonal laborers, and who we compete with to attract applicants, indicates the following pay rates for 2024:

Farmington Hills	-$14.00/hour in 2022 (? – not currently listed)
Southfield	-$15.00/hour & up
Plymouth Twp.	-$16.00/hour
Redford Township	-$15.00/hour in 2022 (? – not currently listed)
Canton Township	-$15.91/hour + perks
Garden City	-$18.00/hour

All these communities have increased their pay since our 2022 increase request, which put Livonia further behind. Some communities increased their pay rate by $2.00 / hour.

Additionally, we compete for labor with private sector and positions in the fast-food industry or retail establishments such as Wal-Mart, where starting pay rates have risen above our current pay rates. We are not keeping pace with the going labor rate in our area.

The Department is proposing to increase the pay rate, for the seasonal laborer position, from $15.00 an hour to $17.00 an hour. Next, we would want to continue the practice of paying seasonal laborers Holiday pay while they are employed. Further, we are asking that this pay increase be effective immediately upon the Commission, and City Council approval. Lastly, we are asking the commission to waive the high school graduation requirement for seasonal laborers. We have this request currently in place for custodians, and for PSW-I's (for one year). We are finding that Covid negatively impacted a group of young people who could not navigate the online world of high school classes.

The Department hopes that the increased pay rate will help improve our applicant numbers, and will assist us with keeping loyal employees, who come back year after year.

Sincerely,

Douglas Moore
Assistant Director of Public Works

	2024 ($2.00 raise) ($2.00 over THE 2022, and 2023	
26 total seasonal laborers x Proposed increase ($2.00 hour x 40 hours / week x 20 weeks (on average) for the season **(TOTAL COST OF 26 Seasonal laborers)**	$	41,600.00

Cost by Section

Parks - general fund - 18 budgeted seasonal positions with proposed raise being $2,400 based on the formula above	$	28,800.00
Roads - Refuse fund - 4 budgeted positions	$	6,400.00
Fleet - General Fund - 1 budgeted position	$	1,600.00
Building Maintenance - 1 budgeted positions - General Fund	$	1,600.00
Water/Sewer - Water fund - 2 budgeted positions	$	3,200.00

Increased costs by year

2024	$	41,600.00
total	$	41,600.00

Seasonal laborer staffing levels for DPW sections	Budgeted (new)	2020 **	2021 **	2019 **
Parks	18	13	7	22
Roads	4	5	2	6*
Building Maintenance	1	1	0	1
Fleet	1	1	0	1
Water / Sewer	2	2	1	3*

* indicates college-age person that was replaced with fall hire
** Actual numbers

2024/[redacted] Seasonal Laborer Comparisons

City/Township	Job Title	2024 Pay Range	2022 Pay Range
City of Southfield	Seasonal - Park Maintenance	$15.00/hour	$11.00/hr and up
City of Birmingham	Spring/Summer Seasonal Maintenance	$17 - $23.75/Hour	$12.00-$15.00/hr $200 bonus, paid leave
City of Sterling Heights	Park Monitor (PT)	$14.00/hr	
City of Sterling Heights	Seasonal Laborer - Year round	Not currently posted	$15.00/hour increases every 6 months
Canton Township	Park Ranger PT & Seasonal	$15.91 + perks	$15.00/hour
City of Wyandotte	Seasonal Laborer - DPW (PT)	$11.00/hour	$11.00/hour
City of Livonia	Seasonal Laborer	$15.00/hour	$12.00-$13.00/hour
Oakland County	Summer Seasonal Laborer	$13.66 - $14.49/hour	$12.63-13.01/hour
Oakland County	Laborer - WRC	$12.42 - $14.49/hour	
Northville Township	Seasonal	$16.00/hour	$14.00/ hour
City of Farmington	Seasonal Worker - DPW	$14.00-$16.00/hour	$11.50-$13/hour
Rochester Hills	Seasonal Laborer	$15.50/hour	$14.50/hour
Redford Township	Seasonal Parks Maintenance	Not Currently Posted	$15.00/ hour
City of Novi	Seasonal Park Laborer & DPW	$15.50/hour and up based on ex $2.00/hr increase after 8/31	$15.00/hour $2.00/hr increase beyond 8/26, $100 referral bonus
City of Taylor	DPW General Labor	Not currently posted	$12.00-$13.00/hour
Farmington Hills	Seasonal Laborer (Parks & Golf)	$13.00/hour	$13.00/hour
Farmington Hills	DPW Seasonal Laborers	Not Currently posted	$14.00/hour
Garden City	Seasonal Laborer	$18.00/hour	None listed this year
City of Romulus	Seasonal/Part Time Laborer	Not currently posted	$14.42/hour
Plymouth Township	Seasonal Parks Employee	$16.00/hour	$16.00/hour

2024/2[redacted] Seasonal Laborer Comparisons

City/Township	Job Title		2022 Pay Range
Dearborn Heights	P/T Outdoor Maintenance Worker	Not currently posted	$15.00/hr max 28 hours/wk
Wixom	DPW Seasonal Laborer	Not currently posted	$15 -$17/hour DOQ
Allen Park	DPW Seasonal Worker	Not currently posted	$13.00/hour
City of Brighton	Seasonal DPS Employee	$16.00/hour	$14.00 +/hour DOQ
City of Fenton	DPW Seasonal Summer Position	$15.00/hour	$15.00/ hour
City of Howell	Part Time DPW/Parks & Cemetary Labor	$15.00/hour	
Hartland Township	Seasonal Worker	$13.50/hour	$11-$12/ hour depending on experience
Ferndale	Seasonal Laborer (PT)	$15.00 - $18.00/hour	
Grosse Pointe	Public Service Maintenance Worker (temp)	$18.00/hour	
Clinton Township	Summer Seasoanl Laborer	$15.00 - $16.00/hour	
Washington Township	DPW Utility 4 Worker(age 16 & up)	$16.00 - $18.00/hour	

Southfield, City of (MI)

Seasonal Maintenance Worker- DPW

SALARY	$15.00 Hourly	**LOCATION**	Southfield, MI
JOB TYPE	Non-career	**JOB NUMBER**	20240002
DEPARTMENT	Public Works & Engineering	**OPENING DATE**	03/05/2024
EQUAL OPPORTUNITY LANGUAGE	The City of Southfield does not discriminate in its employment or any other programs or activities on the basis, of sex, race, color, age, height, weight, marital status, national origin, religion, arrest record, physical or mental disability, family status, sexual orientation, gender identity or any other protected category.	**ADA**	Individuals with special needs who may require assistance with the application process should contact the Human Resources Department at (248) 796-4700 (voice) or via email at hrsupport@cityofsouthfield.com if auxiliary aids or services are needed. Reasonable advance notice is required.

Description

Highway Division $15/hr
Outside maintenance of designated City streets including cold patching, mowing, weed whipping, and site clean up and restoration. Will operate City vehicles and other power equipment; hand tools. Work schedule 40 hours per week beginning in April.

Water Division $15/hr
Install and repair meters, site clean up and restoration, fill in sewer jet crew. Will operate City vehicles and other power equipment; hand tools. Must wear steel toed shoes. Work schedule 40 hours per week beginning in April.

Forestry Division $15/hr
Outside forestry maintenance and landscaping including brush chipping. Will operate City vehicles and other power equipment; hand tools. Work schedule 40 hours per week beginning in April.

Motor Pool $15/hr
Will assist with inventory, parts pick up and exterior vehicle maintenance. Will operate vehicles and other power equipment; hand tools. Work schedule 40 hour per week beginning in April.

Traffic/Sign Shop $15/hr
Will assist with traffic counts, repair and assist making signs. Will operate vehicles and other power equipment; hand tools. Work schedule 40 hour per week beginning in April.

Representative Job Duties

- Assist with traffic counts, repair and assist making signs. Will operate vehicles and other power equipment; hand tools.
- Assist with inventory, parts pick up and exterior vehicle maintenance.
- Outside forestry maintenance and landscaping including brush chipping.
- Outside maintenance of designated City streets including cold patching, mowing, weed whipping, and site clean up and restoration.

Job Requirements - As Determined By the City Of Southfield

- Must be a high school graduate or equivalent.
- Must be able to perform the essential functions of the job with or without accommodations.
- Must possess a valid driver's license and a good driving record as determined by the City of Southfield.
- Ability to understand and follow oral and written instructions, and to work effectively with others.
- Must be available for overtime as needed.
- Must wear steel toed shoes.
- Previous experience helpful.

Agency

Southfield, City of (MI)

Address

26000 Evergreen Road

Southfield, Michigan, 48075

Phone

248-796-4700

Website

http://www.cityofsouthfield.com

bhamgov.applicantpro.com/iframe/mobile/3247356.html

Jobs | Login

Location: Birmingham, MI, USA
Pay Type: per hour
Pay Rate: $17 - $23.75 per hour
Employment Type: Seasonal

Email Me This Job

The City of Birmingham, MI, an Equal Opportunity Employer, is seeking enthusiastic and motivated individuals to play a crucial role in making our parks and golf courses look fantastic for the summer. Under the guidance of our Parks and Recreation Manager, you'll enjoy flexible seasonal positions of up to 40 hours per week, with occasional evening and weekend hours for a perfect work-life balance. No need to be an expert - if you're eager to learn and ready to bring a touch of green to our community, apply now!

Join our team and make every season in Birmingham vibrant and full of possibilities!

Parks Laborer

Seasonal or Permanent Part-Time

$17 - $23.75

Are you passionate about turning green spaces into vibrant havens? Grow with us! Join our team as a Park Laborer, where your love for landscaping and horticulture can blossom, creating beautiful and welcoming City parks!

Park Laborers are an essential part of the team contributing to the beauty and upkeep of City parks. Under the guidance of a supervisor, the Park Laborer performs hands-on work in landscaping and horticulture to enhance the natural splendor of our community spaces. This position is an ideal stepping stone for individuals eager to explore a career in public services or landscaping careers.

Key Duties:

- Works as a team to carry out landscaping and horticulture tasks in City parks
- Utilize landscaping and gardening tools with confidence and skill
- Be a steward of the environment by enhancing the beauty and appeal of public spaces

Qualifications:

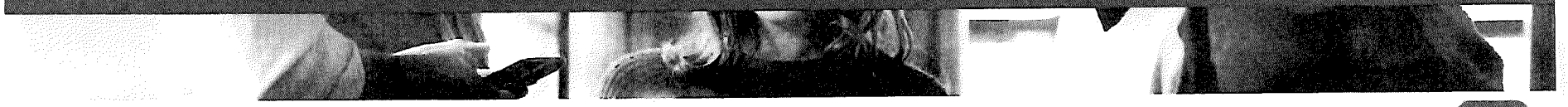
- Previous landscaping or horticulture experience is a plus, but a passion for greenery and a willingness to learn are equally valued
- Comfort working outdoors, regardless of the weather
- Ability to handle landscaping and gardening tools including lawn equipment and small tools
- Physical capability to lift up to 50 pounds

Plant the seeds for a fulfilling career - become a vital member of our Park Laborer team today

secure6.saashr.com/ta/6155388.careers?CareersSearch

Sterling Heights

Log in English



← Park Monitor

Apply

Show Map

Location 40555 UTICA RD, , Sterling Heights, MI, 48313, United States

Description

MThe Sterling Heights Parks & Recreation Department is now accepting applications for the part-time position of Park Monitor!

Under the direct supervision of the Park Superintendent, the Park Monitor is responsible for the safety and cleanliness of all parks in the City of Sterling Heights. This position requires frequent driving, standing and lifting in all weather conditions. This position is year round or seasonal, part time, with a maximum of 1400 hours in a year (up to 40hrs/wk). Starting rate of pay is **$14.00** per hour.

Position Responsibilities

- Litter and garbage control in parks
- Opening and closing of parks and restrooms
- Park pavilion rentals
- Enforcing general park rules
- General park maintenance and reporting
- Assisting with setup and teardown of special events and programs

Minimum Qualifications

- Must be 18 years of age or older with a valid Driver's License.
- Applicants must be able to lift 50 lbs. or more.
- Must be available to work during the day, evenings, and weekends.

EOE/M/F/D

27°F Mostly clear 7:54 AM 3/18/2024

Cityworks × Report Viewer - Cityworks × Report Viewer - Cityworks × Report Viewer - Cityworks × Report Viewer - Cityworks × Report Viewer - Cityworks × Report Viewer - Cityworks × Park Ranger (Seasonal) - ×
canton.applicantpro.com/jobs/3249312
Managed bookmarks | Dictionary.com | Me... | Cityworks | New Tab | Gaspoy | Imported | Sign Out | METER INSTALL SER... | IP Office Self-Admin... | SiriusXM Player: Onl... | 3C30 new appointm... | Search Results at M... | Adobe Acrobat

PARK RANGER

Seasonal

Pay Rate: $15.91 per hour

Season: April 1st - September 30th

Shifts are available 7 days a week between the hours of 6:30am and 11:00pm

Must be available on weekends between 6:30am and 2:30pm

Being part of the Canton Township team comes with some amazing perks! Click on the following link to see a little of what we have to offer:

https://www.canton-mi.org/DocumentCenter/View/9870/Employment-Perks-82521

JOB DESCRIPTION

DESCRIPTION OF DUTIES:

The Park Ranger is a seasonal position responsible for routine manual labor and maintenance work in a variety of parks and ground functions.

EXAMPLES OF WORK: *(Note: These examples are intended merely as illustrations of the various types of work performed.)*

- Responsible for enforcement of established park rules and local ordinances.
- Responsible for greeting and assisting park patrons and guests in a pleasant, friendly, and efficient manner.
- Ensure a pleasant and safe park environment for all park guests: responsible for the general security of assigned park including any necessary communication with local law enforcement agencies.
- Assists with general custodial and maintenance of park buildings and facilities, including, but not limited to, sweeping, trash pickup, and other general groundskeeping duties as assigned.
- Performs manual labor, including, but not limited to, mowing, snow shoveling, and salting.
- Assists in the set-up and take down of special events as assigned.
- Performs other assigned duties as required.

ESSENTIAL JOB FUNCTIONS - KNOWLEDGE, SKILLS, AND ABILITIES:

- Minimum age of 18 years old.
- Must possess a current, valid Driver's License with a driving history that does not create liability concerns, which includes, but is not limited to, convictions for reckless driving, careless driving, suspended license, or convictions involving drinking and impaired driving.

Phone Number* Cell

What is your preferred method of communication?

Text Message

Please indicate if you agree to ApplicantPro's Applicant Communication Policy.

☐ I agree to ApplicantPro's Privacy Policy and Terms of Service.*

Apply to this Position

Sign Up For Job Alerts!

Name

Email

Livonia, MI US

☐ I agree to the terms of service and privacy policy

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Need Help? Search the Help Content

Perks

Being part of the Canton Township team comes with some amazing perks. Here's just a little of what we have to offer:

Summit on the Park

Employees are eligible for a **FREE** individual gym membership. Membership benefits at the Summit on the Park are endless!

Membership includes:

- Aquatic Center
- Gymnasium
- Racquetball Court
- Fitness Center
- Steam and Sauna Rooms
- Walk/Jog Track
- Fitness Classes

*Family option available for buy up

Pheasant Run Golf Club

Pheasant Run Golf Course encompasses over 300 acres of penncross turf, natural wetlands, woodland areas, and native grasses, designed to be played by all.

Canton Township employees assigned to Pheasant Run Golf Course are eligible for the following:

- Free golf
- Monday-Friday any time and weekends and holidays after 1pm

Canton Township employees not assigned to the golf course are eligible for the following:

- 9 holes - $15
- 18 holes - $25
- Rates available Monday - Friday any time and weekends and holidays after 1pm

NOTICE FOR
SEASONAL LABORER AT
WYANDOTTE DEPARTMENT OF PUBLIC SERVICES

The City of Wyandotte is accepting applications for Department of Public Services Part-Time Seasonal Laborer. The rate of pay will be $11.00 per hour. Working hours will be Monday thru Friday from 7:30 a.m. to 3:30 p.m., with a maximum of thirty (30) hours per week.

If you are interested in applying, applications are available at the City's website www.wyandotte.net. Please complete the application and return it to Anne Goudy, Human Resources, at Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, Michigan from 8:00 a.m. to 5:00 p.m. Monday thru Friday.

If you have any questions please contact Anne Goudy, Human Resources, at 734-324-4543, or by email at cityjobs@wyandottemi.gov, or Jon Allen, Superintendent Department of Public Service, at 734-324-4585, or by email at jallen@wyandottemi.gov.

Supervision: Employee will be under the direction of a DPS Supervisor

General Statement of Duties: Employees in this class work under close supervision of a department head to be knowledgeable about the facets of work which may include simple manual labor, operation of certain equipment and perform related duties.

Examples of Duties Which May Be Performed:

Gardening with the use of hand equipment.
Watering of grass and trees.
Cutting grass with the use of hand mowers.
Cleaning and maintenance of DPS garage.
Pickup of litter in public areas.
Painting of fences, buildings, etc.
Maintenance of public facilities in parks.
Assist, in a training capacity, in street patching, such as raking and shoveling concrete or asphalt cold patch, use of air hose, removal of cement and use of jackhammer.
Assist, in a training capacity, in minor building repair work.
Assist, in a training capacity, in the maintenance and installation of traffic and street signs.
Manual Laborers may be asked to operate/drive the following stated equipment: Dump trucks, tractors, cars, vans, pick-up and sign trucks. NOTE: Other equipment may be included if agreed upon by the Supervisor and employee.

Qualifications:

Physical condition adequate to perform work.
Ability to follow simple oral and written instructions.
Valid drivers license.

Oakland County Michigan

Parks Seasonal Laborer

SALARY	$13.66 - $14.49 Hourly	**LOCATION**	Multiple Park Locations, MI
JOB TYPE	Part Time	**JOB NUMBER**	2024-51
DEPARTMENT	Parks and Recreation	**OPENING DATE**	02/05/2024

Job Summary

Performs beginning level custodial and groundskeeping duties to maintain waterparks, parks, dog parks, campgrounds and golf course grounds and facilities in a clean and attractive condition. Cleans and restocks restroom facilities, picks up debris, empties waste containers, cleans grills, grooms beaches, and landscaped flower beds. Supports maintenance of natural areas, performs trail maintenance and other maintenance activities as directed. Moves facility and recreation equipment such as picnic tables, trash cans, folding tables and chairs, bicycles, canoes, kayaks, paddle boats, recreation equipment, inflatables, waterpark tubes, etc. Operates and carries maintenance equipment such rakes, shovels, trimmers, commercial blowers, etc. Assists lead staff with building and equipment maintenance as directed. May support the mobile recreation unit with equipment set up, operation, and clean up at special events and programs. Must be alert to hazards and follow department safety and emergency procedures. Works weekends, evenings, evening, and holidays.

Minimum Qualifications

Must be at least 16 years old by July 1, 2024.

Special Requirements

May be required to provide safety shoes.

Agency
Oakland County Michigan

Address
2100 Pontiac Lake Road

Waterford, Michigan, 48328

Phone
248-858-0530

Website
http://www.oakgov.com

Parks Seasonal Laborer Supplemental Questionnaire

QUESTION 1

Will you be at least 16 years old by July 1, 2024?

- ◯ Yes
- ◯ No

QUESTION 2

Select your preferred work location from the list below:

- ◯ Glen Oaks Golf Course - 3500 W. 13 Mile Rd, Farmington Hills MI
- ◯ Red Oaks Waterpark - 1455 E. 13 Mile Road, Madison Heights MI
- ◯ Waterford Oaks Waterpark - 1702 Scott Lake Rd, Waterford MI
- ◯ Any of these

* Required Question

Oakland County Michigan

Laborer - WRC

SALARY	$12.42 - $14.49 Hourly	**LOCATION**	Waterford, MI
JOB TYPE	Part Time	**JOB NUMBER**	2024-39
DEPARTMENT	Water Resources Commissioner	**OPENING DATE**	02/05/2024
CLOSING DATE	Continuous		

Announcement Information

Part-Time Non-Eligible summer employee positions are not part of the Oakland County Merit System. These positions are limited to 1,000 hours. This position will be working from Mid April 2024 to Mid September 2024.

Job Summary

Performs entry-level unskilled manual work including custodial duties. May perform the following tasks depending upon the assigned division: carry, load and unload materials and equipment; dig, shovel and rake grounds; clean work sites, sewers, drains and catch basins; mow lawns, weed trimming, landscaping duties, irrigation, and mowing equipment repairs; airfield movement, operate a two-way radio; performs other routine unskilled work as assigned. Must be alert to hazards and follow department safety and emergency procedures.

Minimum Qualifications

Applications will be rejected if the following information is not provided at the time of application:

- **Thoroughly documented work history**
- **The application is incomplete in ANY capacity**
- **Valid Driver's License Number**

At time of application, applicants must:

1. Must be at least 18 years old.

2. Possess a valid motor vehicle operator's or chauffeur's license.

REQUIRED DOCUMENTS:

Work History
You are required to include your work experience in the Work Experience Section of your NEOGOV application. If you have previously included work history on a resume you **must transfer** your work history into the Work Experience Section prior to

applying. **Attached resumes will not be reviewed or considered.** Please review the job posting, specifically the purpose of the position and the minimum qualifications, prior to answering the work experience question; and note that only related work experience will be considered. **NOTE: Provide full detail in the employment history section noting the skills, experience and hours worked per week pertaining to the minimum qualifications.**

Special Requirements

1. May be required to provide safety shoes.

2. Must maintain a valid United States motor vehicle operator's license.

Agency

Oakland County Michigan

Address

2100 Pontiac Lake Road

Waterford, Michigan, 48328

Phone

248-858-0530

Website

http://www.oakgov.com

Laborer - WRC Supplemental Questionnaire

*QUESTION 1

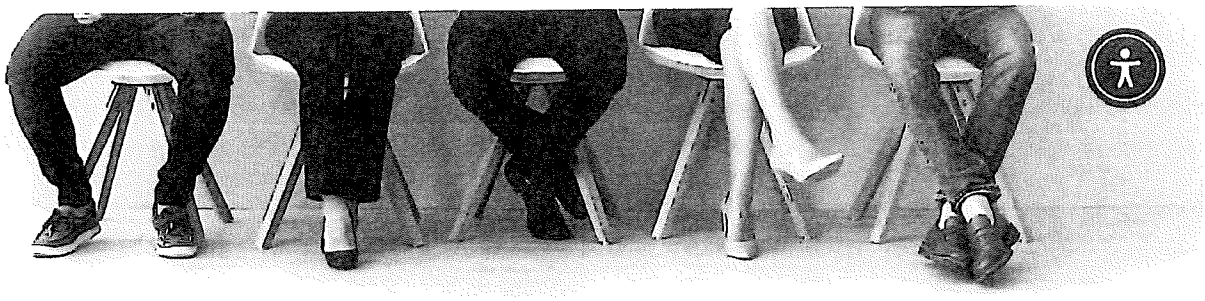
Are you at least 18yrs of age?

- ◯ Yes
- ◯ No

*QUESTION 2

Do you have a valid Driver's License? Please provide DL Number below:

* Required Question



CONTACT US

Human Resources
44405 Six Mile Road
Northville, MI 48168

Department
Main: 248-662-0503

Office Hours
Monday through Friday
8 AM to 4:30 PM

Employment Opportunities

Parks Maintenance

Type: Full Time
Salary/Pay Rate: $16/hr
Posted Date: 03/08/2024

Position Announcement

Northville Parks and Recreation is recruiting for the following position:

TITLE: Parks Maintenance

Seasonal (May-October), Hourly, up 40 hours/week, day shift 7a-3:30p, M-F

REPORTS TO: Parks & Facilities Supervisor

SUMMARY OF DUTIES:

Under the direction of the Parks & Facilities Supervisor, performs a variety of routine and skilled maintenance, activity set-up/preparation, and custodial duties in support of parks and recreation buildings and grounds. Typical maintenance, repair, set-up, and cleaning duties include work in park restrooms, pavilions, ball fields, playgrounds, and landscape areas. Operates trucks, utility vehicles, and other equipment and tools.

REQUIREMENTS EDUCATION:

A High School diploma or GED; or any combination of experience and training which meet the minimum qualifications. Must possess a current, valid Michigan Driver's License with a driving history that does not create liability concerns.

EXPERIENCE:

Grounds, facility maintenance, or custodial experience is preferred.

SKILLS:

Ability to critically assess situations, solve problems, and work independently with minimal supervision. Ability to understand and follow oral and written instructions and ability to perform requirements of trash removal, equipment operation, and park maintenance duties.

COMPENSATION: $16/hour

CLOSING DATE: Open until filled.

Applications are available and should be submitted, along with resume and cover letter to: Northville Township

Human Resources 44405 Six Mile Rd Northville, MI 48168

The successful candidate will be required to take and pass a pre-employment physical, drug screen and background check.

NORTHVILLE TOWNSHIP IS AN EQUAL OPPORTUNITY EMPLOYER

Post date: March 8, 2024

Return to full list >>

CITY OF FARMINGTON

ci.farmington.mi.us/City-Services/Employment-Opportunities/Seasonal-Worker-Department-of-Public-Services.aspx

Employment Opportunities

Department of Public Works - Seasonal Worker

Job Description:

ESSENTIAL DUTIES AND RESPONSIBILITIES

Mows and maintains parks and open space areas; mows lawns; weeds; plants; cleans and maintains courts and appurtenances; maintains sprinkler systems and assists in the repair and installation of sprinkler lines and heads; assists in the routine maintenance of buildings, vehicles, roads, sidewalks, water lines and sewers; performs some basic painting in the parks, cemeteries and other City facilities.

Performs routine maintenance on lawn and power equipment.

Carries out the seeding, top dressing, soil conditioning and watering.

Maintains and adjusts specialized turf care equipment and tools, including electric motors, pumps, sprinklers, tractors, mowers, and irrigation systems.

Operates tractors, mowers, jack hammers, trucks, steam cleaners, buffers, washers, and other listed equipment as needed. Maintains current skills and knowledge in the proper and safe techniques of building and grounds maintenance functions.

Assists in setting up and taking down equipment for various functions and programs, prepares facilities for program use.

Assists in the construction of new open space facilities, including clearing, grading, drainage, and foundation work.

Keeps records of work completed.

Please see detailed description, requirements, and qualifications preferred by opening the "Detailed Job Description" link below.

Job Compensation

$14-$16/hour

How To Apply

Applications can be obtained at the Dept of Public Works, 33720 W. 9 Mile Rd, Farmington, MI 48335 or Farmington City Hall, 23600 Liberty St. Farmington, MI 48335 or from the link below.

Please submit the completed application to the Department of Public Works at the above address.

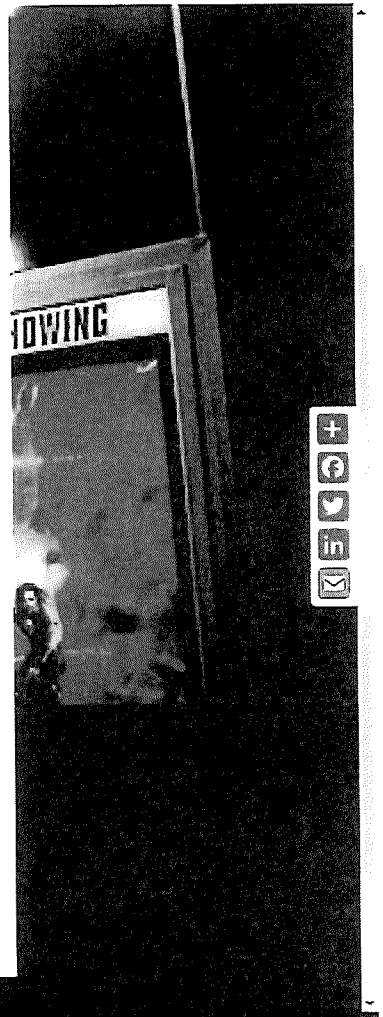
- Employment Application

Closing Date

Open until filled

Additional Information:

- Detailed Job Description



Monday, Mar 18, 2024 08:07 AM

City of Rochester Hills

DPS Seasonal Laborer - 2024

SALARY	$15.50 Hourly	**LOCATION**	Rochester Hills, MI
JOB TYPE	Seasonal	**JOB NUMBER**	00390
DEPARTMENT	Public Services	**OPENING DATE**	02/27/2024

General Description

An employee in this classification, under the direction of the Roadways & Pathways Operations Manager, Water & Sewer Operations Manager, and/or Field Service Manager, is responsible for routine maintenance duties related to DPS operations. Employees in this position will be assigned to the DPS Garage with work assignments throughout the City. Work is generally performed on Monday through Friday (7:00am-3:30pm). Employees in this position are integral in the City of Rochester Hills Public Services operations.

Essential Functions

1. Ground maintenance including mowing, trimming, weeding and digging.
2. Turf maintenance.
3. Assist Road and Water crews.
4. Paint fire hydrants.

This job narrative is for informational purposes only and is not intended to be all-inclusive or limiting relative to specific job duties.

Required Minimum Qualifications/Desirable Qualifications

To be accepted for consideration, an applicant must possess all of the following:
1. At least 18 years of age.
2. Valid Michigan Driver's License with no more than four points currently on record.
3. Acceptable Criminal History.
4. Previous yard maintenance or labor experience preferred.

PHYSICAL REQUIREMENT
This work requires the occasional exertion of up to 70 pounds of force; work regularly requires sitting, frequently requires standing, walking, stooping, kneeling, crouching or crawling and reaching with hands and arms.

Supplemental Information

Examination Information:

Review of Application Materials:

To determine possession of minimum qualifications.

Oral Evaluation of Qualifications (Interview):
To evaluate employment history, communication skills and other factors related to successful performance in this position. (Minimum Passing Score: 70%)

Note: Candidates for this position must pass a physical exam including drug screen.
Note: Examination information may be modified for administrative purposes.

We value diversity, equity and inclusion as a foundation for innovation and seek candidates who represent a variety of backgrounds and perspectives.

It is the policy of the City of Rochester Hills to hire qualified individuals with limiting conditions in accordance with all applicable state and federal laws. Applicants having a limiting disability requiring some special accommodation to participate in the examination process, as described above, must notify the Human Resources Department of that fact at the time of application, or at least one week prior to test date. Questions relative to this matter should be referred to the Director of Human Resources.

Agency
City of Rochester Hills

Address
1000 Rochester Hills Drive

Rochester Hills, Michigan, 48309

Phone
(248) 656-4708

Website
http://www.rochesterhills.org

DPS Seasonal Laborer - 2024 Supplemental Questionnaire

*QUESTION 1

Are you at least 18 years of age?

- ◯ Yes
- ◯ No

*QUESTION 2

Do you have a valid Michigan Driver's License with no more than 4 points currently on record?

- ◯ Yes
- ◯ No

*QUESTION 3

Do you have an acceptable criminal history?

- ◯ Yes
- ◯ No

*QUESTION 4

Please provide your anticipated start date.

*QUESTION 5

Please provide your anticipated end date.

* Required Question

Seasonal Park Laborer

45175 West 10 Mile Road, Novi, MI, USA | $ 15.50 per hour | Hourly | Seasonal

Email Me Similar Jobs | Email Me This Job

Seasonal Park Laborer

CITY OF NOVI seeks outgoing individuals with leadership qualities and previous experience in a parks maintenance role to serve as the liaison between full time and seasonal employees.

Minimum Qualifications:

- Ability to work flexible hours, including early mornings, evenings, and weekends
- Ability to operate and maintain vehicles, equipment, and hand/power tools
- Ability to lift and carry greater than 50 pounds and have good physical mobility
- Must be 18 years of age or older
- Previous experience in a facility/park maintenance role is required
- Comfortable working in an individual or group setting

Salary starting at $15.50/hour or more based on previous experience with up to 37.5 hours per week.

Employees who stay past August 31 will be eligible for a $2.00/hour pay increase for the remainder of the season.

Position duration is end of May until the end of October. All hired laborers will be eligible for rehire in May of 2024 if they meet standards set forth by the department.

Contact: Submit application online (found at www.cityofnovi.org). For questions contact Human Resources at (248) 347-0452. EOE.

Full Job Description

Apply Now
with our quick 3 minute Application!

*Fields Are Required
What is your full name?

First Name* | Last Name*

How can we contact you?

Email*

Phone Number* | Cell

What is your preferred method of communication?

Text Message

Please indicate if you agree to ApplicantPro's Applicant Communication Policy.

☐ I agree to ApplicantPro's Privacy Policy and Terms of Service.*

Apply for this Position

Sign Up For Job Alerts!

Name

Email

Livonia, MI US

Monday, Mar 18, 2024 08:12 AM

FARMINGTON HILLS Michigan

JOB OPENING

JOB TITLE	**Seasonal Laborer (Parks & Golf)**
POSTING DATE	March 22, 2022
CLOSING DATE	**Open until filled.**
DEPARTMENT/DIVISION	Special Services/Parks and Golf Divisions
EMPLOYEE GROUP	General
EMPLOYMENT STATUS	Temporary, Part-Time
START DATE & WORK SCHEDULE	**ASAP.** Monday through Sunday; hours vary depending on seasonal demand. Weekend and evening work may be required.
PAY RATE	$13.00 per hour
PREVIOUS WORK EXPERIENCE	Prior athletic field preparation, mowing, landscaping, snow removal, building/site maintenance or janitorial experience desired, but not required.
EDUCATION:	High School graduate or equivalent. Must be at least 18 years old.
SPECIAL SKILLS & TRAINING	Must have a valid Michigan Driver's license with a good driving record. Ability to communicate effectively and establish good working relationships with the public and other employees. Must be able to understand and follow oral instructions. Pesticide license and CDL desired, but not required.
BASIC RESPONSIBILITIES	Various maintenance tasks on Parks & Golf facilities including mowing, weed whipping, athletic field preparation, maintenance of landscape beds, special event setup and operation, painting, trash pickup, and cleaning of buildings and sites. May extend work through winter months for snow removal. Work involves working outside in all weather conditions.
HOW TO APPLY	All candidates must complete a City of Farmington Hills employment application. Applications are located at www.fhgov.com or in the Human Resources Department at City Hall (31555 West Eleven Mile Road Farmington Hills, MI 48336). Please email the completed application and supporting documents to hr@fhgov.com or in person to the HR Department for consideration.

EQUAL OPPORTUNITY EMPLOYER

City of Garden City

Seasonal Laborer

SALARY	$18.00 Hourly	**LOCATION**	Garden City, MI
JOB TYPE	Seasonal	**JOB NUMBER**	030624
DEPARTMENT	Department of Public Service	**OPENING DATE**	03/06/2024
CLOSING DATE	3/30/2024 11:59 PM Eastern		

Seasonal Labor for the Garden City Department of Public Works performs manual labor in the construction, maintenance, repair, and cleaning of streets, sewers and water systems, city buildings, park grounds and lawns, and recreation equipment. Operates trucks/equipment incidental to the work such as mowers, cleaners, sweepers, and compressors. This position will be for a maximum of six months, up to forty (40) hours per week during the duration of employment

This position is seasonal only, and filled from April 1 through October 15

Examples of Duties / Knowledge & Skills

Work is performed under the supervision of an assigned Crew Leader or their designee

Minimum qualifications & Requirements

Applicant must be 18 years old and have a valid Michigan Driver License with a good driving record.

Supplemental information

Candidates for this position must successfully pass a drug screen and City background check.

The City of Garden City is a drug-free workplace.

Agency
City of Garden City

Address
6000 Middlebelt

Garden City, Michigan, 48135

Phone
734-793-1660

Website
http://www.gardencityml.org

CHARTER TOWNSHIP OF PLYMOUTH

Parks Department – Seasonal Employment

Job Title: Seasonal Parks Employee

FSLA: Seasonal, Part-time, Non-Exempt

Anticipated Start Date: Spring 2024

Posting Date: February 2024

Issued By: Parks Department

Reports to: Parks Manager

Job Summary:

Seasonal Parks Employees are responsible for a wide range of maintenance-based duties that contribute to the general upkeep of Plymouth Township's parks to ensure they are well-manicured and cleaned for public use. This job is perfect for a college student or age-eligible high school student looking for a competitively paying part-time job!

Experience, Skills and Abilities:

- Must be 18 years of age or older.
- A valid driver's license and the ability to maintain validity during employment is required.
- Ability to drive machinery and vehicles.
- Must require some knowledge to operate power vehicles, lawn equipment and tools associated with the park maintenance.
- Ability to work constructively and interact professionally with other employees and the general public.
- The ability to lift up to 50 pounds.
- Ability to work some evenings, weekends or early mornings.
- Ability to work outdoors and be able to stand and walk through out the shift.

The experience, skills and abilities listed above are intended to represent the minimum skills and experience levels associated with performing the duties and responsibilities related to the Seasonal Parks position. The qualifications should not be viewed as expressing absolute employment or promotional standards, but as general guidelines that will be considered along with other job-related selection decisions.

Supplemental Information:

Starting hourly rate will be $16.00. Working hours will fluctuate from 20-40 hours per week.

APPLY NOW - DEPARTMENT OF PUBLIC SERVICES SEASONAL STAFF

The City of Brighton Department of Public Services is seeking responsible and hardworking individuals for seasonal employment beginning in May 2024. This position will assist the Department of Public Works, Water Treatment Plant or Wastewater Treatment Plant as needed. Seasonal employees will complete a variety of tasks and projects to assist the department in maintaining the physical infrastructure within the City, including, streets and utilities. This position is also responsible for completing assignments related to landscaping, forestry, parks and cemetery maintenance.

Hours of work: 7:00 am – 3:30 pm.

Starting Wage: $16 per hour.

All applicants must be a minimum of 18 years old and possess a valid Michigan Driver's License. Application can be found on the City's website at www.brightoncity.org. Please return to: City of Brighton, 200 N. First Street, Brighton, MI 48116 Attn: Michelle Miller, Human Resources Manager or via email at applications@brightoncity.org.

Application

Job Opportunities

Use the Government Jobs tab to search through your municipality's employment opportunities. Subscribe to job posting notifications to be automatically alerted of the latest career opportunities by clicking on the Notify Me® button.

RSS Notify Me(

Department of Public Works

DPW Summer Seasonal Position

City of Fenton
Department of Public Works
Summer Seasonal Position

The City of Fenton Department of Public Works is accepting applications for full-time summer seasonal employees to assist our full-time staff with a variety of summer maintenance programs. Work is outdoors where the candidate will be working in a variety of weather conditions and can expect to be working in roadways, water distribution system, city parks and the downtown area.

Program starts in mid-May and seasonal candidates can work as late as October. DPW will work with the seasonal employee to adjust end of employment date to coordinate with a fall school schedule (if applicable).

Work schedule is Monday through Friday 7:00am to 3:30pm with a starting pay rate of $ 15.00 per hour.

Ideal for college and high school students looking for summer seasonal work. Valid Michigan driver license with a clean driving record is required. Must be 18 years of age on date of hire.

Complete the attached application (link provided below) and email to Scott Gordon, DPW Deputy Director at sgordon@cityoffenton.org. Alternate application acceptance is by hand delivery or mail to: City of Fenton, Attn: Scott Gordon, 301 S. Leroy Street, Fenton Michigan 48430. Applications are accepted until April 26, 2024 or until all positions have been filled.

Job Details

Category
Department of Public Works

Status
Open

Posted
March 1, 2024

Closing
Open Until Filled

Tools

Download Applicatior

Apply Online

Email Resume

Job Profiles

DPW Beginning Skilled/Semi-Skilled Laborer

The City of Howell is looking for a DPW Laborer to join our dynamic team. This full-time non-exempt position has an hourly range of $20.71-25.79, DOQ. An excellent benefits package and a MERS Defined Benefit Pension Plan are included. For more information about this exciting opportunity, please download or view the full job description below.

Please submit a letter of interest, resume, and completed City of Howell application to HumanResources@cityofhowell.org.

DPW Beginning Skilled/Semi-Skilled Laborer Job Description found HERE

City of Howell Application is available HERE.

Part-Time DPW/Parks and Cemetery Laborer

The City of Howell seeks part-time help for our DPW and Parks and Cemetery Departments. This is an excellent opportunity for those looking to get into Municipal work or wanting to get involved in their community. Hourly rate of $15.00 per hour with a flexible schedule of 24-30 hours per week, Monday-Friday

To apply, please submit a City of Howell application to HumanResources@cityofhowell.org.

City of Howell Employment Application found HERE.

Police Officer

The Howell Police Department is looking for a new Officer to join our Roster. This job is a full-time non-exempt position, with a salary range of $51,773.24- $56,809.36, DOQ. An excellent benefits package is included along with a MERS Defined Benefit Pension Plan, plus Academy Reimbursement. For more information about this exciting opportunity please download or view the full job description below.

PUBLIC WORKS

- LAKE TYRONE INFORMATION AND UPDATES
- ROADS
- SEWER
- WATER
- CEMETERIES
- HARTLAND PARKS
- HARTLAND TOWNSHIP DESIGN AND ENGINEERING STANDARDS
- HOW TO PAY YOUR UTILITY BILL
- TRASH HAULING & RECYCLING

Seasonal Public Works Help

Job Status: Open - open and accepting applications
Job Closing Date: Tuesday, April 30, 2024 - 8:00pm
Back to Job Openings

SEASONAL HELP WANTED - Hartland Townships Public Works Department is looking to add to its crew with seasonal part time positions. Applicants must be 18 years of age or older. Public Works offers competitive pay with incentive increases for valuable seasonal workers if they return the following summer(s). The season runs from May through October. Pay rate of $13.50 per hour with a set schedule of 4 days per week, Monday through Thursday from 8:00 am to 5:00 pm with evenings and weekends off. Avoid the hassle of constantly changing shifts and have the ability to enjoy your evenings and weekends!

Through Hartland Township, you can learn various trades including landscape maintenance, utility operations, forestry, and customer service. Become part of our valued team and gain relevant experience, whether you're pursuing a skilled trade or working towards a degree; working for the Hartland Township will give you the experience you need to excel in the multiple facets of your field.

Applications can be submitted to DPW@hartlandtwp.com or mailed to Hartland Township, Attn: DPW, 2655 Clark Rd, Hartland, MI 48353. Applications must be received by April 30, 2024.

CONTACT INFORMATION

Hartland Township Hall
2655 Clark Road
Hartland, Michigan 48353

(810) 632-7498

Hours: 8:30 a.m.-6 p.m. Monday through Thursday

Director- Scott Hable
Email

View Full Contact Details

Monday, Mar 18, 2024 08:27 AM

Seasonal Laborer

Public Works

521 E. Cambourne St., Ferndale MI 48220

$15.00-$18.00 per hour

Non-Exempt

Seasonal part-time

APPLY NOW →

Description

Typical duties include: lawn maintenance, tree and shrub trimming, flower installation, landscaping, bed maintenance, litter control, painting and general cleanup. Other Public Works duties will be assigned, as needed. Must have a valid state of MI driver's license, must have a good driving record; must be able to pass a physical and drug screen.

APPLY NOW →

grossepointecity.org/departments/administration/careers.php

Full Time Employment Opportunities:

There are currently no full-time employment opportunities available... please check back.

Part Time Employment Opportunities:

Public Service Maintenance Worker

The City of Grosse Pointe is accepting applications for a temporary Public Service Maintenance Worker. This job is a seasonal position that will work through early December. In this position, job duties will include collection of yard waste, leaves, sticks and brush with use of a refuse truck. Additional duties include assisting the department and other crew members with regular day to day operations. This position reports to work five days a week with a starting time of 7:30am for 8 hours per day. Driver's license not required.

Salary Range: Starting hourly rate is $18.00

How to Apply: Submit a letter of application with resume to prandazzo@grossepointecity.org, or to City of Grosse Pointe, 17147 Maumee Ave., Grosse Pointe, MI 48230. You may also Click Here for an employment application.

The City of Grosse Pointe is an Equal Opportunity Employer. Apply immediately. **Open until filled.**

Parks and Recreation Seasonal Employment

The City of Grosse Pointe Parks and Recreation Department is accepting applications for Lifeguards and Gate Attendants.

Lifeguard candidates must have necessary certifications in lifeguarding, first aid, and CPR.

Salary Range: Starting hourly rate is $12.00 for lifeguards. Starting hourly rate is $11.00 for gate attendants

How to Apply: Submit an application with resume to Rlenzer@grossepointecity.org, or to City of Grosse Pointe, 17147 Maumee Ave., Grosse Pointe, MI 48230. You may also Click Here for an employment application.

The City of Grosse Pointe is an Equal Opportunity Employer. Apply immediately. **Open until filled.**

Monday, Mar 18, 2024 08:39 AM

CHARTER TOWNSHIP OF CLINTON
EMPLOYEES CIVIL SERVICE COMMISSION
40700 ROMEO PLANK ROAD
CLINTON TOWNSHIP, MI 48038
TELEPHONE: (586) 286-9342
FAX: (586) 263-8424
www.clintontownship.com

January 22, 2024

JOB VACANCIES

JOB TITLE:	**Summer Seasonal Laborer**
DEPARTMENT:	**Public Services/Facilities & Operations Division**
SALARY:	**$15.00 - $16.00 Hourly**
	Monday – Friday, 7:00 am – 3:00 pm
STATUS:	**Seasonal Full-Time**

GENERAL SUMMARY:

Under the general supervision of the Director of Public Services, with direct guidance from more senior Facilities & Operations Division employees, provides general labor in support of a wide range of maintenance projects. Also, performs other related work as required.

PRINCIPAL DUTIES AND RESPONSIBILITIES:

This position performs routine maintenance of lawn/power equipment and records preventive maintenance activities according to established procedures. Also, participates in the maintenance of recreational fields and park facilities and equipment. An individual in this position performs the following duties: planting of flowers, trees and shrubs; weeding flower beds; pruning trees; removing or replacing tree posts; tree/limb removal; maintaining shrubs, picking up trash; landscape construction; adheres to all applicable safety procedures while operating equipment and tools; participates in safety training. In addition, operates light vehicles, trucks, maintenance equipment such as: tractors, mowers, trimmers, edgers, box scrappers, tillers, blowers, spreaders, wheelbarrows, hand tools, and pruning tools.

REQUIRED KNOWLEDGE, SKILLS, ABILITIES AND MINIMUM QUALIFICATIONS:

This position requires the ability to do the following: knowledge of the practices, methods, and equipment utilized in grounds and park maintenance and development; safely perform lifting and carrying of items weighing 50 pounds; assess situations; solves problems; works effectively within deadlines and changing work priorities; understands and follows complex oral and written instructions and carries them out; works independently and completes assigned work in a timely manner and establishes effective working relationships and uses good judgment and initiative when dealing with coworkers, supervisors and the public. Also, an individual in this position must be in good physical condition and be able to do the following: manual digging; pushing; pulling; lifting; twisting; turning the upper body; stooping; kneeling; crouching; climbing; balancing; crawling; reaching for objects; walking/standing and work in adverse weather conditions.

EDUCATION AND EXPERIENCE:

This position requires a high school diploma or equivalent and applicants must be 18 years of age. Applicants must have a valid Michigan driver's license and good driving record and maintain both while employed in this position. Applicant must meet all requirements set forth in the Employees Civil Service Ordinance.

PLEASE NOTE: Interested, applicants must submit application to the Clinton Township Employees Civil Service Commission on or before the close of business, Friday, April 12, 2024. Pre-employment background investigation, physical and substance abuse testing is required. The Charter Township of Clinton is an Equal Opportunity Employer applicants are considered for all positions without regard to race, color, religion, sex, national origin, age, marital status or disability.

CHARTER TOWNSHIP OF WASHINGTON
57900 VAN DYKE ROAD
WASHINGTON TOWNSHIP, MI 48094
TELEPHONE: (586) 786-0010
www.WashingtonTownship.com

March 13, 2023

JOB VACANCY

JOB TITLE:	**DPW Utility 4 Worker**
DEPARTMENT:	**Public Services/Water & Sewer Division**
SALARY:	**$16.00 - $18.00 Hourly**
	Monday – Friday, 7:00 am – 3:30 pm
STATUS:	**Full time 40 hours/week 30 Minute lunch); C.B.A**

GENERAL SUMMARY:

Under the general supervision of the Director of Public Services, with direct guidance from more senior Water & Sewer Division employees, provides general labor in support of a wide range of maintenance projects. Also, performs other related work as required.

PRINCIPAL DUTIES AND RESPONSIBILITIES:

This position performs minor hydrant/valve maintenance and removes, replaces and patches various types of pavement, asphalt, sod and landscape. Also, removes and replaces manhole covers. An individual in this position performs the following duties: conducts surveys and inspections to ensure that the Township's down spout ordinance is enforced; operates construction and maintenance equipment such as pick-up trucks, shovels, pick-axes, compressors, post pounders, sledge hammers and hand tools; adheres to all applicable safety procedures while operating equipment and tools; participates in safety training. In addition, assists in the routine maintenance of equipment and tools by cleaning and checking after use and refers defects or needed repairs to immediate supervisor.

REQUIRED KNOWLEDGE, SKILLS, ABILITIES AND MINIMUM QUALIFICATIONS:

This position requires the ability to do the following: safely perform lifting and carrying of items weighing 50 pounds; assess situations; solves problems; works effectively within deadlines and changing work priorities; understands and follows complex oral and written instructions and carries them out; works independently and completes assigned work in a timely manner and establishes effective working relationships and uses good judgment and initiative when dealing with coworkers, supervisors and the public. Also, an individual in this position must be in good physical condition and be able to do the following: manual digging; pushing; pulling; lifting; twisting; turning the upper body; stooping; kneeling; crouching; climbing; balancing; crawling; reaching for objects; walking/standing and work in adverse weather conditions.

EDUCATION AND EXPERIENCE:

This position requires applicants must be 16 years of age. Applicants must have a valid Michigan driver's license and good driving record and maintain both while employed in this position.

PLEASE NOTE: Interested, applicants must submit an application to the Washington Township DPW office on or before the close of business, Monday, April 15, 2023. Pre-employment background investigation, physical and substance abuse testing is required. The Charter Township of Washington is an Equal Opportunity Employer applicants are considered for all positions without regard to race, color, religion, sex, national origin, age, marital status or disability.

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD May 6, 2024

Meeting was called to order at 8:41 p.m. by Council Vice President Martha Ptashnik. Present: Scott Morgan, Laura Toy, Jim Jolly, Rob Donovic, Carrie Budzinski, and Vice President Martha Ptashnik. Absent: President Brandon McCullough.

Elected and appointed officials present: Lori Miller, City Clerk; Carter Fisher, City Attorney; Paul Bernier, City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

8. REQUEST FOR APPROVAL OF THE 2024 CDBG ANNUAL ACTION PLAN: 2024-2025 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL PLAN AND BUDGET; AND REQUEST TO APPROVE HOLD HARMLESS CONTRACTS BETWEEN THE CITY OF LIVONIA AND FIRST STEP, FAIR HOUSING CENTER OF METROPOLITAN DETROIT, WAYNE METROPOLITAN COMMUNITY ACTION AGENCY, CARES IN FARMINGTON: Livonia Housing Commission, re: in connection with the operation of a domestic violence victim assistance program; for the purpose of providing fair housing; providing utility assistance; and food assistance provided for through the Community Development Block Grant (CDBG) programs for the 2024-2025 program year.

   Jim Inglis, Interim Housing Director, presented the request to Council.

   Councilmember Budzinski offered an approving motion for the Consent agenda.

   Councilmember Toy thanked Jim Inglis for returning to fill the Interim Director of Housing position and for the work that his department does.

   DIRECTION: APPROVING CONSENT

LETTER TO THE LIVONIA CITY COUNCIL

8.

Housing
April 11, 2024

MEETING DATE	PRESENTED BY
S050624/R052024	Jim Inglis, Director of Housing

AGENDA ITEM

REQUEST FOR APPROVAL OF THE 2024 CDBG ANNUAL ACTION PLAN: 2024-2025 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL PLAN AND BUDGET; AND REQUEST TO APPROVE HOLD HARMLESS CONTRACTS BETWEEN THE CITY OF LIVONIA AND FIRST STEP, FAIR HOUSING CENTER OF METROPOLITAN DETROIT, WAYNE METROPOLITAN COMMUNITY ACTION AGENCY, CARES IN FARMINGTON: Livonia Housing Commission, re: in connection with the operation of a domestic violence victim assistance program; for the purpose of providing fair housing; providing utility assistance; and food assistance provided for through the Community Development Block Grant (CDBG) programs for the 2024-2025 program year.

BACKGROUND DETAILS

Enclosed is a report containing an explanation of the CDBG program (Attachment A) and the recommended budget (Attachment B), prepared by the City of Livonia's Office of Community Development, for the use of CDBG funds for the 2024-2025 program year (July 1, 2024 -June 30, 2025).

The Community Development Block Grant (CDBG) Program provides annual grants on a formula basis to states, cities, and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended 42 U.S.C. 5301 et seq. The program was designed to reinforce several important values and principles of community development:

• CDBG's flexibility empowers people and communities to design and implement strategies tailored to their own needs and priorities.
• CDBG's emphasis on consolidated planning expands and strengthens partnerships among all levels of government and the private sector in enhancing community development.
• CDBG's technical assistance activities and set-aside for grantees builds the capacity of these partners.

The City of Livonia's CDBG estimated entitlement grant allocation for the 2024-2025 program year is $321,042.00. The National Objectives that will be addressed in the current program year are: to benefit low- and moderate- income (LMI) persons; aid in the prevention or elimination of slums or blight; and to meet a need having a particular urgency. In addition to the national objectives outlined by HUD's CDBG program, the Community Development office also incorporated goals and objectives from the Livonia Vision 21 Master Plan.

Two long-standing CDBG activities, the Home Improvement Loan Program and Scattered Site Rental Housing Program, generate program income through the repayment of deferred loans and rental income. The importance of the program income is that fifteen percent (15%) of all program income generated in the previous program year plus fifteen percent (15%) of the entitlement grant allocation may be allocated to public service programs identified in Section VI of the attached proposed budget.

The planned public services are: mental health counseling through the police department, food assistance through Cares in Farmington, economic development through the peer potential program, assisting those who are survivors of domestic violence, emergency utility assistance, and supporting the City of Livonia's Fair Housing initiative.

In addition to public services, the CDBG will continue to offer its residential homeowners minor home repair grants and 0% low interest home improvement loans. This program provides an opportunity for low- and moderate- income families with needed home repairs that they otherwise would not have access to. Also, a partnership with Wayne County utilizing matching funds from the HOME program, the Community Development program will continue to provide opportunities for low- and moderate- income families with homebuyer assistance. This program provides financial resources for closing costs and down payment assistance, making homeownership more attainable.

The 2024-2025 CDBG Neighborhood Revitalization Program will continue supporting the Livonia Parks in its initiative to improve accessibility to its parks and open community spaces. Creating paved pathways throughout Livonia's parks and community spaces will enable elderly and physically challenged residents the opportunity to explore and enjoy our community. This year the project will be for Clements Circle Park. Additionally, CDBG funds will be used to create accessible bathrooms at the Bennett Civic Center Library. Also, the inspection department will receive funding for clearance and demolition projects in the city. Furthermore, the Neighborhood Revitalization Program will continue to partner with the Livonia Public School Skilled Trades Program to provide students with hands-on experience in developing skilled trades. Rehabilitated residential properties that are completed through this activity are then sold to low- and moderate- income families, increasing homeownership in Livonia.

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

It is respectfully requested that City Council approve the attached Community Development Block Grant (CDBG) 2024-2025 Annual Action Plan adopting the attached resolution. It is also requested that the Council authorize the Director of Housing, Mayor and the City Clerk to execute the contract documents on behalf of the City of Livonia with sub-recipients First Step, Fair Housing Center of Metropolitan Detroit, Wayne Metropolitan Community Action Agency, Cares in Farmington.

RESOLVED, THAT WHEREAS, under the provisions of Title I of the Housing and Community Development Act of 1974, as amended, the Secretary of Housing and Urban Development is authorized to make grants to units of local government to help finance community development programs; and

WHEREAS, the primary objective of such Act is the development of viable urban communities by providing decent housing and suitable living environments and expanding economic opportunities, principally for persons of low and moderate income; and

WHEREAS, to obtain its Fiscal Year 2024-2025 entitlement funds under the Community Development Block Grant Program as authorized by the Housing Community Development Act of 1974, the City of Livonia must submit a statement of community development objectives and project use of funds, satisfactory assurances that the Program will be conducted and administered in accordance with appropriate federal and state laws and Department of Housing and Urban Development regulations; and satisfactory assurances that, prior to submission of its Final Statement of Community Development Objectives and Projected Use of Funds, it has (A) provided citizens with adequate information concerning the amount of funds available for proposed community development and housing activities; the range of activities that may be undertaken, the estimated amount of those funds proposed to be used for activities that will benefit low and moderate income persons, and other important program requirements, (B) held a public hearing to obtain the views of citizens on community development and housing needs, and (C) provided citizens an adequate opportunity to examine the content of and to submit comments on the proposed Statement of Community Development Objectives and Projected Use of Funds.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Livonia, Michigan, that the Final Statement of Community Development Objectives and Projected Use of Funds for the Fiscal Year 2024-2025 Community Development Block Grant Program is hereby approved and shall be submitted to the Department of Housing and Urban Development. Further, the Director of Housing, Mayor/Clerk shall have the authority to execute the sub-recipient contracts.

ATTACHMENTS

1. Action Plan Narrative 24-25
2. Budget 2024-25

APPROVED BY

Jim Inglis, Director of Housing

Date: April 11, 2024

Michael Slater, Finance Director

Date: April 12, 2024

Date: April 12, 2024

Paul Bernier, City Attorney

Date: April 19, 2024

Maureen Miller Brosnan, Mayor

ATTACHMENT A: CDBG Proposed 2024-25 Budget Narrative

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

The CDBG program was created by Title I of the Housing and Community Development Act of 1974, as amended. The primary objective of the program is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for persons of low- and moderate-low income. Since the City of Livonia has a population of at least 50,000 persons, it is considered an "Entitlement Community". Therefore, Livonia is entitled to receive CDBG funds each year as determined by a formula set forth in the Act. The City of Livonia has participated in the CDBG Program continuously since 1982 and prior to that in 1974 and 1975. The CDBG fiscal year begins July 1 and ends June 30. The 2024-2025 anticipated allocation is $321,042.00 with a program income of $561,000.

Following is an explanation of the activities that are typically funded by the CDBG program in Livonia and administered by the Community Development Office of the Housing Commission:

I. REHABILITATION

Major Home Rehabilitation Loan Program: Provides deferred loans for low- and moderate-low-income owner occupants of single-family homes for the purpose of correcting code violations, weatherization, accessibility improvements and other permanent general improvements. Applications are accepted on a first come, first-serve basis. A lien, in the amount of each loan, is placed on each home undergoing improvement. Loans are offered at 0% interest. The loan becomes due when there is a transfer of title and/or property. When liens are discharged, the proceeds come back to the city in the form of program income and are placed back into the CDBG account to be further utilized in the program. $60,184 plus $100,000 of potential unprogrammed funds is the proposed budget for this activity with the expectation of providing rehabilitation services to 3-5 homes during a program year.

Minor Home Repair Program: Provides grants for minor repairs, including barrier free improvements, insulation, hot water tank replacement, and minor electrical and plumbing repairs, to low- and moderate-low-income owner occupants of single-family homes. Repairs are limited to $5,000 per house, per 7-year period. The objective of this program is to prevent or correct sub-standard conditions, or to remove safety hazards. The homeowner applying for assistance must have lived in the home for one year before applying with Minor Home Repair. This program works closely with the Major Home Rehabilitation Loan Program for cross-referrals. $50,000 is the proposed budget for this activity with the expectation of providing rehabilitation services to 8-12 homes during a program year.

Rehab Inspection: Each home participating in the Major Home Rehabilitation Loan Program will be required to undergo a lead inspection/risk assessment. City Building Inspectors also perform an electrical, heating, plumbing and building inspection for each property. $2,500 is the proposed budget for this activity.

II. ACQUISITION AND REHABILITATION OF TAX REVERTED PROPERTIES

This activity permits the City of Livonia to acquire tax foreclosed properties from Wayne County. Upon notification by the County through the Treasurer's Office the City/Housing Commission has the right of first refusal to purchase single family homes and vacant parcels of land. Acquisition of the homes will enable the Commission to analyze the properties for acquisition and disposition in the following categories:

- Acquisition of home/property for rehabilitation and resale to low income family;
- Acquisition of home/property for rehabilitation and retention for affordable housing rental;
- Acquisition of home/property for demolition and sale of lot for housing development;
- Acquisition of home/property for demolition and construction of a new home by the LHC for eventual sale or affordable housing rental;
- Acquisition of vacant parcels of land that are non-compliant for development but may be sold or donated to adjacent neighbors;

The primary goal of this activity is to acquire substandard property/lots in primary target areas and return the properties to the City of Livonia tax rolls. A total of $140,564.00 is the proposed budget for this activity with the expectation of acquiring, rehabilitating, and/or demolishing 1-2 homes during a program year. All proceeds from the sale of FROR properties minus costs of maintenance and rehabilitation must be returned to the State of Michigan Treasury.

III. CDBG SCATTERED-SITE RENTAL HOMES

The City has four (4) single-family homes purchased with CDBG funds. The Housing Commission oversees these single-family units which are to be utilized as rental housing for low- and moderate-low-income families as well as other special projects. In order to administer and perform management and maintenance such as plumbing, heating, mechanical and structural improvements to the scattered site homes. $34,794.00 plus additional $15,000 of potential unprogrammed funds is the proposed budget for these activities.

IV. NEIGHBORHOOD REVITALIZATION INITIATIVE

This activity includes lighting, parks, landscaping, and infrastructure improvements, commercial and residential blight reduction and feasibility and planning studies. This year we will be developing an accessible path in Clements Circle Park for $50,000. $100,000 will be used for four public and one staff restroom at Bennett Civic Center library to achieve ADA compliance. $50,000 will be used to demolish blighted buildings/homes in the City of Livonia. $200,000 of potential unprogrammed funds is the proposed budget for this activity.

V. REHABILITATION OF PUBLIC FACILITIES

This activity includes improvements and maintenance to public services facilities. $76,000 of potential unprogrammed funds is the proposed budget for this activity. The intended activities for this program year may include capital improvements to senior development McNamara Towers.

VI. PUBLIC SERVICES

The various activities eligible under this category are directed to a particular need involving services to low- and moderate-low-income persons and families. The CDBG regulations limit the amount of funds that can be allocated to this activity. Specifically, funding for public services may not exceed 15% of the total CDBG yearly allocation plus Program Income received during the prior year program. Typical Program Income includes (1) Discharged liens from the Major Home Rehabilitation Loan Program, (2) Rent receipts from City-owned homes purchased with CDBG funds, and (3) Minor Home Repair program co-pays. The proposed 2024-2025 budget year public service is $136,306.30. The public service activities consistently funded during the life of the CDBG program are listed below:

First Step, Western Wayne County Project on Domestic Violence and Sexual Assault: First Step is a non-profit organization that provides assistance to victims of domestic violence and sexual assault. The services provided by First Step, include; temporary residence, 24 hour crisis line, counseling, information,

referral and advocacy in the areas of legal, financial and permanent housing assistance, child care and transportation as well as educational programs. CDBG funds can only be used to provide services to City residents who meet the low- and moderate-low-income criteria. $25,000 is the proposed budget for this activity with the expectation of providing services to approximately 150 citizens.

Wayne Metropolitan Community Action Agency: Wayne Metro is a non-profit organization that provides services to low- and moderate-low-income individuals and families. The Agency will participate in and conduct an expanded program of assistance to the City of Livonia that provides Emergency Utility Assistance services to low- and moderate- income Livonia residents in need of gas, electric, and/or heating fuel utility assistance based on demonstration of need in the form of a "Shut-off" notice received within the last 30 days. Eligible families may receive one time assistance of a maximum of $500 per family for utility payments. $5,000 is the proposed budget for this activity with the expectation of providing services to approximately 8-10 citizens.

***Economic Development*:** This program will be administered by the Department of Planning and Economic Development. This money will be used for the Livonia Pure Potential Workforce Development Program (LPPWDP). Livonia companies that hire an apprentice registered through the LPPWDP and pay for their educational requirements will be eligible to apply for a grant for up to $5,000 to reimburse these costs. Companies can use this as a tool to help recruit potential employees and offset the costs associated with taking on an apprentice. The total budget for this activity is $15,000.

Food Pantry: This program will be administered by CARES in Farmington. Residents of the City of Livonia will be provided the opportunity to shop the pantry and select food items once a month. Additionally, there may be a mobile component added on in the future so residents do not have to travel to the facility. The total budget for this activity is $10,000.

Mental Health Counseling: This program will be run by the Livonia Police Department in conjunction with their social worker who is an employee at a local mental health facility. This funding will provide residents with mental health services. The total budget for this activity is $2,000.

VII. PLANNING AND ADMINISTRATION

Overall program planning and administration is provided by the Housing Commission and financial administration is provided by the Finance Department. Various other planning projects fall under the category of Planning and Administration such as the Fair Housing Initiative. The Fair Housing Center of Metropolitan Detroit is contracted to provide services such as educational programs, fair housing training for City staff, landlords and realtors, fair housing counseling and complaint reception to citizens and/or potential citizens of Livonia. To receive CDBG funds on an annual basis, the City has to submit an application on or before May 15 after conducting two (2) public hearings and submitting the program to the City Council for its approval. Each year, during January, the CDBG Committee prepares a suggested CDBG budget for the next program year based on requests made by various City departments and non-profit organizations. The budget is then discussed with the Mayor, revised if necessary, and presented at a public hearing for public comment. A second public hearing is held and if deemed necessary, revisions are made, with a final version of the budget submitted to City Council for approval. Required Environmental Assessments regarding the various planned activities are prepared, public notification is published and the necessary application materials are then sent to the Department of Housing and Urban

Development no later than May 15. At the conclusion of the program year, a "Consolidated Annual Performance and Evaluation Report" is prepared and sent to HUD. The total proposed budget for Planning & Administration, Accounting Services and Fair Housing Initiatives is $146,000.

NATIONAL OBJECTIVES: Each CDBG program expenditure must be qualified according to one of three National Objectives: (1) benefit low- and moderate-low-income persons; (2) prevent or eliminate slums and blight; and, (3) meet an urgent community need. At least 70% of the expenditures must benefit low- and moderate-low-income persons.

CONSOLIDATED PLAN: To become an entitlement jurisdiction the City must submit a Consolidated Plan to HUD once every five years. The Consolidated Plan is a comprehensive document which functions as a planning tool for cities and other governmental units to meet community development goals and to serve as a consolidated way of applying for federal funds under several formula grant programs offered by the Department of Housing and Urban Development (HUD). The Consolidated Plan consists of a Housing Market Analysis, Housing and Homelessness Needs Assessment, the development of Strategies, Priority Needs and Objectives, an Annual Action Plan and, finally, a section that contains required certifications.

The Consolidated Plan has four basic functions: (1) to serve as a planning document utilizing a system of consultation with public and private agencies and groups, (2) to serve as an application for federal funds, (3) to serve as a strategy for achieving program objectives, and (4) to produce an Annual Action Plan to carry out the various planned activities and assess performance. The latest Consolidated Plan, which is prepared by the Housing Commission, covers the period of 2021-2026.

ATTACHMENT B: CDBG PROPOSED 2024-2025 BUDGET ALLOCATION

ACTIVITIES	*CURRENT YR 2023-2024 (Includes Unprogrammed Funds)*	PROPOSED Entitlement FUNDING 2024-25 Program Year	+	Potential Unprogrammed Funds[1]	=	TOTAL FUNDING 2024-2025 PROGRAM YEAR
I. Rehabilitation						
A. Major Home Rehab	*$ 160,184.00*	$ 60,184.00		$ 100,000.00		$ 160,184.00
B. Minor Home Repair	*$ 70,000.00*	$ 50,000.00				$ 50,000.00
C. Rehab Inspection	*$ 2,500.00*	$ 2,500.00				$ 2,500.00
SUBTOTAL	*$ 232,684.00*	***$ 112,684.00***		***$ 100,000.00***		**$ 212,684.00**
II. Acquisition of Tax-Reverted Properties						
A. Acquisition for Real Property	*$ 65,564.00*	$ 27,564.00		$ 38,000.00		$ 65,564.00
B. Acquistion for Rehab	*$ 50,000.00*			$ 50,000.00		$ 50,000.00
C. Acquisition for Clearance and Demo	*$ 25,000.00*			$ 25,000.00		$ 25,000.00
SUBTOTAL	*$ 140,564.00*	***$ 27,564.00***		***$ 113,000.00***		**$ 140,564.00**
III. CDBG Scattered-Site Rental Homes						
A. Maintenance of (4) Scattered-Site SF Homes i.e. mechanical, heating, plumbing, structural improvements (#832)	*$ 35,000.00*	$ 20,000.00		$ 15,000.00		$ 35,000.00
B. Management of (4) Rental Homes (#833)	*$ 25,000.00*	$ 14,794.00				$ 14,794.00
SUBTOTAL	*$ 60,000.00*	***$ 34,794.00***		***$ 15,000.00***		**$ 49,794.00**
IV. Neighborhood Revitaliza	***$ -***					$ -
A. Lighting, Parks, Landscaping, and Infrastructure Improvements, Commercial / Residential Blight Reduction, and Feasibility / Planning Studies	*$ 50,000.00*			$ 200,000.00		$ 200,000.00
SUBTOTAL	*$ 50,000.00*	***$ -***		***$ 200,000.00***		**$ 200,000.00**
V. Public Facilities	***$ -***					$ -

A. Improvements & Maintenance of Public Services Facilities	$ -			$ 76,000.00		$ 76,000.00
SUBTOTAL	$ -	***$ -***		***$ 76,000.00***		$ 76,000.00
VI. Public Services [2]	**$ -**					$ -
A. Senior Van Transportation	*$ 25,000.00*					$ -
B. Mental Health Counseling	*$ 4,000.00*			$ 2,000.00		$ 2,000.00
C. First Step	*$ 25,000.00*	$ 25,000.00				$ 25,000.00
D. Emergency Asst. Program	*$ 5,000.00*	$ 5,000.00				$ 5,000.00
E. Financial Planning	*$ 16,794.00*					$ -
F. Economic Development	*$ 25,000.00*			$ 15,000.00		$ 15,000.00
G. CARES				$ 10,000.00		
SUBTOTAL	*$ 100,794.00*	***$ 30,000.00***		***$ 27,000.00***		**$ 57,000.00**
VII. Planning & Administration[3]	**$ -**					$ -
A. Planning & Admin.	*$ 65,000.00*	$ 65,000.00				$ 65,000.00
B. Accounting Services	*$ 18,000.00*	$ 10,000.00				$ 10,000.00
C. Fair Housing Initiative	*$ -*	$ 6,000.00				$ 6,000.00
D. Rehab Administration	*$ 65,000.00*	$ 35,000.00		$ 30,000.00		$ 65,000.00
SUBTOTAL	*$ 148,000.00*	***$ 116,000.00***		***$ 30,000.00***		$ 146,000.00
GRAND TOTAL	*$ 732,042.00*	**$ 321,042.00**		**$ 561,000.00**		**$ 882,042.00**

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD May 6, 2024

Meeting was called to order at 8:41 p.m. by Council Vice President Martha Ptashnik. Present: Scott Morgan, Laura Toy, Jim Jolly, Rob Donovic, Carrie Budzinski, and Vice President Martha Ptashnik. Absent: President Brandon McCullough.

Elected and appointed officials present: Lori Miller, City Clerk; Carter Fisher, City Attorney; Paul Bernier, City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

9. AWARD OF BID: Inspection Department, re: for the 2024-2027 Weed Cutting and Property Maintenance Program, from budgeted funds.

   Jerome Hanna, Director of Inspection, presented the request to Council.

   Councilmember Donovic verified that the homeowners and billed for all properties cut under this program.

   Councilmember Donovic offered an approving motion for the Consent agenda.

   DIRECTION: APPROVING CONSENT

LETTER TO THE LIVONIA CITY COUNCIL

9.

Inspection
April 15, 2024

MEETING DATE	PRESENTED BY
S050624/R052024	Jerome Hanna, Director of Inspection

AGENDA ITEM

AWARD OF BID: Inspection Department, re: for the 2024-2027 Weed Cutting and Property Maintenance Program, from budgeted funds.

BACKGROUND DETAILS

Dear Council Members:
The Inspection Department prepared specifications with the assistance of the Finance Department and arranged for bids to be taken for the 2024-2027 Weed Cutting and Property Maintenance Program. The project was advertised on Michigan Intergovernmental Trade Network (MITN).

In response to our request, two (2) bids were submitted and subsequently opened by the City Clerk at 2:00 p.m. on April 2, 2024, as follows:

Contractor	Amount of Bid
Gary's Landscaping 19347 Coyle Detroit, MI 48235	Based upon 1,000,000 sq. yds. $.060 per sq. yd. Total $60,000 Debris removal per man hour $34.00 / hr.
Paradise Garden Landscaping, Inc. 26220 Groesbeck Hwy. Warren, MI 48089	Based upon 1,000,000 sq. yds. $.180 per sq. yd. Total $180,000 Debris removal per man hour $65.00 / hr.

We have investigated the business address, equipment and references of the bidder, Gary's Landscaping, and found it acceptable.

The Inspection Department recommends and respectfully requests that the Council approve the following:

Accept the low bid, in accordance with Livonia Code of Ordinance Section 3.04.140, of Gary's Landscaping, 19347 Coyle St., Detroit, MI, 48235.

Award and authorize a contract for the 2024-2027 weed cutting and property maintenance program per contract be entered into with Gary's Landscaping at the unit prices of $0.060 per sq. yard for

mowing and $34.00 per hour for debris removal. Estimated to be approximately $60,000.00 annually, the said amount to be adjusted based upon the quantity of work completed.

Authorize an advance, annually, in the contract amount from the Municipal Refuse Fund Account #226-521-818-015 and 226-521-936-104 for the purpose of making payments to the contractor as he completes the work, with the provision that the Municipal Refuse Fund Account be reimbursed as bills for weed cutting are collected.

Authorize the Director of Inspection to approve minor changes as may be required to complete the contract.

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

RESOLVED, that having considered the report and recommendation of the Director of Inspection, dated April 16, 2024, which bears the signature of the Director of Finance and is approved for submission by the Mayor, the Council does hereby accept the unit price bid of Gary's Landscaping, 19347 Coyle, Detroit, Michigan 48255, for completing all work required in connection with the City's 2024-2027 weed cutting and property maintenance program, for the estimated cost of $60,000.00 annually, based upon the Inspection Department's estimate of units involved, and subject to final payment based upon the actual units completed in accordance with the unit prices accepted herein, said estimated cost and unit prices having been in fact the lowest bid received and meets all specifications; FURTHER, the Council does hereby authorize an advance expenditure in an amount not to exceed $60,000.00 per year from Account Nos. 226-521-818-015 and 226-521-936-104 (Municipal Refuse Fund) for the purpose of making payments to the contractor as he completes the work, with the understanding that the Municipal Refuse Fund Account will be reimbursed as bills for weed cutting are collected; and the Mayor and City Clerk are hereby authorized to execute a contract for and on behalf of the City of Livonia with the aforesaid bidders and to do all other things necessary or incidental to the full performance of this resolution; and the Director of Inspection is hereby authorized to approve minor adjustments in the work as it becomes necessary.

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

.

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

$60,000 estimated annually 2024-2027

DETAILED WORK BEING PERFORMED

To cut grass and weeds in violation of the weed ordinance.

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

$60,000 annually from budgeted funds Acct # 226-521-818-015 and 226-521-936-104

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

Acceptance of lowest bidder: Garyôs Landscaping, Gary Hicks, 19347 Coyle Detroit, MI 48235

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

ATTACHMENTS

1. 2024 LIVONIA WEED CUTTING _ PROPERTY MAINTENANCE BID PROPOSAL (1) Garys Landscaping
2. sign in sheet 3-15-24

APPROVED BY

Date: April 18, 2024

Jerome Hanna, Director of Inspection

Date: April 19, 2024

Debra Peck Lichtenberg, CPA, Finance Director

Date: April 19, 2024

Paul Bernier, City Attorney

Date: April 19, 2024

Maureen Miller Brosnan, Mayor

FORM OF PROPOSAL

2024 WEED CUTTING AND PROPERTY MAINTENANCE

City of Livonia
Inspection Department
33000 Civic Center Drive
Livonia, Michigan 48154

Gentlemen:

The undersigned, having familiarized himself with the local conditions affecting the cost of the work and the specifications, hereby proposes to perform everything required to provide the furnish all of the labor, material, necessary tools, expendable equipment and all utility and transportation service necessary for weed cutting including debris removal, for the City of Livonia.

COMPANY NAME: GARY'S LANDSCAPING

PROPOSAL:

For complete performance of all requirements and obligations imposed by terms and conditions of the said contract for weed cutting, the contractor submits the following proposal for the duration of the contract.

	Estimated Quantity	**Unit Price**	**Total Bid Price**
Mowing or cutting weeds, Grass or brush, including	1,000,000 sq. yds.	sq. yds. .06	60.000
Debris removal.	Per man hour	$34 /HR	

The undersigned agrees that the City of Livonia may increase of decrease the quantity of work without changing the unit price bid for the work.

In submitting this bid, it is understood that the right is reserved by the City of Livonia to reject any and all bids based on past performance or other valid reason and also waive any irregularities in the bids. It is agreed that this bid may not be withdrawn for a period of sixty (60) days from the opening thereof.

The undersigned states that he will have a sufficient number of employees with specific responsibilities to satisfactorily complete the contact.

Date 3-26-24 Firm Name Gary Landscaping
(If corporation, partnership, or assumed name)

Address 19347 Coyle Signature
(Person executing proposal and official capacity)

Print Name Gary Hicks

City Detroit State Mich Zip Code 48225

Email gman6591@Yahoo.com

Phone 2485217278 FAX —

CONTACT PERSON TO WHOM QUESTIONS REGARDING PROPOSAL RESPONSE SHOULD BE DIRECTED:

NAME: Gary Hicks **TITLE:** Owner

PHONE: 2485217278

EMAIL: gman6591@Yahoo.com

To be considered for this project, the following forms must be uploaded to the MITN website on or before 2:00 p.m. on APRIL 5, 2022:

The following information must be submitted with your bid response in the order listed below.

- o Form of Proposal
- o Statement of Qualifications
- o References
- o Bid Security
- o List of Owned Equipment (Labeled Exhibit A)
- o List of Equipment to be Rented (Labeled Exhibit B)

WEED CUTTING REFERENCE FORM

COMPANY NAME: GARY'S LANDSCAPING

Reference Company Name: CITY OF LIVONIA	
City/State: LIVONIA, MI 48154	
Summary of Work Performed: GRASS CUTTING & PROPERTY MAINTENANCE	
Dates of Work: AUGUST 2023 — NOVEMBER 2023	
Company Contact Person: STEVEN BANKO	Title: ORDINANCE SUPERVISOR
Phone Number: 734.466.2594	Email: SBANKO@LIVONIA.GOV

Reference Company Name: MIDPOINT REAL ESTATE	
City/State: DETROIT, MI 48223	
Summary of Work Performed: GRASS CUTTING & PROPERTY MAINTENANCE	
Dates of Work: APRIL 2005 — PRESENT	
Company Contact Person: RICHARD PIERCE	Title: OWNER
Phone Number: 313.659.1700	Email: INFO@MIDPOINTDETROIT.COM

Reference Company Name: LEWIS MANOR HOMES LTD	
City/State: DETROIT, MI 48203	
Summary of Work Performed: GRASS CUTTING & PROPERTY MAINTENANCE	
Dates of Work: APRIL 2015 — PRESENT	
Company Contact Person: ELLEN LEWIS	Title: OWNER
Phone Number: 313-268-5204	Email:

STATEMENT OF QUALIFICATIONS
WEED CUTTING

Respondents must answer all questions. If more space is needed to complete a question, attach a separate sheet.

Company Name: GARY'S LANDSCAPING

Address 19347 COYLE ST, DETROIT, MI 48235

Contact Person: GARY HICKS Title OWNER

Phone No. 248.521.7278 Email GMAN6591@YAHOO.COM

1. Number of years operating under you present name: 10 YEARS

2. General nature of work performed by your company:
FULL LANDSCAPING MAINTENANCE

3. Number of years you have performed work similar in scope and size to the work requested: 15 years.

4. Have you performed work for the City of Livonia in the last ten (10) years? If so, please specify:

Year of Service	Department Serviced	Description of Services Provided
2023	ORDINANCE	LANDSCAPING

Statement of Qualifications Continued

5. List the members of the team who will be assigned to this project and the roles they will perform. Attach copies of the resumes of the persons listed below:

Name	Title	Role	Years of Experience	Number of other projects currently assigned
GARY M HICKS	OWNER	MGR/LABORER	32	NONE
GARY M HICKS JR	LANDSCAPER	LABORER	10	NONE
MELVIN DENNIS	LANDSCAPER	LABORER	11	NONE

6. What challenges to you foresee?

NONE

7. What is included in your base price for services? What services will incur additional fees:

EDGE AND TRIM ALL CUTS.

8. What value added services in addition to those specified can your company provide?

ANY ADDITIONAL LANDSCAPING SERVICES AS NEEDED.

COMPANY NAME: GARY'S LANDSCAPING

SQ-2

Gary's Landscaping

Equipment List:

Exhibit A

2019 Dodge Ram 1500

2011 Ford Ranger

2010 Ford F150

5' Zero Turn Mower

8 Red Max Weed Whipper

4 Red Max Blowers

2 Aerator

3 Landscaping Trailer

2 Power Racks

LABOR AND MATERIALS BOND

KNOW ALL MEN BY THESE PRESENTS, that we _____

_____as Principal and

_____

as Surety or Sureties, are held and firmly bound unto the CITY OF LIVONIA, Wayne County, Michigan, in the sum of _____

_____ Dollars ($_____), for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns.

THE CONDITION of the foregoing obligation is such that, whereas the said _____

_____

did on the _____day of _____, 20_____, by articles of that date, enter into a Contract with the said CITY OF LIVONIA for the construction of _____ and the payment for all labor and materials used therein.

NOW THEREFORE, if the said_____ shall pay for all labor and materials used in the fulfillment of said Contract, and shall pay for subcontractors doing work thereon, and shall indemnify and save harmless the said CITY OF LIVONIA from and against all damages by reason of liens for labor or materials furnished thereof, then this obligation shall be void, but otherwise it shall remain in full force and effect.

PROVIDED, that any alterations which may be made in the terms of the Contract or in the work to be done under it, or the granting by the said CITY OF LIVONIA of any extension of time for the performance of the Contract or any other forbearance on either the part of said CITY OF LIVONIA or the Principal, to the other, shall not in any way release the Principal and Surety or Sureties, or either, or any of them, their heirs, executors, administrators, successors, or assigns, from their liability hereunder, notice to the Surety or Sureties of any such alteration, extension of forbearance being hereby waived.

WITNESS, our hands and seals, this_____day of _____, 20_____

Signed, sealed and delivered in the _____

Presence of: By_____

_____ _____

_____ By_____

CONTRACTOR'S DECLARATION

I hereby declare that I have not, during the period _____ to _____, A.D. 20_____, performed any work, furnished any material, sustained any loss, damage or delay for any reason, including soil conditions encountered or created, or otherwise done anything for which I shall ask, demand, sue for, or claim compensation from the City of Livonia, the Owner, or its agents, in addition to the regular items set forth in the contract numbered _____, and dated _____, A.D., 20_____, for_____

_____

executed between myself and the City of Livonia, and in the Change Orders for work issued by the City of Livonia in writing as provided thereunder, except as I hereby make claim for additional compensation and/or extension of time, as set forth on the itemized statement attached hereto.

There is/is not (circle one) an itemized statement attached.

The Contractor further certifies that all his indebtedness for labor and material incorporated in the work covered by this estimate has been fully paid and/or satisfactory arrangements with material supplies have been made.

_____
Contractor

By_____

Title_____

Date:_____

CD

CONTRACTOR'S AFFIDAVIT

STATE OF MICHIGAN)
ss
COUNTY OF _____)

The undersigned Contractor, _____, hereby represents that on _____he (it) was awarded a Contract by the City of Livonia, Wayne County, Michigan, to _____

_____

in accordance with the terms and conditions of Contract No. _____, and the undersigned further represents that the subject work has now been accomplished and the said Contract has now been completed.

The undersigned hereby warrants and certifies that all of his (its) indebtedness arising by reason of the said Contract has been fully paid or satisfactorily secured; and that all claims from subcontractors and others for labor and material used in accomplishing the said project, as well as all other claims arising from the performance of said Contract, have been fully paid or satisfactorily settled. The undersigned further agrees that, if any such claim should hereafter arise, he (it) shall assume responsibility from the same immediately upon request to do so by the said City of Livonia.

The undersigned, for a valuable consideration, the receipt of which is hereby acknowledged, does waive, release and relinquish any and all claims of right of lien which he (it) now has or may hereafter acquire upon the subject premises for labor and material used in accomplishing said project owned by the said City of Livonia.

This affidavit is freely and voluntarily given with full knowledge of the fact, on this _____day of _____, 20_____.

Subscribed and sworn to before me
on this _____ day of _____,
20_____.

_____
Contractor

By:_____

Title:_____

_____

Notary Public _____County, MI

My Commission Expires:_____

CA

CONTRACT

THIS CONTRACT, entered into this _____day of _____, A.D. 20____, between CITY OF LIVONIA, hereinafter referred to as the Owner, party of the first part, and _____ hereinafter referred to as the Contractor, party of the second part.

WITNESSETH, that the said Contractor, for the consideration mentioned in the various items set forth below, by these presents does agree that he will furnish all labor, materials, machinery, tools, and equipment and do all things necessary for and incidental to the

WEED CUTTING AND PROPERTY MAINTENANCE CONTRACT

together with appurtenances thereto, as set forth in certain Notice to Bidders, Proposal, General Conditions, Specifications, Bonds, Plans, Drawings, and the following documents, all of which are attached hereto and made a part of this agreement:

IN CONSIDERATION WHEREOF, said Owner does agree to pay to said Contractor the sum of _____ ($_____), based upon the amounts and sum listed in the Form of Proposal; which is subject, however, to adjustment by reason of any change in, addition to or deduction from the work, as provided in the General Conditions.

For the faithful performance of all and singular terms and stipulations contained in this agreement, said parties respectively bind themselves, their heirs, executors, administrators, successors, and assigns.

PLEASE DETACH BEFORE DEPOSITING AND RETAIN FOR YOUR RECORDS

-7769
2724

No. 563966

Date: March 26, 2024

Pay to the Order of City Of Livonia

Amount $ *********500.00

Five Hundred and 00/100********** DOLLARS

Stop payments may only be placed on checks that are lost, stolen, stale dated, or destroyed.
Please see our current fee schedule for fee amount.
Replacement checks may be issued after 90 calendar days

CASHIERS CHECK

NON-NEGOTIABLE

RE: Gary Hicks
Memo

Authorized Signature

CUSTOMER COPY

THIS CHECK IS PRINTED IN TWO COLORS. DO NOT ACCEPT UNLESS ORANGE AND GRAY ARE PRESENT.

zeal CREDIT UNION

-7769
2724

No. 563966

Date: March 26, 2024

Pay to the Order of City Of Livonia

Amount $*********500.00

Five Hundred and 00/100********** DOLLARS

Stop payments may only be placed on checks that are lost, stolen, stale dated, or destroyed.
Please see our current fee schedule for fee amount.
Replacement checks may be issued after 90 calendar days

CASHIERS CHECK

VOID AFTER 90 DAYS

RE: Gary Hicks
Memo

Authorized Signature

⑈563966⑈ ⑆272477694⑆ 1792⑈

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/21/24

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

NORTHWEST INSURANCE AGENCY
2328 Livernois #1040
Troy, MI 48083

CONTACT NAME:
PHONE (A/C, No, Ext): (248)528-1656 FAX (A/C, No): (248)528-2495
E-MAIL ADDRESS: northwestins1040@ameritech.net

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Western World Insurance Company	
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

GARY'S LANDSCAPING
19347 COYLE ST.
DETROIT, MI 48235

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY / PRO-JECT / X LOC OTHER:			NPP8869638	08/29/23	08/29/24	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 100,000 $ 100,000 $ 1,000,000 $ 2,000,000 $ 1,000,000 $
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS HIRED AUTOS ONLY / NON OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ $ $ $ $
	UMBRELLA LIAB / OCCUR EXCESS LIAB / CLAIMS-MADE DED / RETENTION $						EACH OCCURRENCE AGGREGATE $	$ $ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City of Livonia
33000 Civic Center Dr.
Livonia, MI 48154

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Lynn Curran

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Weed Cutting and Property Maintenance Contract

PRE-BID MEETING
March 15, 2024

SIGN IN SHEET

	NAME	COMPANY	PHONE	E-MAIL
1.	Harold L. Graham	Yard Guyz	(313) 617-1707	hlgraham@yardguyz.com
2.	DAVID J KILLIAN	CREATIVE LANDSCAPING	(313) 999-4157	CREATIVELandingSRVC@yahoo.com
3.	Carmell Askew	AW Preservation	(313) 740-2056	CAskew@AWpreservationllc.co
4.	Zaid Hanna	Paradise Garden Landscaping Inc.	Office: (586) 944-0020	ZHanna@Paradisegl.c
5.	Gary Hicks	Garylandscaping	248 5227220	GMAN6541@Yahoo.com
6.	Kristina Kilc	Decima LLC	313 658 3711	Kristina.Kilc@decimaei.co
7.				
8.				
9				

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD May 6, 2024

Meeting was called to order at 8:41 p.m. by Council Vice President Martha Ptashnik. Present: Scott Morgan, Laura Toy, Jim Jolly, Rob Donovic, Carrie Budzinski, and Vice President Martha Ptashnik. Absent: President Brandon McCullough.

Elected and appointed officials present: Lori Miller, City Clerk; Carter Fisher, City Attorney; Paul Bernier, City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

10. REQUEST TO APPROVE AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CHARTER COUNTY OF WAYNE AND CITY OF LIVONIA: Department of Parks and Recreation re: for a grant of $100,430 to be used to add a playground adjacent to the existing splash pad at the Jack E. Kirksey Recreation Center.

    Ted Davis, Superintendent of Parks and Recreation, presented the request to Council.

    Councilmember Budzinski said she would love to see the splash pad and playground be accessible to all residents.

    Councilmember Jolly said he is concerned about the proximity of the circle drive to the playground. He suggested something like the large round cement balls that are used in front of Target on Haggerty Road.

    Mr. Davis said the preliminary plan is to do seating around the western edge to try and keep children within the play area. They also plan to do some work on the south by repaving the entry way.

    Councilmember Donovic agrees with the large decorative bollards. He verified that these dollars cannot be used for any park as they are specific due to the grant.

    Mr. Davis said the dollars are specific by the Wayne County Commission District.

    Councilmember Morgan offered an approving motion for the Consent agenda.

    DIRECTION: APPROVING CONSENT

LETTER TO THE LIVONIA CITY COUNCIL

10.

Parks and Recreation
April 1, 2024

MEETING DATE	PRESENTED BY
S050624/R052024	Ted Davis, CPRP, Superintendent of Parks and Recreation

AGENDA ITEM

REQUEST TO APPROVE AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CHARTER COUNTY OF WAYNE AND CITY OF LIVONIA: Department of Parks and Recreation re: for a grant of $100,430 to be used to add a playground adjacent to the existing splash pad at the Jack E. Kirksey Recreation Center.

BACKGROUND DETAILS

The Department of Parks and Recreation respectfully requests your approval to enter into an Intergovernmental Agreement with Wayne County for a grant of $100,430 to be used toward adding a playground adjacent to the existing splash pad at the Jack E. Kirksey Recreation Center.

These agreements are for 2023/24. We hope to complete the project in calendar year 2024. Projects will be completed with City funds and then reimbursed by the County. The total cost of the projects is projected to be $300,000, with additional monies contributed by 208 unexpended fund balance from Parks and Recreation fund.

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

Further, we ask Council to authorize the Mayor and City Clerk to execute these contracts, which have been approved as to form by City Attorney Paul Bernier, on behalf of the City of Livonia.

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

N/A

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

The grant is for $100,430.

DETAILED WORK BEING PERFORMED

N/A

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

Projects will be completed with City funds and then reimbursed by the County. The total cost of the projects is projected to be $300,000, with additional monies contributed by 208 unexpended fund balance from Parks and Recreation fund.

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

N/A

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

ATTACHMENTS

1. S050624 LTC Addl playground at Kirksey
2. 2024 DPS Park Millage IGA-City of Livonia (Jack E. Kirksey Recreation Center)-FY2023-2024-3-28-2024

APPROVED BY

Date: April 01, 2024

Ted Davis, CPRP, Superintendent of Parks and Recreation

Date: April 01, 2024

Michael Slater, Finance Director

Date: April 01, 2024

Paul Bernier, City Attorney

Date: April 04, 2024

Maureen Miller Brosnan, Mayor

AGREEMENT

between

THE CHARTER COUNTY OF WAYNE

and

THE CITY OF LIVONIA

for

Improvements to

JACK E. KIRKSEY RECREATION CENTER

FY 2023-2024

TABLE OF CONTENTS

1. PURPOSE 1
2. SCOPE OF THE PROJECT 1
3. TERM OF CONTRACT 1
4. COUNTY'S COVENANTS 1
5. CITY'S COVENANTS 1
6. TERMINATION 2
7. DATA TO BE FURNISHED 3
8. ADMINISTRATION 3
9. RELATIONSHIP OF PARTIES 4
10. INSURANCE 4
11. HOLD HARMLESS 4
12. LIABILITY 4
13. ENVIRONMENTAL MATTERS 4
14. COMPLIANCE WITH LAWS 6
15. AMENDMENTS 6
16. NONDISCRIMINATION PRACTICES 6
17. ETHICS IN CONTRACTING 8
18. NOTICES 8
19. WAIVER OF ANY BREACH 8
20. SEVERABILITY OF PROVISIONS 9
21. MERGER CLAUSE 9
22. JURISDICTION AND LAW 9
23. MISCELLANEOUS 9
24. AUTHORIZATION AND CAPABILITY 10
25. SIGNATURE 10

EXHIBIT A: LEGAL DESCRIPTIONS A-1
EXHIBIT B: PROJECT DESCRIPTIONS B-1
EXHIBIT C: SIGNAGE SPECIFICATIONS C-1
EXHIBIT D: INSURANCE COVERAGES D-1

THIS AGREEMENT (ñAgreementò) is between the County of Wayne, Michigan, a public body corporate and Home Rule Charter County, acting through its Department of Public Services, Parks Division (hereinafter the ñCountyò) and the City of Livonia, a Michigan municipal corporation (hereinafter ñCityò).

1. PURPOSE

1.01 The County and City have an interest in entering into cooperative parks and recreation projects that are mutually beneficial to the citizens of Wayne County.

2. SCOPE OF THE PROJECT

2.01 The County will cooperatively fund the construction of improvements (the ñProjectò) at Jack E. Kirksey Recreation Center, located in the City (individually, ñSiteò or collectively, ñSitesò), for the citizens of Wayne County, at the location(s) described in **Exhibit A** attached hereto and made a part hereof. The County will finance any improvements agreed upon by the Chief Executive Officer for the County or his/her designee and the Mayor of the City or his/her designee, in creation of the Project under the limitations indicated in Sections 3, 4 and 5.

3. TERM OF CONTRACT

3.01 The term of this Agreement shall commence upon approval by the Wayne County Commission and **shall terminate on September 30, 2026 at 11:59 p.m.**

3.02 If City fails to complete the Project by the termination date as stated in Section 3.01, the parties agree that the County shall be under no further obligation to provide any remaining funds committed hereunder.

4. COUNTY'S COVENANTS

4.01 The County will assist in funding construction of the Project described in **Exhibit B** attached hereto and made a part hereof. The FY 2023-2024 funding provided by the County for the recreational Project **shall not exceed One Hundred Thousand Four Hundred Thirty Dollars ($100,430).**

5. CITYôS COVENANTS

5.01 Prior to construction of any portion of the Project, City shall provide the County with documents evidencing title to each Site, including, but not limited to, deeds, assignments, leases, land contracts, and mortgage instruments. The documents must specify all covenants, restrictions, easements, or other encumbrances on each Site.

5.02 City warrants that it is the legal owner with good, valid, and clear title to each Site and that each Site is accurately described in **Exhibit A**. City shall hold harmless and defend the County against any claims, demands, penalties, fines, liabilities, settlements, damages, costs or expenses, including but not limited to, court costs and litigation expenses, known or unknown, contingent or otherwise, arising out of or in any way related to an action by a third party to quiet title in any Site described in **Exhibit A**.

5.03 City shall keep accurate records and account of the Project costs that shall be accessible for inspection and audit by a representative of the County.

5.04 City shall submit to the County no more frequently than once every 30 days, a certified application for reimbursement of acceptable Project costs together with all contractor and

subcontractor certified invoices and any required supporting documentation for reimbursement, which shall be made upon receipt and approval of the application for reimbursement. The County is under no obligation to reimburse City for any unapproved costs or costs outside the scope of this Agreement.

5.05 City shall be responsible for financing the Project beyond the financial commitment the County has made as indicated in Section 4.01.

5.06 City shall operate and maintain improvements for public recreation, and that it shall allow each park to be open to the public on equal and reasonable terms and that no individual shall be denied ingress or egress thereto or the use thereof on the basis of sex, race, color, religion, national origin, residence, age or handicap.

5.07 City agrees that in consideration of the financial commitment that the County is providing for the Project, City shall operate each Site as a recreational facility for no less than ten (10) years after the Project is completed.

5.08 City will develop signage at its own expense, which recognizes the County as a donor at each Site. The signage shall comply with the specifications described in **Exhibit C** attached hereto and made a part hereof. The County shall have the right to approve the signage. Such approval will not be unreasonably withheld or delayed. City shall install the signage prior to the Projectôs completion.

5.09 City agrees to provide the County with an opportunity to participate in planning any press conference, ribbon cutting ceremony, opening ceremony, or other public/media announcement related to the Project (ñmedia eventò). City further agrees to provide the County with no less than thirty (30) days prior written notice of a proposed media event.

5.10 Breach of any of the provisions contained in this Article may be regarded as a material breach of this Agreement.

6. TERMINATION

6.01 This Agreement can be terminated by either party with or without cause upon thirty (30) days written notice, prior to commencing construction. If terminated prior to commencing construction of the Project, each party is solely responsible for its own costs, fees, and obligations incurred prior to the termination.

6.02 After the Projectôs construction is commenced, the County may terminate this Agreement with or without cause and shall be responsible for expenses previously approved by the County and incurred by City, not to exceed the amount stated in Section 4.01.

6.03 City may terminate this Agreement, with or without cause, after construction is commenced and shall return to the County any funding provided by the same under this Agreement.

6.04 This Agreement shall terminate if any Site is not operational and regularly open to the public.

7. DATA TO BE FURNISHED

7.01 City must maintain copies of all information, books, data, reports, records, etc., related to the Project. Such information and records shall be maintained for a period of three (3) years from the date City receives its final reimbursement payment under this Agreement.

7.02 Upon the request of the County or its authorized representative, including its Legislative Auditor General, City must furnish, without charge, copies of all information, books, records, data, reports, etc., of City, or any contractors, subcontractors, consultants or agents rendering or furnishing services under this Agreement, whether direct or indirect, that will permit adequate evaluation or audit of the services provided by City or any of its contractors, subcontractors, consultants or agents. City must include a similar covenant allowing for County audit in any agreement it has with a contractor, subcontractor, consultant or agent related to this Agreement. The County may delay reimbursement payments to City pending the results of any such audit without penalty or interest.

7.03 The County may schedule conferences at mutually convenient times with City administrative personnel to gather the information. If, as a result of any audit conducted by or for the County relating to Cityôs performance under this Agreement, a discrepancy should arise as to the amount of compensation due City, City shall pay to the County on demand the amount of compensation in question. If City fails or refuses to make payment, in addition to other legal remedies available to the County, the County may retain said amount from any funds allocated to City but not yet disbursed under this Agreement or may offset such a deficiency against the compensation to be paid City in any concurrent, successive or future agreements between the parties.

7.04 City further acknowledges the right of the Wayne County Commission as a third-party beneficiary of this Agreement to sue for specific performance to enforce the audit rights provided herein for the Legislative Auditor General.

8. ADMINISTRATION

8.01 City must inform the County as soon as the following types of conditions become known:

A. Probable delays or adverse conditions which do or may materially prevent meeting the objectives of this Agreement, including changes, transfer, or assignment of any real property interest related to any Site;

B. Favorable developments or events that enable meeting time schedules or goals sooner than anticipated; or

C. Any changes or modifications in appropriations and funding for the Project.

9. RELATIONSHIP OF PARTIES

9.01 The parties are independent entities. No liability or benefits, such as Workersô Compensation, pension rights, or insurance rights, arising out of, or related to a contract for hire or employer/employee relationship, accrues to either party or either party's agents, contractors, subcontractors, or employees as a result of this Agreement. No relationship, other than that of independent contractor will be implied between the parties, or either party's agents, employees, contractors, or subcontractors.

10. INSURANCE

10.1 City will require that all contractors undertaking work on the Project abide the terms, and provide insurance coverage in said amounts, as set forth in **Exhibit D**.

10.2 All insurance and bonds shall name the Charter County of Wayne and the City as insured or beneficiary.

11. HOLD HARMLESS

11.01 City agrees to remain responsible for its own negligence, or tortious acts, errors, or omissions, and the acts, errors, or omissions of any of its employees, contractors, subcontractors, consultants, or agents. It is agreed that the County is merely acting as a funding source for the Project and that any negligence, or tortious acts, errors, or omissions on the part of the County shall only arise out of providing these funds or processing reimbursement requests made by City as submitted pursuant to Section 5.04.

11.02 This hold harmless provision must not be construed as a waiver of any governmental immunity by the County or City or any of their agencies, or employees, as provided by statute or modified by court decisions.

12. LIABILITY

12.01 The County does not assume and is not responsible for, payment of any debt service, lien, or encumbrance, including, but not limited to, mortgage, promissory note, land contract, or other obligation, incurred prior to the signing or during the term of this Agreement.

12.02 This Agreement is not intended to create beneficial rights in any third party other than the Wayne County Commission. This Agreement is entered into for the sole benefit of the parties to this Agreement.

13. ENVIRONMENTAL MATTERS

13.01 City warrants to the County that City will not use Hazardous Materials (as defined in Section 13.06) at any Site in violation of any governmental regulation pertaining to the use, storage, treatment, transportation, manufacture, refinement, handling, production or disposal of Hazardous Materials.

13.02 City warrants that it is not in violation of governmental regulations pertaining to the use, storage, treatment, transportation, manufacture, refinement, handling, production or disposal of Hazardous Materials at any Site, and, to the best of Cityôs knowledge, there have been no actions commenced or threatened by any party for noncompliance which affects a Site.

13.03 City will keep each Site free of Hazardous Materials except to the extent that the Hazardous Materials are stored or used in compliance with applicable local, state and federal

regulations. City must not cause or permit any Site to be used to generate, manufacture, refine, transport, treat, store, handle, dispose of, transfer, produce, or process Hazardous Materials, except in compliance with governmental regulations. City shall not cause or permit, as a result of any intentional or unintentional act or omission on the part of City, any tenant, subtenant or occupant, the release, spill, leak or emission of Hazardous Materials at any Site or onto any other contiguous property.

13.04 Prior to commencing the Project, City must conduct and complete or cause to be conducted and completed an investigation, including a comprehensive environmental audit, studies, sampling, and testing, as the County deems necessary. A copy of any environmental audit, study, sampling or testing shall be provided to the County within ten (10) working days of Cityôs receipt of such audit, study, sampling or testing. If the audit reveals the existence of any Hazardous Material at any Site, City shall immediately disclose the findings to the County. If the County decides to proceed with the Project, City shall do or cause to be done all remedial, removal and other actions necessary to clean up and remove all Hazardous Materials on, under, from or affecting the Site as required by all applicable governmental regulations, to the satisfaction of the County, and according to all federal, state and local governmental authorities. Any audit conducted by the County is solely for the benefit, protection, and interest of the County. City or any third party cannot rely upon the audit conducted by the County for any purpose.

13.05 It is agreed that the County is merely acting as a funding source for the Project and that the County shall only be responsible for providing these funds and processing reimbursement requests made by City as submitted pursuant to Section 5.04. Therefore, the County shall not be responsible for any claims, demands, penalties, fines, liabilities, settlements, damages, costs or expenses, including attorney and consultant fees, investigation and laboratory fees, court costs and litigation expenses, known or unknown, contingent or otherwise, arising out of or in any way related to:

A. The presence, disposal, release or threatened release of any Hazardous Materials on, over, under, from or affecting the Site or the soil, water, vegetation, buildings, personal property, persons or animals;

B. Any personal injury (including wrongful death) or property damage (real or personal) arising out of or related to Hazardous Materials at a Site;

C. Any lawsuit brought or threatened, settlement reached or government order relating to the Hazardous Materials with respect to a Site;

D. Any violation of laws, orders, regulations, requirements or demands of government authorities, or any policies or requirements of any mortgage, which are based on or related to the Hazardous Materials used at a Site;

E. This section applies to the presence, disposal, release, leakage, or threatened release of any Hazardous Materials prior to the effective date of this Agreement.

13.06 Hazardous Material means any material or substance:

A. Which is or becomes defined as a hazardous substance, pollutant, or contaminant pursuant to the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. 9601 et. seq.) and any amendments thereto and regulations pursuant thereto;

B. Containing gasoline, oil, diesel, fuel, or other petroleum products;

C. Which is or becomes defined as hazardous waste pursuant to the Resource Conservation and Recovery Act (42 U.S.C. 6901 et. seq.) and any amendments thereto and regulations pursuant thereto;

D. Containing polychlorinated biphenyl;

E. Containing asbestos;

F. Which is radioactive;

G. The presence of which requires investigation or remediation under any governmental regulation; or

H. Which is or becomes defined as a hazardous waste, hazardous substance, pollutant, contaminant, or biologically hazardous material under any governmental regulation.

14. COMPLIANCE WITH LAWS

14.01 Each party must comply with and must require its employees to comply with all applicable laws and regulations.

14.02 City must construct and develop the Project or cause the Project to be constructed and developed according to applicable local, state and federal laws.

15. AMENDMENTS

15.01 No amendment to this Agreement is effective unless it references this Agreement, is written and signed by duly authorized representatives of both parties and approved by resolutions adopted by the Livonia City Council and the Wayne County Commission.

16. NONDISCRIMINATION PRACTICES

16.01 City shall require that all contractors, subcontractors, consultants and agents retained to perform work related to this Agreement comply with:

A. Titles VI and VII of the Civil Rights Act (42 U.S.C. ÄÄ2000d et. seq.) and the United States Department of Justice Regulations (28 C.F.R. Part 42) issued pursuant to these Titles.

B. The Age Discrimination Act of 1985 (42 U.S.C. Ä6101-07).

C. Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. Ä794).

D. The Americans with Disabilities Act of 1990 (42 U.S.C. Ä12101 et. seq.) and its associated regulations.

E. The Elliot-Larson Civil Rights Act (P.A. 1976 No. 453)

F. The Persons With Disabilities Civil Rights Act (P.A. 1976 No. 220).

G. The anti-discrimination provisions as required by Section 120-192 of the Wayne County Code of Ordinances.

16.02 All contractors, subcontractors, consultants and agents retained by City to perform work related to this Agreement shall not:

A. Refuse to recruit, hire, employ, promote or to bar or discharge from employment an individual, or discriminate against an individual in compensation, terms, conditions or privileges of employment because of race, color, creed, national origin, age, marital status, handicap, sex, religion, familial status, height or weight.

B. Limit, segregate, or classify an employee or applicant for employment in a way which deprives or tends to deprive any individual of employment opportunities or otherwise adversely affects the employment status of an employee because of race, color, creed, national origin, age, marital status, handicap, sex, familial status, height or weight.

C. Print or publish or cause to be printed or published a notice, application, or advertisement relating to employment indicating a preference, limitation, specification, or discrimination based upon race, color, creed, national origin, age, marital status, handicap, sex, religion, familial status, height or weight.

D. Except as permitted by rules and regulations promulgated pursuant to Section 120-192 of the Wayne County Code of Ordinances, or applicable state or federal law, make or use a written or oral inquiry or form of application that elicits or attempts to solicit information concerning the race, color, creed, national origin, age, marital status, handicap, sex, religion, familial status, height or weight, of prospective employees. City also shall not make or keep a record of that information or disclose such information.

E. Make or use a written or oral inquiry or form of application that expresses a preference, limitation or specification based on religion, race, color, creed, national origin, age, height, weight, marital status, handicap, or sex.

16.03 City agrees that it will notify all of its contractors, subcontractors, consultants, or agents of their obligations relative to non-discrimination under this Agreement when soliciting the contractor, subcontractor, consultant, or agent. City will include the provisions of this Article in any contract, as well as provide the County with a copy of any agreement with a contractor, subcontractor, consultant, or agent completing work related to this Agreement.

16.04 All contractors, subcontractors, consultants and agents retained by City to perform work related to this Agreement shall not discriminate against any employee or applicant for employment, training, education, or apprenticeship connected directly or indirectly with the performance of this Agreement, with respect to hire, promotion, job assignment, tenure, terms, conditions or privileges of employment because of race, color, creed, national origin, age, marital status, handicap, sex, religion, familial status, height or weight. This Section does not apply if it is determined by the County Division of Human Relations that the requirements are bona fide occupational qualifications reasonably necessary to perform the duties required for employment. The burden of proof that the occupational qualifications are bona fide is upon City.

16.05 Breach of any of the covenants in this Article may be regarded as a material breach of this Agreement.

16.06 City acknowledges the right of the County Director of Human Relations to sue to enforce the provisions in this Article.

16.07 If City or any of its contractors, subcontractors, consultants, or agents does not comply with the non-discrimination provisions of this Agreement, the County may impose sanctions, as it determines to be appropriate, including but not limited to the cancellation, termination or suspension of this Agreement, in whole or in part.

16.08 In the event that City is or becomes subject to federal or state law which conflicts with the requirements of Section 120-192 of the Wayne County Code of Ordinances, the provisions of federal or state law shall apply and this Agreement shall be interpreted and enforced accordingly. In accordance with the Elliot-Larson Civil Rights Act, P.A. 1976 No. 453, as amended, MCL 37.2101 *et seq*., City covenants not to discriminate against an employee or applicant for employment with respect to hire, tenure, terms, conditions, or privileges of employment because of race, color, religion, national origin, age, sex, weight, height, or marital status, and to require a similar covenant on the part of any contractor, subcontractor, consultant, or agent employed in the performance of this Agreement.

17. ETHICS IN CONTRACTING

17.01 City and all of its contractors must comply with Article 12 of Chapter 120 of the Wayne County Code of Ordinances governing "Ethics in Public Contracting" or any similarly existing City ordinances.

18. NOTICES

18.01 All notices, consents, approvals, requests and other communications ("Notices") required or permitted under this Agreement must be given in writing and mailed by first-class mail and addressed as follows:

If to City:
Department of Parks and Recreation
City of Livonia
15100 Hubbard
Livonia, Michigan 48154

If to the County:
Director of Parks
Wayne County Parks
33175 Ann Arbor Trail
Westland, Michigan 48185
and
Director
Wayne County Department of Public Services
400 Monroe, Suite 300
Detroit, Michigan 48226

18.02 All notices are deemed given on the day of mailing. Either party to this Agreement may change its address for the receipt of notices at any time by giving notice to the other as provided. Any notice given by a party must be signed by an authorized representative of such party.

18.03 Termination notices, change of address notices, and other notices of a legal nature, are an exception and must be sent by registered or certified mail, postage prepaid, return receipt requested.

19. WAIVER OF ANY BREACH

19.01 No failure by a party to insist upon the strict performance of any term of this Agreement or to exercise any term after a breach constitutes a waiver of any breach of term. No

waiver of any breach affects or alters this Agreement, but every term of this Agreement remains effective with respect to any other then existing or subsequent breach.

20. SEVERABILITY OF PROVISIONS

20.01 If any provision of this Agreement or the application to any person or circumstance is, to any extent, judicially determined to be invalid or unenforceable, the remainder of this Agreement, or the application of the provision to persons or circumstances other than those as to which it is invalid or unenforceable, is not affected and is enforceable.

21. MERGER CLAUSE

21.01 This Agreement, including the Exhibits contains the entire agreement between the parties and all prior negotiations and agreements are merged in this document. Neither party has made any representations except those expressly set forth in this Agreement. No rights or remedies are, or will be acquired by either party by implication or otherwise unless set forth herein.

21.02 This Agreement may be executed in counterparts, each of which will be deemed an original but all of which together will constitute one agreement.

22. JURISDICTION AND LAW

22.01 This Agreement, and all actions arising from it, must be governed by, subject to, and construed according to the laws of the State of Michigan. Each party consents to the personal jurisdiction of any competent court in Wayne County, Michigan, for any action arising out of this Agreement. Each party will not commence any action against the other because of any matter arising out of this Agreement, in any courts other than those in the County of Wayne, State of Michigan unless original jurisdiction is in the United States District Court for the Eastern District of Michigan, Southern Division, the Court of Claims, the Michigan Supreme Court or the Michigan Court of Appeals.

23. MISCELLANEOUS

23.01 It is mutually understood and agreed that neither of the parties hereto shall be held responsible for damages occasioned by delay or failure to perform where due to fire, strike, flood, acts of God, unavailability of labor, material, legal acts of public authorities, or delays caused by public carriers or third person (including contractors or subcontractors) which cannot reasonably be foreseen or provided against.

23.02 The parties agree that upon termination of this Agreement, the following sections shall survive termination and shall remain in full force and effect: 5.02; 11; 12; 13; 14 and 22.

23.03 The term "County" includes the Charter County of Wayne and all other associated, affiliated, or subsidiary departments or divisions now existing or to be created, their agents, and employees.

23.04 This Agreement must not be construed as a waiver of any governmental immunity by the County or City, or any of their agencies, or employees, has as provided by statute or modified by court decisions.

23.05 The headings of the articles in this Agreement are for convenience only and must not be used to construe or interpret the scope or intent of this Agreement or in any way affect this Agreement.

24. AUTHORIZATION AND CAPABILITY

24.01 This Agreement has been approved, as evidenced by the attached Resolutions adopted by the Livonia City Council and the County Commission. Copies of such resolutions shall be attached to this Agreement.

24.02 Each party warrants that the person signing this Agreement is authorized to sign on behalf of its principal and is empowered to bind its principal to this Agreement.

25. SIGNATURE

25.01 The County and City, by their authorized officers and representatives have executed this Agreement as of the dates written below.

[SIGNATURES ON THE FOLLOWING PAGES]

City of Livonia
Jack E. Kirksey Recreation Center

County Commission approved and execution authorized by Resolution No. _____ Date: _____	CHARTER COUNTY OF WAYNE By: _____ **Warren C. Evans** Its: County Executive Date: _____

Livonia City Council approved and execution authorized by Resolution No. _____ Date: _____	CITY OF LIVONIA By: _____ **Maureen Miller Brosnan** Its: Mayor Date: _____

RECEIVED
OFFICE OF THE CITY CLERK
01 AUG -1 PM 3:57

DEPARTMENTAL CORRESPONDENCE

August 1, 2001

TO: Joan McCotter, City Clerk

FROM: Michael E. Fisher, Assistant City Attorney

SUBJECT: Quit Claim Deed to the Municipal Building Authority
Recreation Facility
Part of Tax Id 46-085-02-0001-000 - Section 22
Council Resolution 685-00

Please find attached for your files the original recorded Quit Claim Deed for the above-referenced parcel.

Trans

#01006044 JAN 17 2001

Liber-33081 Page-813
201037542 1/17/2001
Bernard J. Youngblood, Wayne Co. Register of Deeds

FIRST CENTENNIAL TITLE, INC.

Misc

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That the CITY OF LIVONIA, a Michigan municipal corporation, whose address is 33000 Civic Center Drive, Livonia, Michigan 48154, Quit Claims to the MUNICIPAL BUILDING AUTHORITY OF LIVONIA, a Michigan public body corporate, established pursuant to Act 31 of the Public Acts of Michigan, 1948, whose address is 33000 Civic Center Drive, Livonia, Michigan 48154, the following described premises situated in the City of Livonia, County of Wayne and State of Michigan, to wit:

Lots 27 to 52, inclusive, except the North 35 feet thereof, also Lots 53 to 182, inclusive, also all adjacent vacated streets and alleys, of "Livonia Park Subdivision" of N.W. 1/4 of N.E. 1/4 of Section 22, T. 1 S., R. 9 E., Livonia Twp., (now City of Livonia), Wayne County, Michigan. As recorded in Liber 51, Page 92, W.C.R. More particularly described as beginning at the intersection of the East line of Hubbard Ave., (86 feet wide) with the South line of Five Mile Road (as widened) Distant South 00 degrees 01 minutes 50 seconds East 88.00 feet and South 89 degrees 45 minutes 00 seconds East 43.00 feet from the North 1/4 corner of Section 22, T. 1 S., R. 9 E., and proceeding thence South 89 degrees 45 minutes 00 seconds East 621.55 feet, along the South line of Five Mile Road (as widened); thence South 00 degrees 09 minutes 29 seconds East 1199.18 feet; thence North 89 degrees 19 minutes 58 seconds West (recorded as North 89 degrees 20 minutes 00 seconds West) 625.53 feet along the North line of Jamison Avenue (60 feet wide); thence North 00 degrees 01 minutes 50 seconds East (recorded as North) 1194.60 feet along the East line of Hubbard Ave., (86 feet wide) to the point of beginning. Containing 17.13 acres. Subject to easements of record. (Recreation facility)

LEGAL DESCRIPTION APPROVED
8-23-2000

for the full consideration of One and 00/100 Dollar ($1.00).

Dated this 26th day of September, 2000.

Signed in the Presence of:

Gail M. Karczynski

Janice M. Van Raemdonck

Signed:

CITY OF LIVONIA, a Michigan municipal corporation

By: Jack E. Kirksey, Mayor

By: Joan McCotter, Secretary

In the STATE OF MICHIGAN)
) SS
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me on this 21st day of September 2000, by Jack E. Kirksey and Joan McCotter, Mayor and City Clerk, respectively, of the City of Livonia, a Michigan municipal corporation.

JENNIFER E. DOYLE
NOTARY PUBLIC WAYNE CO., MI
MY COMMISSION EXPIRES Mar 23, 2004

My commission expires:

Notary Public, Wayne County, Michigan

Instrument drafted by and return to Michael E. Fisher, 33000 Civic Center Drive, Livonia, Michigan 48154.

Recording Fee
Tax Parcel No. 46-085-02-0001-000
Exempt under MCL §207.505(a) and 207.526(a)
deed/executed/2000 Rec center to bld auth

APPROVED AS TO FORM
DEPARTMENT OF LAW
BY Michael E. Fisher
DATE 9/20/2000

NO REV

QCD 1Pg S

ADOPTED BY THE LIVONIA CITY COUNCIL AT THE REGULAR MEETING OF SEPTEMBER 13, 2000

CR 685-00 RESOLVED, that having considered a communication from the Department of Law, dated August 23, 2000, approved for submission by the Mayor, which submits a Quit Claim Deed conveying certain City-owned property in connection with the issuance of the $3,000,000 Municipal Building Authority of Livonia 2000 Building Authority Bonds, such City-owned property being more fully described as follows:

> Lots 27 to 52, inclusive, except the North 35 feet thereof, also Lots 53 to 182, inclusive, also all adjacent vacated streets and alleys, of "Livonia Park Subdivision" of N.W. 1/4 of N.E. 1/4 of Section 22, T. 1 S., R. 9 E., Livonia Twp., (now City of Livonia), Wayne County, Michigan. As recorded in Liber 51, Page 92, W.C.R. More particularly described as beginning at the intersection of the East line of Hubbard Ave., (86 feet wide) with the South line of Five Mile Road (as widened) Distant South 00 degrees 01 minutes 50 seconds East 88.00 feet and South 89 degrees 45 minutes 00 seconds East 43.00 feet from the North 1/4 corner of Section 22, T. 1 S., R. 9 E., and proceeding thence South 89 degrees 45 minutes 00 seconds East 621.55 feet, along the South line of Five Mile Road (as widened); thence South 00 degrees 09 minutes 29 seconds East 1199.18 feet; thence North 89 degrees 19 minutes 58 seconds West (recorded as North 89 degrees 20 minutes 00 seconds West) 625.53 feet along the North line of Jamison Avenue (60 feet wide); thence North 00 degrees 01 minutes 50 seconds East (recorded as North) 1194.60 feet along the East line of Hubbard Ave., (86 feet wide) to the point of beginning. Containing 17.13 acres. Subject to easements of record. Tax Parcel No. 46-085-02-0001-000 (**Recreation facility**)

the Council does hereby authorize the Mayor and City Clerk for and on behalf of the City of Livonia to execute such Quit Claim Deed to the Municipal Building Authority of Livonia, as well as any other documents as may be necessary or incidental to fulfill the purpose of this resolution; and the Department of Law is hereby requested to prepare and place in proper form such legal documents as may be necessary to consummate this transaction; and the City Clerk is hereby requested to have the same recorded in the office of the Register of Deeds and to do all other things necessary or incidental to fulfill the purpose of this resolution.

DEPARTMENT OF PARKS & RECREATION

PARKS AND RECREATION COMMISSION

MARK JOHNSON
CHAIRPERSON

PAUL CONDON
KATHERINE JOLLY
CATHY KEVRA
KEVIN SUMMERS

15100 HUBBARD
LIVONIA, MICHIGAN 48154-3586
(734) 466-2410 RECREATION DIVISION
FAX: (734) 466-2679

MAUREEN MILLER BROSNAN
MAYOR

EDWARD DAVIS
SUPERINTENDENT

February 12, 2024

Ms. Alicia Bradford
Director, Wayne County Parks Division
33175 Ann Arbor Trail
Westland, Michigan 48185

Re: Millage Funding Request for 2023-24 Fiscal Year

Dear Ms. Bradford,

The City of Livonia proposes a new playground on the Jack E. Kirksey Recreation Center grounds for District 9. The City of Livonia wants to add an outdoor playground to the Jack E. Kirksey Recreation Center site.

The site currently boasts over 800,000 visits per year and the addition of outdoor amenities is at the top of our survey of proposed additions. The proposed addition will hit one of our most popular destinations and provide a no-cost attraction to the site.

This project will ensure that the arena continues to serve the community for the next fifty years.

The goal of these projects is to create safe, dramatic, and fitting atmospheres while also increasing the practical use, accessibility, and safety of the facilities.

If approved, work will be completed by Fall 2025.

The total budget plan is approximately $300,000, with $100,430 budgeted for 2023/24 Wayne County funds and the remainder coming from Livonia parks and recreation millage funds.

Thank you again for considering this project for Wayne County Parks Millage funding. Please let me know if you need any further information regarding this request.

Sincerely,

Edward Davis
Superintendent

Attachments

City of Livonia

Wayne County Parks Grant Application (District 9)

2024 Livonia Parks Improvement

Detailed description of the project:

The City of Livonia requests funding to add outdoor amenities at the Jack E. Kirksey Recreation Center.

These improvements would include the following:
Addition of playground on site.

Estimate of total cost:

The total cost is estimated to be $300,000.00

Detail the County resources requested:

The City of Livonia is requesting the County reimburse for the project cost not exceeding $100,430.00.

The project must be included in the requestor's capital improvement plan:

The proposed project is incorporated in the capital improvement plan.

Evidence that the requestor's portion of the financing is secured and available:

Upfront funding for the entire project will be provided by the City of Livonia from the Community Recreation Fund as approved by the Council.

Describe the impact the project will have on the Wayne County Parks System:

The City of Livonia proposes a Jack E. Kirksey Recreation Center project for District 9. The City of Livonia wants to add an outdoor playscape to the site. The site boasts over 800,000 visits annually and hosts summer camps and special events. The proposed addition will add another well-used and requested amenity to the overall site.

Analysis of the benefits to Wayne County residents:

Wayne County residents will have access to another safe, accessible environment to promote their health and wellness and gather with family and friends.

Describe the community that the project will impact:

Livonia may be characterized as a carefully and successfully planned community of residential, industrial, commercial, and civic development. The City has never had a central business district because of its former status as a township. However, despite unprecedented urban growth, we have successfully maintained its friendly hometown atmosphere.

Livonia Township was organized in 1835 with the same boundaries as today. Livonia was incorporated as a City on May 23, 1950.

The City, part of the Detroit urbanized area, forms a perfect 36 square mile area in the northwestern portion of Wayne County. Its boundaries are Inkster Road on the east, Eight Mile Road on the north, Eckles Road and Haggerty Road on the west, and Joy Road on the south.

Livonia enjoys unmatched accessibility. The City's strategic location offers easy east-west access via the Jeffries Expressway (I-96) and north-south transportation on the I-275 expressway. Major highways and interstates fan out in every direction, providing convenient drive times.

Concerning recreation planning, the City has long been recognized as progressive in its approach to acquiring, preserving, and promoting recreational areas and programs for both its existing and future residents. Over 1,389 acres of recreational open space exist within the City – well over the 10 acres per 1000 residents as recommended by parks and recreation experts.

Recreational opportunities in Livonia include one archery range; the Community Recreation Center; three 18-hole public golf courses; seven in-line skating courses; 10 sand volleyball courts; 28 tennis courts; 12 pickleball courts; six walking paths; two ice arenas with three sheets of ice (leased to a private operator); three outdoor swimming pools; 43 baseball diamonds; and 25 soccer fields. The parks also offer 17 picnic pavilions, play structures at 23 neighborhood parks for all ages, three fitness clusters, six miles of nature trails, and 11 designated nature preserve areas.

Legal Descriptions: See attached title search

EXHIBIT C: SIGNAGE SPECIFICATIONS

WAYNE COUNTY MEMORANDUM
PARKS DIVISION

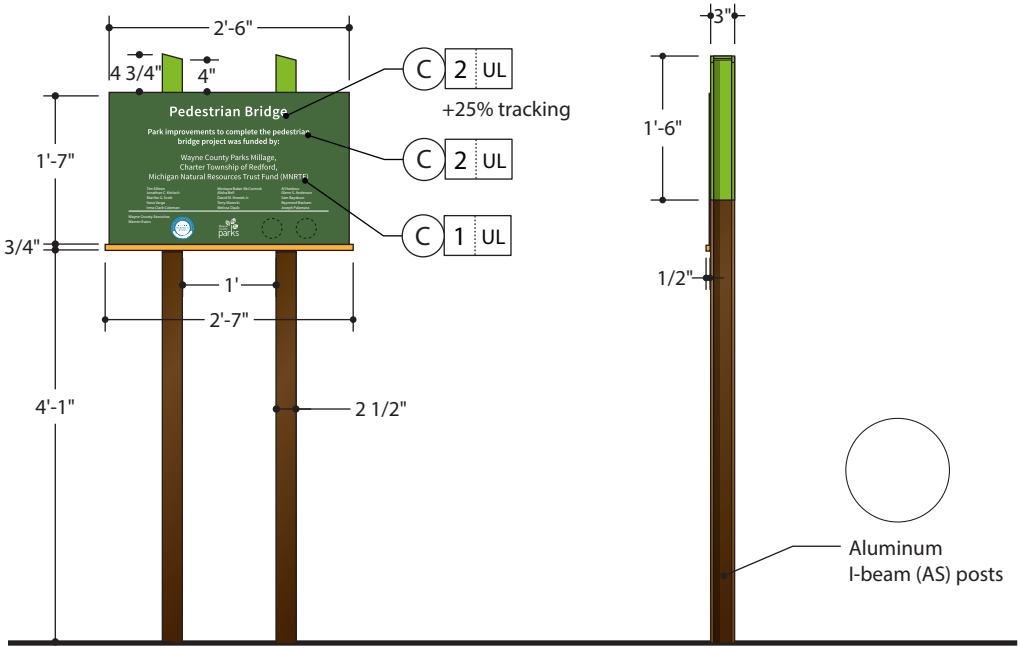
SIGN SPECIFICATIONS

Attached, please find sketch and samples of the sign layout that we are suggesting for all IGA Grant projects. The Specs are as follows:

All parks millage signs must include language that states, made possible through the Wayne County Parks millage in cooperation with *(place your municipality name here)*

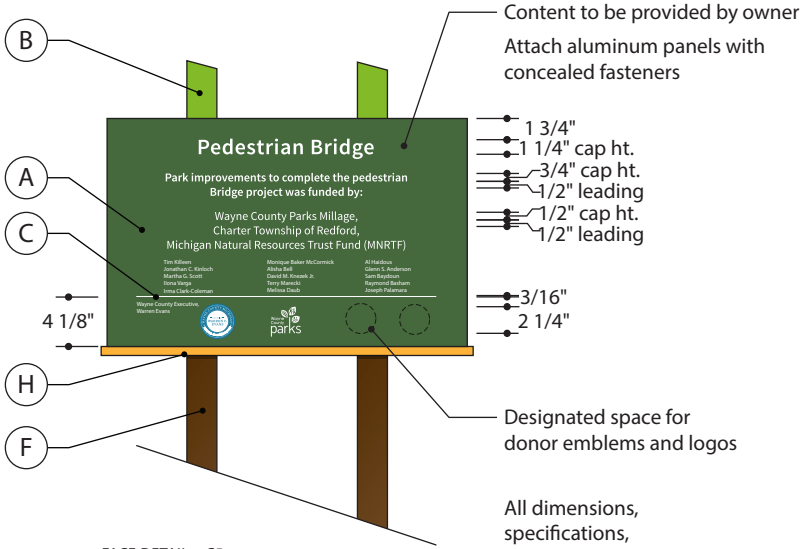
ÅSign size 48' x 30' IJ' marine grade plywood or other composite material
ÅSign is to be one sided, two sides is optional
ÅTo be cut with" carriage "style top i.e. arched (optional)
ÅColor options are determined by the municipality
ÅFont should be traditional styles in Helveticas, Arial, Times New Roman
ÅInclude County Logo (Blue-43 communities) County Executive and County Commissioners
ÅWe suggest using 3M Reflective Adhesive water proof vinyl. Painting is optional
ÅVertical post shall be 4x6 weather proof timbers routed on **4'** side to accommodate the sign, staining of posts optional
ÅBury post a minimum of 42' into ground and backfill with dirt and compost, concrete footing is optional
ÅBottom of sign shall be 2ft. minimum above grade
ÅSign will be secured to post with flat head Galvanized wood screws (approx.# 10) 2 per post (min.)
ÅProof to be provided of final design prior to fabrication and installation

We are flexible on fabrication and colors as long as it resembles the example attached.
Any request to deviate from the signage should be directed to the Parks Director.



FRONT ELEVATION – C5
SCALE: 1/2" = 1'

SIDE ELEVATION – C5
SCALE: 1/2" = 1'



FACE DETAIL – C5
SCALE: 3/4" = 1'

All dimensions, specifications, construction details and measurements are the same unless otherwise noted.

Exhibit D: INSURANCE COVERAGES

City, at its expense, or any contractors, subcontractors, consultants or agents retained by City (each a ñContractorò), at their own expense, shall procure and maintain for the duration of this Agreement, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the services by the Contractor, its agents, representatives or employees. Contractor shall maintain at least the following minimum coverage:

Commercial General Liability (CGL)

Insurance Services Office Form CG 00 01 covering CGL on an ñoccurrenceò basis, including products and completed operations, property damage, bodily injury and personal and advertising injury with limits no less than $1,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this Contract or the general aggregate limit shall be twice the required occurrence limit.

Umbrella or Excess Liability

Policy in an amount not less than $1,000,000. Umbrella or excess policy wording shall be at least as broad as the primary or underlying policy(ies) and shall apply both to the Contractorôs general liability and to its automobile liability insurance and shall be written on an occurrence basis. The County, officials, employees and others as may be specified in any "Special Conditionsò shall be named as an additional insured under this policy.

Automobile Liability

Insurance Services Office Form Number CA 0001 covering, Code 1 (any auto), or if Contractor has no owned autos, Code 8 (hired) and 9 (non-owned), with limits no less than $1,000,000 per accident for bodily injury and property damage.

Workersô Compensation

Insurance as required by the State of Michigan, with Statutory limits, and employerôs liability insurance with limits of no less than $1,000,000 per accident for bodily injury or disease.

Professional Liability (if Design/Build)

Insurance appropriate to the Contractorôs profession, with limits no less than $3,000,000 per occurrence or claim, $3,000,000 aggregate.

Builderôs Risk (Course of Construction)

Insurance utilizing ñAll Riskò (Special Perils) coverage form, with limits equal to the completed value of the project and no coinsurance penalty provisions.

Contractorsô Pollution Legal Liability and/or Asbestos Legal Liability and/or Errors and Omissions (if project involves environmental hazards)

Insurance with limits no less than $1,000,000 per occurrence or claim, and $2,000,000 policy aggregate.

If the Contractor maintains higher limits than the minimum insurance coverage required as stated above in this Exhibit, the Contractor shall maintain the coverage for the higher insurance

limits for the duration of this Agreement.

Additional Insured Status

The County, its officers, officials, employees, volunteers, and others as may be specified in any "Special Conditionsò shall be additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractorôs insurance (at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10 and CG 20 37 forms if later revisions used).

Primary Coverage

For any claims related to this Agreement, the Contractorôs insurance coverage shall be primary insurance as respects the County, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the County, its officers, officials, employees, or volunteers shall be excess of the Contractorôs insurance and shall not contribute with it.

Notice of Cancellation

Each insurance policy shall state that **c**overage shall not be canceled, except with notice to the County.

Waiver of Subrogation

Contractor grants to the County a waiver of any right to subrogation which any insurer of the Contractor may acquire against the County by virtue of the payment of any loss under such insurance. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the County has received a waiver of subrogation endorsement from the insurer.

Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the County. The County may require the Contractor to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.

All insurance must be effected under valid and enforceable policies, issued by recognized, responsible insurers qualified to conduct business in Michigan which are well-rated by national rating organizations. All companies providing the coverage required shall be licensed or approved by the Insurance Bureau of the State of Michigan and shall have a policyholderôs service rating no lower than A:VII as listed in A.M. Bestôs Key Rating guide, current edition or interim report.

Claims-made Policies

If any of the required policies provide coverage on a claims-made basis:

1. The retroactive date must be shown and must be before the date of this Agreement or the date the Contractor starts to perform the services.
2. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of this Agreement.
3. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to this Agreementôs effective date, the

Contractor must purchase ñextended reportingò coverage for a minimum of five (5) years after completion of Agreement work.

Verification of Coverage

Contractor shall furnish the County with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this Exhibit. The County shall receive and approve all certificates and endorsements before the Contractor begins providing services. Failure to obtain the required documents prior to commencement of services shall not waive the Contractor's obligation to provide them. The County reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by this Exhibit, at any time.

Subcontractors

Contractor shall require and verify that all subcontractors maintain insurance satisfying all the stated requirements, and Contractor shall ensure that the County is an additional insured on insurance required from subcontractors.

Special Risks or Circumstances

The County reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

➢ The Contractor must submit certificates evidencing the insurance to the County Risk Management Division at the time the Contractor executes an agreement with the City, and at least fifteen (15) days prior to the expiration dates of expiring policies.

Surety Bonds

The Contractor shall provide the following surety bonds: 1) bid bond; 2) performance bond; 3) payment bond; 4) maintenance bond. The payment bond and the performance bond shall be in a sum equal to the contract price. If the performance bond provides for a one year warranty a separate maintenance bond is not necessary. If the warranty period specified in the contract is for longer than one year a maintenance bond equal to 10% of the contract price is required. Bonds shall be duly executed by a responsible corporate surety, authorized to issue such bonds in the State of Michigan and secured through an authorized agent with an office in Michigan.

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD May 6, 2024

Meeting was called to order at 8:41 p.m. by Council Vice President Martha Ptashnik. Present: Scott Morgan, Laura Toy, Jim Jolly, Rob Donovic, Carrie Budzinski, and Vice President Martha Ptashnik. Absent: President Brandon McCullough.

Elected and appointed officials present: Lori Miller, City Clerk; Carter Fisher, City Attorney; Paul Bernier, City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

11. REQUEST TO AMEND THE ARCHITECTURAL CONTRACT THROUGH QUALIFICATION BASED SELECTION (QBS) PROCESS WITH HUBBELL, ROTH AND CLARK, INC.: Department of Parks and Recreation, re: for the construction phase services for the Senior Center addition and Recreation Center improvements project (CR 378-20).

    Ted Davis, Superintendent of Parks and Recreation, presented the request to Council.

    Councilmember Toy offered an approving motion for the Consent agenda.

    DIRECTION: APPROVING CONSENT

LETTER TO THE LIVONIA CITY COUNCIL

11.

Parks and Recreation
April 2, 2024

MEETING DATE	PRESENTED BY
S050624/R052024	Ted Davis, CPRP, Superintendent of Parks and Recreation

AGENDA ITEM

REQUEST TO AMEND THE ARCHITECTURAL CONTRACT THROUGH QUALIFICATION BASED SELECTION (QBS) PROCESS WITH HUBBELL, ROTH AND CLARK, INC.: Department of Parks and Recreation, re: for the construction phase services for the Senior Center addition and Recreation Center improvements project (CR 378-20).

BACKGROUND DETAILS

In October 2023, the City Council approved a professional services contract with Hubbell, Roth, and Clark, Inc. (HRC) through the QBS process (CR 378-20) for the design phase services for the Senior Center addition and Recreation Center improvements (CR 342-22). Those services included planning, conceptual site and floor plans, schematic design phase, detailed design drawings, building elevations, floor plans, material selections, mechanical, electrical, plumbing, and controls. With the addition of PCI Dailey as our Construction Manager, we are now entering the next phase of the project.

During the next couple of months, detailed construction and specification documents will bring us closer to construction. At that time, HRC will begin the construction administration phase of the project, which includes continuing to coordinate with PCI Dailey, approving submittals, tracking change orders, coordinating FFE purchases, recording as-constructed documents, and providing on-site representation.

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

It is respectfully requested that the City Council:

1. Award a professional services contract to Hubbell, Roth, and Clark, Inc. through the QBS process (CR 378-20) for the construction phase services for the Senior Center addition and Recreation Center improvements in an amount not to exceed $349,322.
2. Authorize an additional appropriation of $349,322 from the unexpended fund balance of the Senior Center Construction Fund (419).

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

N/A

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

1. Award a professional services contract to Hubbell, Roth, and Clark, Inc. through the QBS process (CR 378-20) for the construction phase services for the Senior Center addition and Recreation Center improvements in an amount not to exceed $349,322.
2. Authorize an additional appropriation of $349,322 from the unexpended fund balance of the Senior Center Construction Fund (419).

DETAILED WORK BEING PERFORMED

HRC will begin the construction administration phase of the project, which includes continuing to coordinate with PCI Dailey, approval submittals, tracking change orders, coordinating FFE purchases, recording as-constructed documents, and providing on-site representation.

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

$349,322 additional appropriate from the Senior Center Construction Fund (419).

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

N/A

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

ATTACHMENTS

1. S050624 LTC Amend Contract with HRC
2. 2024 HRC-DSD_Senior_Center_Addition_Livonia_FinalR

APPROVED BY

Date: April 02, 2024

Ted Davis, CPRP, Superintendent of Parks and Recreation

Date: April 09, 2024

Don Rohraff, Director of Public Works

Michael T Slater

Date: April 11, 2024

Michael Slater, Finance Director

Maureen Miller Brosnan

Date: April 19, 2024

Maureen Miller Brosnan, Mayor

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

555 Hulet Drive
Bloomfield Hills, MI 48302-0360

248-454-6300

www.hrcengr.com

September 29, 2022

Department of Public Works
City of Livonia
12973 Farmington Rd.
Livonia, MI 48150-4202

Attn: Mr. Jacob Rushlow, P.E.
Superintendent of Public Service

Re: Request for Proposal: Architectural Services
Senior Center Addition and Recreation Center Improvements
Initial Planning & Programming Services Amendment

HRC Job No. 20211141

Dear Mr. Rushlow:

Hubbell, Roth & Clark, Inc. (HRC) is pleased to submit this requested amendment to our submitted proposal for Architectural Services for the Senior Center Addition and Recreation Center Improvements project, dated June 9, 2022.

Scope Understanding:

It is our understanding that the City would like to include an additional initial planning and programming phase to the proposed project scope in order to order to ensure that the Senior Center Addition is sized appropriately and located on the site as advantageously as possible. This task would be in addition to the services already listed in Exhibit A of the RFP. The goal of this task is to consider the pros and cons of locating the Senior Center at various locations on the site. As such, the additional work will include the following:

- Review opportunities for using more of the Rec Center spaces for Senior activities during off-peak hours.
- Consider connections to the Rec Center building and how joint spaces between buildings can be used for programming.
- Increase access for community meeting spaces for the entire facility.
- Redesign of all previously planned Rec Center improvements (to deal with possible different Senior Center connection points as well as cross-over Senior Center uses).
- Assume that the adjacent property to the east of the site will not be able to be obtained and make adjustments accordingly to the original schematic floor plan (Option 1).
- Prepare conceptual site and floor plans for locating the Senior Center Addition to the north and/or west of the existing Rec Center building (Options 2 & 3).
- Prepare conceptual site and floor plans for locating the Senior Center as a standalone building to the south end of the property (Option 4).
- Consider site regrading, storm water management, utilities, and parking for each of the (4) Options.
- Provide preliminary cost estimates for all (4) Options.
- One (1) site visit to both the Recreation Center and the existing Senior Center to review conditions.
- One (1) meeting with project stakeholders to define new program requirements and Rec Center joint uses.
- One (1) meeting with project stakeholders to present schematic plans and opinions of project cost.
- Up to two (2) rounds of revisions to schematic plans and opinions of project cost based on City feedback.
- One (1) meeting to present final selected concept to City officials, if desired.

Clarifications:
It is our understanding that the proposed project schedule included in the AIA B133 document, Item 1.1.4 will be adjusted accordingly to accommodate the inclusion of the new Initial Planning & Programming work tasks.

Fee:
Based on the scope of work described herein, HRC is prepared to provide these additional services for a total Not-To-Exceed cost of **$51,992.00**. We estimate that it will take approximately 420 hours of staff time to perform the tasks as listed above. All work would be completed under the terms and conditions of the proposed contract with the City.

Thank you very much for the opportunity to work with you on this very important project. Should you have any questions regarding this Proposal, or require any additional information, please do not hesitate to contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.

Roland N. Alix, P.E.
Principal / Vice President

Adrianna Melchior, AIA, LEED AP
Associate

RNA/amm

pc: HRC; File
DSD; B. Reed

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

Hubbell, Roth & Clark, Inc.
555 Hulet Drive
Bloomfield Hills, MI 48302
Phone: 248-454-6300

DiClemente Siegel Design Inc.
ENGINEERING & ARCHITECTURE

DiClemente Siegel Design Inc.
28105 Greenfield Road
Southfield, MI 48076
Phone: 248-569-1430

REQUEST FOR PROPOSALS

ARCHITECTURAL SERVICES

SENIOR CENTER ADDITION AND RECREATION CENTER IMPROVEMENTS

Thursday,June 9, 2022
at 5:00 p.m.

FEES

City of Livonia DPW
Attn: Jacob Rushlow,
Assistant Director of Public Works
12973 Farmington Road
Livonia, MI 48150

Required Forms

FEE PROPOSAL FORM

FAILURE TO COMPLETE THIS FORM SHALL RESULT IN YOUR PROPOSAL BEING DEEMED NONRESPONSIVE AND REJECTED WITHOUT ANY FURTHER EVALUATION. THIS FEE PROPOSAL FORM AND ADDITIONAL PRICE-RELATED INFORMATION MUST BE SUBMITTED IN A SEPARATE, SEALED ENVELOPE WITH YOUR RFP SUBMISSION AND LABELED ACCORDINGLY.

The Fee Proposal shall be divided in two phases:

DESIGN PHASE SERVICES: to provide complete design services as described above and in the attached A201-2017 and B133-2014 documents based on the hourly rates identified in an attachment with a not-to exceed cost. Include the billing rates of all personnel who will work during this phase, along with estimated hours of each.

Design Phase: NOT TO EXCEED FEE OF $644,686

CONSTRUCTION PHASE SERVICES: to provide construction services as described above and in the attached A201-2017 and B133-2014 documents based on the hourly rates identified in an attachment with a not-to exceed cost. Include the billing rates of all personnel who will work during this phase, along with estimated hours of each.

Construction Phase: NOT TO EXCEED FEE $349,322

FEE PROPOSAL SHALL BE SUBMITTED IN A SEPARATELY SEALED ENVELOPE OR BY E-MAIL AS A SEPARATE DOCUMENT FROM THE PROPOSAL

Respondent's Name: Roland N. Alix, PE, Vice President, HRC

Cost Proposal

Owner's Budget per AIA B133 Article 1.1.3:

Recreation Center Renovations	$4,500,000
Senior Center Construction	$8,200,000
Site Work and Utilities	$1,300,000
Contingency (25%)	$3,500,000
Engineering Design and Construction Administration (15%)	$2,100,000
Materials and Geotechnical Testing (1%	$140,000
Owner Soft Costs – Furniture, Computers, IT, Security, Audio/Visual, Specialty & Gaming Equipment, Personnel Training, Moving Expenses, Commissioning and Permitting (10%)	$1,400,000
Cost Escalation (3%)	$420,000
TOTAL PROJECT COST	$21,560,000

Regarding the "allowance" for Engineering Design and Construction Administration fees on the chart above, when putting together costs for the initial planning efforts for the project, HRC included several work tasks as an assumed "worst-case scenario" that will no longer be needed on the project, resulting in significant savings on this overall fee. The assumptions were as follows:

- Full-time construction observation services may be needed, given the size and importance of the project. (*Determined not to be required by the City.*)
- Grant coordination oversight may be needed. (*Only minimal involvement is needed per the City.*)
- Obtaining an EGLE permit may be needed. (*HRC has looked into this more since concept documents were issued and do not anticipate an EGLE submittal will be required now.*)
- The City may desire to have the new construction LEED or WELL certified. (*Not included in RFP.*)
- There could be contaminated or compromised soils that require additional mitigation and/or geotechnical intervention in the affected area. (*For this proposal, HRC has assumed that soil conditions are consistent with the rest of the site.*)
- Additional community outreach would be needed once the design concepts were established during the Programming phase. (*Not included in RFP.*)
- Assistance with Land Acquisition for east property. (*Not included in RFP.*)

It should be noted that the amount allocated for "Materials and Geotechnical Testing" was intended to cover both the Design Phase and Construction Phase testing, and it will be handled by several Third-Party Testing Agencies.

Additionally, the unprecedented volatility of the construction industry due to the current economic climate may affect material lead times and production schedules beyond our control. Therefore, the indicated cost escalation amount should be considered as a baseline assumption for the proposed work.

Rate Tables

Hubbell, Roth & Clark, Inc.

CITY OF LIVONIA
As-Needed Architectural Services
Hourly Rate Schedule

Position Title	Hourly Rates 2021	2022	2023	2024	2025	2026
Principal	$ 155.00	$ 155.00	$ 164.30	$ 164.30	$ 170.90	$ 170.90
Senior Associate	$ 171.00	$ 171.00	$ 181.30	$ 181.30	$ 188.60	$ 188.60
Associate	$ 136.50	$ 136.50	$ 144.70	$ 144.70	$ 150.50	$ 150.50
Manager	$ 136.00	$ 136.00	$ 144.20	$ 144.20	$ 150.00	$ 150.00
Supervisor	$ 107.00	$ 107.00	$ 113.50	$ 113.50	$ 118.10	$ 118.10
Senior Project Engineer/Architect/Surveyor	$ 138.00	$ 138.00	$ 146.30	$ 146.30	$ 152.20	$ 152.20
Project Engineer/Architect/Surveyor	$ 113.00	$ 113.00	$ 119.80	$ 119.80	$ 124.60	$ 124.60
Staff Engineer/Architect/Surveyor	$ 98.50	$ 98.50	$ 104.50	$ 104.50	$ 108.70	$ 108.70
Senior Project Analyst	$ 133.50	$ 133.50	$ 141.60	$ 141.60	$ 147.30	$ 147.30
Project Analyst	$ 104.50	$ 104.50	$ 110.80	$ 110.80	$ 115.30	$ 115.30
Staff Analyst	$ 78.50	$ 78.50	$ 83.30	$ 83.30	$ 86.70	$ 86.70
Graduate Engineer/Architect I/II	$ 90.00	$ 90.00	$ 95.40	$ 95.40	$ 99.30	$ 99.30
Technical Specialist	$ 120.00	$ 120.00	$ 127.20	$ 127.20	$ 132.30	$ 132.30
Senior Designer	$ 116.50	$ 116.50	$ 123.50	$ 123.50	$ 128.50	$ 128.50
Designer	$ 108.50	$ 108.50	$ 115.10	$ 115.10	$ 119.80	$ 119.80
CADD Technician	$ 86.50	$ 86.50	$ 91.70	$ 91.70	$ 95.40	$ 95.40
Senior Survey Office Technician	$ 95.00	$ 95.00	$ 100.70	$ 100.70	$ 104.80	$ 104.80
Survey Party Chief	$ 92.00	$ 92.00	$ 97.60	$ 97.60	$ 101.60	$ 101.60
Survey – Field Technician	$ 58.00	$ 58.00	$ 61.50	$ 61.50	$ 64.00	$ 64.00
Project Representatives	$ 101.50	$ 101.50	$ 107.60	$ 107.60	$ 112.00	$ 112.00
Senior Construction Observer	$ 86.50	$ 86.50	$ 91.70	$ 91.70	$ 95.40	$ 95.40
Construction Observer I/II	$ 60.50	$ 60.50	$ 64.20	$ 64.20	$ 66.80	$ 66.80
Construction – Office Technician	$ 61.50	$ 61.50	$ 65.20	$ 65.20	$ 67.90	$ 67.90
Supervisor Lab Testing	$ 75.00	$ 75.00	$ 79.50	$ 79.50	$ 82.70	$ 82.70
Testing Technician	$ 58.00	$ 58.00	$ 61.50	$ 61.50	$ 64.00	$ 64.00
Administrative Support	$ 65.00	$ 65.00	$ 68.90	$ 68.90	$ 71.70	$ 71.70

DiClemente Siegel
Design, Inc.

DiClemente Siegel Design Inc.
ENGINEERING & ARCHITECTURE
28105 Greenfield Road
Southfield, Michigan 48076
P: 248.569.1430 F: 248.569.0096

LEVEL, CLASSIFICATION & FLAT RATE SCHEDULE

LEVEL	CLASSIFICATIONS	RATE
1.0	Clerical/Technical	$65.00
2.0	Building Systems Modeler	$85.00
3.0	Engineer/Architect	$110.00
4.0	Licensed Engineer/Architect	$120.00
5.0	Associate	$135.00
6.0	Senior Associate	$140.00
7.0	Department Head	$145.00
8.0	Principal	$160.00
9.0	Project Executive	$160.00

Note: Classification Billing Rates to be applied for Professional Services through December 31, 2022.

DSD Rate Schedule – May 9, 2022

G2 Consulting Group

CONSULTING GROUP

FEE AND RATE SCHEDULE
PROFESSIONAL SERVICES

PERSONNEL

Fees for our services will be based upon the time worked on the project by professional, technical, and clerical personnel according to the following schedule:

PER HOUR	
Principal	$201.00
Project Consultant	$185.00
Project Manager	$182.00
Senior Project Engineer	$147.00
Project Engineer	$142.00
Senior Environmental Scientist	$138.00
Senior Staff Engineer	$121.00
Staff Engineer	$104.00
Field Engineer	$104.00
Field Coordinator	$100.00
Senior Technician	$97.00
Technician II*	$90.00
Technician I*	$75.00
Word Processor*	$72.00

*For these personnel, overtime work will be charged at a rate equal to 1.5 times the Standard Rate.

A premium of 50 percent will be added to hourly rates for expert testimony and depositions.

G2 Consulting Group technicians include Engineering, Environmental, and Construction Materials technical specialists.

G2 operates on a strong project management system, and a Project Manager is appointed for each project.

EXPENSES

The following expenses, when incurred in direct connection with the project, will be charged at the rate shown:

Transportation, Lodging, and Subsistence for Out of Town Travel	Cost + 15%
Printing, Reproduction, Photographs, Long Distance Telephone and Telecopier Charges, Shipping Charges and Material Purchases	Cost + 15%
Vehicle Travel for Projects	$0.80/Mile

SUBCONTRACTORS/SUBCONSULTANTS

On projects requiring subcontractors or subconsultants, we will obtain the services of reputable contractors or consultants to perform such work. The fees of these contractors or consultants plus a 15 % service charge will be added to our invoices.

INVOICES

Progress invoices will be submitted to the client monthly and a final bill will be submitted upon completion of our services. Invoices will show charges for different personnel and expense classifications. Each invoice is due on presentation and is past due thirty (30) days from invoice date. Client agrees to pay a finance charge of one and one-half percent (1.5%) per month on past due accounts.

We reserve the right to suspend or terminate work under our agreement upon failure of the client to pay invoices when due.

Hours Table

HUBBELL, ROTH & CLARK, INC. — COST PROPOSAL HOURS CHART

CITY OF LIVONIA
RFP–SENIOR CENTER ADDITION AND RECREATION CENTER IMPROVEMENTS

TASK	Principal	Sr. Assoc.	Architects		Civil Engineers		Structural Engineers			Landscape		Mechanical		Electrical Engineers		Specialists	Survey Crew	CADD Tech.	Admin	Total
			Senior	Staff	Senior	Project	Senior	Project	Cadd	Senior	Project	Senior	Project	Senior	Grad					
Design Phase Services Subtotals	16	104	890	706	46	284	265	286	284	62	60	360	454	414	512	71	80	212	6	5112
Construction Phase Services Subtotals	28	40	794	440	70	438	66	117	48	20	0	110	60	139	124	20	116	90	12	2732
Overall Project Totals	44	144	1684	1146	116	722	331	403	332	82	60	470	514	553	636	91	196	302	18	7844

OFFICE LOCATIONS

Bloomfield Hills
555 Hulet Drive
Bloomfield Hills, MI 48302
248-454-6300 | Fax: 248.454-6312

Delhi Township
2101 Aurelius Road, Suite 2
Holt, MI 48842
517-694-7760

Detroit
Buhl Building, Suite 1650
535 Griswold Street | Detroit, MI 48226
313-965-3330

Grand Rapids
1925 Breton Road SE, Suite 100
Grand Rapids, MI 49506
616-454-4286

Howell
105 West Grand River Avenue
Howell, MI 48843
517-552-9199

Jackson
401 S. Mechanic Street, Suite B
Jackson, MI 49201
517-292-1295

Kalamazoo
834 King Highway, Suite 107
Kalamazoo, MI 49001
269-665-2005

Traverse City
1501 Cass Street
Traverse City, MI 49684
231-714-5007

Troy
629 E Elmwood
Troy, MI 48083
248-454-6300

HRC
HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

ENGINEER. ENVIRONMENT. EXCELLENCE
248-454-6300 hrcengr.com

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

Hubbell, Roth & Clark, Inc.
555 Hulet Drive
Bloomfield Hills, MI 48302
Phone: 248-454-6300

DiClemente Siegel Design Inc.
ENGINEERING & ARCHITECTURE

DiClemente Siegel Design Inc.
28105 Greenfield Road
Southfield, MI 48076
Phone: 248-569-1430

REQUEST FOR PROPOSALS

ARCHITECTURAL SERVICES

SENIOR CENTER ADDITION AND RECREATION CENTER IMPROVEMENTS

Thursday,June 9, 2022
at 5:00 p.m.

ORIGINAL

City of Livonia DPW
Attn: Jacob Rushlow,
Assistant Director of Public Works
12973 Farmington Road
Livonia, MI 48150

TABLE OF CONTENTS

Cover Letter 1

Required Forms 2–8

1. General 9–14

   Organizational Chart 14

2. Experience and Qualifications of Key Personnel 15–38

3. References 39

4. Team Resources, Communication Plan, and Schedule 40–49

   A. Responsibilities of Key Personnel 40

   B. Resource Allocation Plan 41

   C. Schedule 42

   D. Other 43–49

Appendix: Resumes for Project Team 50–76

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

555 Hulet Drive
Bloomfield Hills, MI 48302-0360

248-454-6300

www.hrcengr.com

June 9, 2022

City of Livonia DPW
Attention: Jacob Rushlow, Assistant Director of Public Works
12973 Farmington Road
Livonia, MI 48150

Re: Request for Proposal – Architectural Services
Senior Center Addition and Recreation Center Improvements

HRC Job No. 20211141

Dear Selection Committee Members:

Hubbell, Roth & Clark, Inc. (HRC) is pleased to submit this proposal to provide Professional Architectural and Engineering Services to the City of Livonia in response to your RFP for the Senior Center Addition & Recreation Center Improvements.

As a full-service firm, HRC's Architectural and Engineering Departments have considerable experience providing design and construction services to our multitude of municipal and private clients for projects similar to this one. Given the high-profile nature of this project and how important it will be to successfully execute it on time and on budget, HRC has elected to partner with DiClemente Siegel Design, Inc. (DSD) to augment our team.

DSD has joined the HRC team for the Livonia Recreation Center and Senior Center Addition project to provide Livonia with the best team possible for your renovation project. Our knowledge of the existing building, the site, and the program for both project components will allow Livonia to move forward at an expedited pace. In addition, our relationships with the Livonia Team will allow us to focus on the cultural and community changes resulting from the recent pandemic events and improve on the work that has already been completed. We are excited and ready to help Livonia move to the next step.

HRC has put together a unique and very well-qualified team to assist the City in developing the design for your new world-class and renovated facility. We have designated the Head of HRC's Architecture Department, Adrianna Melchior, AIA, LEED AP, BD+C, as our Project Manager. She is eager to pursue this assignment, as are all of our designated team of professional architects, engineers, and support staff. Our combined team has over 400 years of experience to bring to the table.

Both HRC and DSD are well familiar with the specifics of the proposed project, both firms having been involved in the preliminary work that led to the creation of this RFP. As such, our team will be able to efficiently jump into the design and keep the momentum going with our extensive historical knowledge of the project and building. Additionally, both our firms have an excellent working relationship with City staff, having worked closely and effectively with them on a number of past projects.

We sincerely appreciate being given the opportunity to work with the City on this remarkably exciting and important project.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.

Roland N. Alix, PE
Vice President

Phone: 248-736-8704
Email: ralix@hrcengr.com

Adrianna Melchior, AIA, LEED AP, BD+C
Associate

Phone: 248-535-3328
Email: amelchior@hrcengr.com

DICLEMENTE SIEGEL DESIGN INC.

Bart J. Reed

Bart J. Reed, PE, LEED AP
President of DSD

Phone: 248-569-1430
Email: bart@dsdonline.com

Required Forms

PROPOSAL FORM

Complete this form and return it with your Proposal.

OFFER TO: CITY of LIVONIA:

The Undersigned hereby offers and agrees to furnish the services in compliance with all terms, scope of work, conditions, specifications, and addenda in the Request for Proposal.

ADDENDA:

The undersigned has read, understands and is fully cognizant of the Information to Respondents, Offer, and all Exhibits thereto, together with any written addendum issued in connection with any of the above. The undersigned hereby acknowledges receipt of the following addendum(s): 01, _____, _____, _____ (write "none" if none). In addition, the undersigned has completely and appropriately filled out all required forms.

OBLIGATION:

The undersigned, by submission of this Offer, hereby agrees to be obligated, if the Offer is accepted by the City, to enter into a Contract to provide the stated goods and/or services for the term as stated herein in accordance with the Scope of Work, Specifications, and Terms and Conditions, together with any written Addenda as specified above and any negotiated terms. If this offer is accepted and signed by the City, this RFP document, together with any written Addenda and any negotiated terms shall be (collectively) the contract.

COMPLIANCE:

The undersigned hereby accepts all administrative requirements of the RFP and will be in compliance with such requirements. By submitting this Proposal Form, the Respondent represents that:

1. The Respondent is in compliance with any applicable provisions of the City's Charter and Code of Ordinances.
2. If awarded a contract to provide the Services required in the RFP, the Respondent will comply with the City's Charter and Code of Ordinances. These documents can be found on the City's website.

NONCOLLUSION:

The undersigned, by submission of this Proposal Form and other required forms, hereby declares that this Proposal is made without collusion with any other business making any other Proposal, or which otherwise would make a Proposal.

SUBMITTAL REQUIREMENTS:

The undersigned certifies it has attached a complete response to each of the submittal requirements listed in the Evaluation Criteria and Submittal Requirements section of this RFP, as well as all required forms.

No proposal shall be accepted which has not been manually signed in ink in the appropriate space below:

I certify, under penalty of perjury, that I have the legal authorization to bind the firm hereunder:

Hubbell, Roth & Clark, Inc.

Company Name

555 Hulet Drive

Address

Bloomfield Hills, MI 48302

City State Zip

Signature of Person Authorized to Sign

Roland N. Alix, PE

Printed Name

Vice President | Partner

Title

38-0668370

Federal Tax ID

For clarification of this offer, contact:

Adrianna Melchior, AIA, LEED, AP BD+C

Printed Name

248-454-6361

Phone

amelchior@hrcengr.com

E-mail

REFERENCES

Provide three (3) Owner references where your firm has provided architectural design services over the past five (5) years.

COMPANY NAME: Hubbell, Roth & Clark, Inc./DiClemente Siegel Design, Inc.

Reference Company Name: City of Warren **City/State:** Warren, MI	
Summary of Work Performed: Assessments, design, bidding assistance, and construction administration	
Dates of Service: 03/2020–08/2022	
Company Contact Person: Dino Turcato	**Title:** Parks & Recreation Director
Phone Number: 586-268-8400	**Email:** dturcato@cityofwarren.org

Reference Company Name: City of Berkley **City/State:** Berkley, MI	
Summary of Work Performed: Assessments, design, bidding assistance, and construction administration	
Dates of Service: 04/2019–7/2021	
Company Contact Person: Theresa McArleton	**Title:** Director of Parks and Recreation
Phone Number: 248-658-3470	**Email:** tmcarleton@berkleymich.net

Reference Company Name: City of Livonia **City/State:** Livonia, MI	
Summary of Work Performed: Assessments, design, bidding assistance, and construction administration	
Dates of Service: 2000–2003, 2018–2020	
Company Contact Person: Ted Davis, CPRP	**Title:** Superintendent of Parks and Recreation
Phone Number: 734-466-2298	**Email:** edavis@ci.livonia.mi.us

REFERENCES (CONTINUED)

COMPANY NAME: Hubbell, Roth & Clark, Inc./DiClemente Siegel Design, Inc.

Reference Company Name: Ford Land **City/State:** Dearborn, MI	
Summary of Work Performed: Refer to the description below.	
Dates of Service: Recent projects range from 2015–2022 (Partnership since the 1990s)	
Company Contact Person: Dwayne Atkins	**Title:** Engineering Consultant, Livonia Resident
Phone Number: 313-323-3100	**Email:** datkins1@sbcglobal.net

Summary of Work Performed:

Since the 1990s, DSD has been the Architectural and Engineering Alliance Partner for Ford Land for the majority of the buildings at the Research and Engineering Center in Dearborn, Michigan.

This work includes 39 buildings ranging from 10,000 square feet to 2.3M square feet. As the AE Alliance Partner, we complete architectural and engineering services for projects within the building, which have included 400 square foot renovations to 400,000 square foot renovations. The buildings include recreation areas, Office Spaces, Collaboration and Conference Centers and engineering research areas. The major building renovations, each with construction budgets exceeding $15M include the below:

- SIL Building Renovation 2015
- PDC Alterations 2016
- Dynamometer Building Renovation 2017
- SIL Building Renovation 2018
- Ford Fitness Center 2019
- PFSL Renovation 2019
- EVB Renovation 2021
- FEL Renovation 2022

EXCEPTIONS

(Attach additional copies of this page if necessary)

COMPANY NAME: Hubbell, Roth & Clark, Inc.

Section Title & Page No.	Exception
Exclusion of A201-2017 from B133, Article13.2.2 and other references in the RFP	It has been clarified by the City that the AIA Document A201-2017 has been included in the RFP in draft form, and is for informational purposes only. B133 and A201 are to be considered complementary. Therefore, references to A201 which exist throughout the RFP, are not considered binding to the B133 document and will be negotiated and accepted once a CM has been selected. Furthermore, we request to strike the inclusion of AIA Document A201-2017 from AIA Document B133-2014, Article 13.2.2.

LIST OF CURRENT PROJECTS

(Attach additional copies of this page if necessary)

COMPANY NAME: Hubbell, Roth & Clark, Inc.

CUSTOMER	PROJECT DESCIPTION	START DATE	END DATE
City of Warren	City Park Building & Site Improvements	05/2021	06/2022
Wayne County Airport Authority	Big Blue Deck Steam & Condensate Improv.	07/2021	06/2022
City of South Lyon	McMunn Building Demolition	01/2022	06/2022
City of Warren	Transportation Building ReRoofing	10/2021	06/2022
City of Berkley	DPW Office Improvements	09/2020	07/2022
City of Livonia	Silver Village ReRoofing	11/2021	08/2022
City of Livonia	Senior Center Partial ReRoofing	12/2021	10/2022
City of Ann Arbor	Veteran's Park Shelter Demolition	01/2022	10/2022
City of Warren	Water Garage Locker Room Renovations	01/2022	11/2022
City of Warren	Police Department Evidence Lab Renovation	12/2021	12/2022
City of Pontiac	Senior Center Renovations	01/2022	12/2022
City of Warren	Halmich Park Phase 1 Improvements	05/2022	12/2022
City of Warren	WWTP Administration Building Improvements	06/2022	12/2022
City of Farmington Hills	Spicer House ReRoofing	05/2022	02/2023
City of Farmington Hills	Ice Arena ReRoofing	02/2022	05/2023
Delhi Township	POTW Building ReRoofing - Multiple Bldgs.	05/2022	05/2023
Great Lakes Water Authority	WRRF Enrance Improvements	02/2021	Fall 2023
City of Cheboygan	WWTP Building Improvements - Multiple Bldgs.	06/2020	Fall 2023
Delhi Township	POTW Solid's Handling Building	01/2022	Fall 2023
City of Warren	WWTP Incinerator Building	01/2022	Fall 2024
Road Com. of Oakland Co.	Headquarter's New Office Building	03/2016	TBD

LIST OF CURRENT PROJECTS

(Attach additional copies of this page if necessary)

COMPANY NAME: DiClemente Siegel Design, Inc.

CUSTOMER	PROJECT DESCIPTION	START DATE	END DATE
Ford Engineering	Laboratory, Office and Collaboration Spaces	N/A	08/2022
PFSL	Space Alloocation Study	N/A	07/2022
Corktown, Detroit	The Izzy Mised-Use Building	N/A	08/2022
EMDO	Building Consolidation	N/A	08/2022
MPG	Building Renovation and Equipment Replacement	N/A	08/2022
Cranbrook	Art Area Revisions	N/A	07/2022
Aptive	Electrical Study	N/A	08/2022

1. General

Hubbell, Roth & Clark, Inc.

Engineering

S-Corporation

Primary Office Location
55 Hulet Drive
Bloomfield Hills, MI 48302
Phone: 248-454-6300

Primary Contact
Adrianna Melchior, AIA, LEED AP
Associate

Cell: 248-535-3328
Office: 248-454-6361
Email: amelchior@hrcengr.com

Roland N. Alix, PE, Vice President, will be the authorized negotiator for any contracts entered into with the City of Livonia.

Cell: 248-736-8704
Direct: 248-454-6385
Fax: 248-454-6312
Email: ralix@hrcengr.com

HUBBELL, ROTH & CLARK OVERVIEW

Infrastructure is the backbone of the U.S. economy. It is critical to the nation's prosperity and the public's health and welfare. We understand that communities today face aging infrastructure challenges. Failing infrastructure interrupts daily life, slows commerce, jeopardizes public health, pollutes the environment, and damages the quality of life. Our infrastructure problems are solvable if you have the right partner able to identify a wide range of solutions.

Hubbell, Roth & Clark, Inc. (HRC) was founded on developing innovative engineering solutions for growing infrastructure and wastewater handling needs. We utilize industry-leading approaches, materials, and technologies to ensure infrastructures are more resilient. We have had the good fortune of serving Michigan communities for over 100 years on a wide range of projects. This longevity has been accomplished due to the strength of more than 260 engineers, scientists, architects, surveyors, and technicians. Our personnel stays focused on our clients' desired outcomes, addressing project challenges with superior solutions. Our client-centric processes identify, communicate, track, document, and measure our client's expectations from the beginning of the project until the end.

Today, the resulting Detroit Wastewater Treatment Plant, designed and completed by HRC, is recognized as one of Michigan's Top 10 Civil Engineering Outstanding Achievements of the 20th century. It is this type of service that paved the way for the firm to emerge as a leader in the design of major infrastructure projects.

At HRC, we consider our clients to be a significant part of our culture. Our relationships with each one are worth more than the services we sell. Everything we build is developed to address their needs. We work alongside clients to co-develop solutions that create trusted interactions, surpassing expectations, and achieving engineering, environment, and excellence requirements.

Engineering. As providers of engineering services to public and private clients, we strive to function as an extension of our client's engineering department. Our personnel can address specialized projects and participate in general projects that exceeded staffing capabilities. In addition, our materials testing laboratory is well equipped to manage typical owner quality assurance testing, which enhances HRC's ability to coordinate with third-party testing services necessary for design and construction projects.

Environment. From our beginnings, solving wastewater problems to protecting our environment and our neighbors, to our more recent habitat and natural resource restoration projects, HRC is proud of our strong sense of environmental stewardship. We provide our valued clients with innovative environmental services from planning to implementation, from study to design, and from idea to completion.

Excellence. HRC's innovative design solutions have garnered numerous industry awards throughout our rich history. HRC is proud of its many engineering achievements received from the American Council of Engineering Companies (ACEC), American Society of Civil Engineers (ASCE), American Public Works Association (APWA), and other professional organizations for innovative and cost-effective projects.

Organizational Structure

HRC is a 107-year old, privately held, Michigan-headquartered consulting engineering firm that specializes in infrastructure, the environment, and enhancing clients' physical facilities. HRC has been involved in the design and construction of many iconic Michigan projects that have supported the growth and prosperity of our state.

We are 260-plus strong: engineers, scientists, architects, surveyors, and technicians who strive to keep a laser-like focus on our clients' desired outcomes, while preparing superior work products.

HRC is organized as an S-Corporation in the State of Michigan. There are 9 **principals** of the firm, all of whom are licensed professional engineers in the State of Michigan. Additionally, HRC has 23 **associates** who are responsible for the management of various departments. We are 260-**plus strong**: engineers, scientists, architects, surveyors, and technicians, who strive to stay focused on our clients' desired outcomes, while preparing superior work products. Below lists the corporation title, primary activity, and experience of each officer.

Corporate Officers

DANIEL W. MITCHELL, PE
President
Civil – Municipal

NANCY M.D. FAUGHT, PE
Executive Vice President
Civil – Municipal | Transportation

MICHAEL C. MACDONALD, PE
Vice President | Secretary
Civil – Municipal

ROLAND N. ALIX, PE
Vice President | Treasurer
Civil – Municipal | Industrial

JESSE B. VANDECREEK, PE
Vice President
Civil – Municipal

JAMES F. BURTON, PE
Vice President
Civil – Municipal | Environmental

CHARLES E. HART, PE
Vice President
Civil – Municipal | Transportation

TODD J. SNEATHEN, PE
Vice President
Civil – Municipal

THOMAS G. MAXWELL, PE
Vice President
Civil – Municipal

OFFICE LOCATIONS

HRC is headquartered in Bloomfield Hills, Michigan, with eight branch offices located throughout the lower peninsula. The complete addresses of these business locations are listed below.

Professional services will be provided to the City out of the Bloomfield Hills location.

1 **Bloomfield Hills**
555 Hulet Drive, Bloomfield Hills, MI 48302
(248) 454-6300 | Fax: (248) 454-6312

2 Delhi Township
2101 Aurelius Road, Suite 2
Holt, MI 48842
(517) 694-7760

3 Detroit
Buhl Building, Suite 1650
535 Griswold Street
Detroit, MI 48226
(313) 965-3330

4 Grand Rapids
1925 Breton Road, Suite 100
Grand Rapids, MI 49506
(616) 454-4286

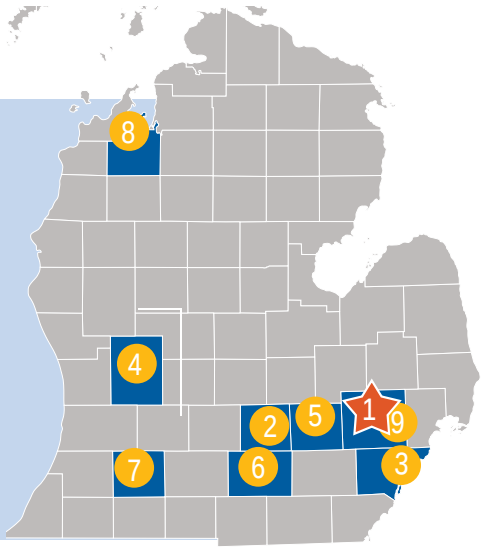
5 Howell
105 West Grand River Avenue
Howell, MI 48843
(517) 552-9199

6 Jackson
401 S. Mechanic Street, Suite B
Jackson, MI 49201
(517) 292-1295

7 Kalamazoo
834 King Highway, Suite 107
Kalamazoo, MI 49001
(269) 665-2005

8 Traverse City (NEW)
1501 Cass Street
Traverse City, MI 49684
(231) 714-5007

9 Troy (NEW)
629 E Elmwood
Troy, MI 48083
(248) 454-6300



Firm Staffing

Complementary to the overall depth and experience provided by HRC's key personnel, HRC has a staff of over 260 engineers, designers, surveyors, and other technical support staff. Although we have not provided resumes for all supporting staff members, these employees are a critical resource, which enables HRC to complete quality, timely, and cost-efficient projects for our clients. We summarized our current staff by the department in the adjacent table. If, for some reason, expertise is needed to facilitate this assignment, we want to assure you that we have the staff to accommodate most any type of work the City needs.

DEPARTMENT	NUMBER OF EMPLOYEES	NUMBER OF REGISTERED EMPLOYEES (PE, RA, OR PS)
Municipal/Civil	69	37
Electrical	4	3
Process	19	13
Architectural	11	2
Structural	9	6
Right of Way/Easement Acquisition	1	1
Environmental Engineering	13	6
Industrial Facilities Design	11	5
Survey	18	4
Construction Monitoring	46	7
Material Testing	12	1
Transportation	9	6
Information Systems/GIS	11	0
Administration	25	0
Asset Management	9	4
TOTAL	267	95

1. Disciplines

The vast majority of HRC's resources are focused on clients and projects, rather than securing the next acquisition. We are hands-on problem solvers. HRC is, by design, agile enough to tackle small quick turn-around assignments, as well as large complex projects.

HRC is a multi-disciplined consulting engineering firm with capabilities in the following areas:

Architectural Services	Site/Civil Engineering	Water Transmission and Treatment
Parks & Recreation	Roads & Bridge Design	Sanitary Sewer Systems
Surveying/GIS	**Traffic Engineering**	Wastewater Treatment Plants
Landscape Architecture	Asset Management	**Combined Sewer Overflow Retention & Treatment**
Industrial Facilities Design	Environmental Engineering	Wetlands/Watershed Management
Electrical Engineering	Process Engineering	Easement/Right of Way Services
Structural Engineering	Instrumentation & Control	Construction Services/Material Testing

2. Staff Availability

HRC is amply staffed to provide on-call professional architectural and related services to the City of Livonia on an efficient and timely basis.

Our staff is easily accessible to discuss our project assignments by phone, email, or attendance at meetings. We are generally able to attend meetings on relatively short notice. Our main office is conveniently located less than 35 minutes from the City offices.

Unlike many firms that are either too big to be effective at (or interested in) smaller assignments; or too small to have the expertise to perform larger or more specialized projects, HRC has intentionally sought to be in the "sweet spot" where we have the depth of experienced staff to perform larger projects while being agile enough to respond with enthusiasm on smaller, quick turn-around work. This design hasn't happened by accident; we aspire to be this kind of company.

Subconsultants

DiClemente Siegel Design Inc.
ENGINEERING & ARCHITECTURE
www.dsdonline.com

FOUNDED in 1969

Our **MISSION** is to partner with our clients in achieving their business goals through efficient and innovative architectural and engineering solutions.

Our **VISION** is to be a leader in innovative and sustainable architectural and engineering design.

DiClemente Siegel Design Inc. (DSD) is a full-service design firm based in Michigan with headquarters in Southfield and a branch office in Burton. As a registered corporation within the State of Michigan, DSD provides architectural, mechanical and electrical design services. Founded in 1969, DSD has an outstanding record of achievement demonstrated by a long list of satisfied clients providing repeat commissions, as well as numerous engineering and architectural design awards obtained over the years.

Our **DESIGN PHILOSOPHY** demonstrates a consistent commitment to innovation in response to program, budget, schedule, and energy conservation. DSD staff members update their career skills on a continuing basis by maintaining current knowledge of development in their profession through college accreditation courses, professional associations, specialized training, and seminars.

DSD is dedicated to serving clients with professionalism, skill, creativity, and integrity while maintaining sensitivity to client requirements. DSD is driven by the desire to satisfy clients and obtain long-term relationships.

Our **SERVICES**

Mechanical Engineering

- Heating, Ventilating & Air Conditioning (HVAC) Systems
- Central Heating and Chiller Plants
- Site Utility Master Planning
- Site Utility Infrastructure Analyses
- Refrigeration Systems
- Medical Gas Systems
- Energy Modeling
- Fire Protection Systems
- Plumbing Piping Systems
- Process Piping
- Dust Collection, Air Filtration & Industrial Ventilation
- Commissioning
- Value Engineering Analysis
- Steam Systems
- Compressed Air Systems
- Temperature Control Systems
- Energy Auditing
- Exhaust Systems
- Sustainable Design
- Energy Management / Heat Recovery Systems

Electrical Engineering

- Emergency and Stand-by Generator sizing & design
- Generator paralleling systems protection design
- Power Distribution Systems Design
- Power Systems Protective Device Coordination
- Power Systems Short Circuit and Arc Flash Hazard Analysis
- Power Quality (Harmonics/Power Factor) Improvement
- Campus/Site Utility Distribution Analysis and Design
- Site Master Planning
- Energy Audit/Analysis
- Commissioning Services
- Site Lighting Design
- Building Interior and Exterior Lighting Design
- Lighting Controls Systems Design
- Industrial Controls Systems Design
- Fire Alarm Systems Design
- Mass Notification Systems Design
- Door/Access Control/Security Systems Design
- Lightning Protection Systems Design
- Grounding Systems Design
- Peer Design Review

Architecture

- Space Planning
- Interior Design
- Signage/Wayfinding
- Full Building Renovation
- Site Master Planning
- 3D Visualization/Renderings
- Architectural Programming
- Facility Evaluations
- Site/Facility Selection Assistance
- ADA Compliance
- New Building Design
- Code Studies
- Exterior Wall Thermal/Moisture Design & Analysis
- Pre-design Programming
- Educational/Facility Planning
- LEED Design and Development
- Food Service design
- Construction Estimating through design development

Subconsultants

SERVICES

Geotechnical Engineering

Your geotechnical approach to a project can improve the bottom line by a decimal place. The soils, rock and groundwater data you collect defines design parameters for your project's footprint, foundation and construction methods. Since 1994, G2 has provided the geotechnical designs behind more than 10,000 projects across the country, including commercial, residential and industrial structures, water/wastewater treatment plants, roadways, bridges, dams, slopes, retaining walls, aircraft runways and communication towers.

G2 offers a full range of geotechnical engineering services for the evaluation of subsurface conditions to provide recommendations for development. Our staff of geotechnical professionals analyzes soil, rock, and groundwater conditions to determine site suitability and provide site specific design parameters for construction of foundations, floor slabs, pavements, and other features for new and existing structures. G2 also performs numerous failure and distress (forensic) evaluations to determine the geotechnical causes of these failures and to provide remedial construction recommendations.

G2 adheres to the principles of value engineering - our design recommendations are not only technically appropriate, but developed and presented with high regard for cost-effectiveness and ease of construction. Our approach emphasizes quality and thoroughness to maximize the value of our services. These high standards are reflected in client savings during construction.

Services

- Soil investigations, including soil borings and test pits
- Design recommendations for foundations, pavements, underground construction and earthwork
- Design of dewatering systems
- Soil dynamic studies, vibrations monitoring and evaluation
- Pile load tests, static and dynamic pile analyses
- Investigation of soil related failures
- Soil and foundation instrumentation
- Laboratory testing of soils

Organizational Chart

CITY OF LIVONIA ARCHITECTURAL SERVICES

RFP – SENIOR CENTER ADDITION AND RECREATION CENTER IMPROVEMENTS

PRINCIPAL IN CHARGE

Roland Alix, PE
VICE PRESIDENT

PROJECT MANAGER

Adrianna Melchior, AIA, LEED AP
ASSOCIATE

HRC — SENIOR CENTER

ARCHITECTURAL

Adrianna Melchior, AIA, LEED AP
ASSOCIATE

Jane Graham, RA
ASSOCIATE

Dave Sherman
SENIOR DESIGNER

GENERAL ENGINEERING

James Yates, PE
STRUCTURAL

Michael Roskelley, PE
ELECTRICAL

SURVEY/FIELD

Scott Roth, PS
SURVEY

SITE ENGINEERING

Albert Mickalich, PE
SENIOR ASSOCIATE

Jack Nagle, PE
PROJECT ENGINEER

Derek Stratelak, LLA, CPWS, CA
LANDSCAPE ARCHITECT

RECREATION CENTER

ARCHITECTURAL

Robert Armstrong, AIA
LEAD ARCHITECT

Paige Henderson
CAD DESIGNER

GENERAL ENGINEERING

Bart Reed, PE, LEED AP
MECHANICAL

William Grayzar, CPD, GPD
MECHANICAL

Brian Dorner, LC, LEED GA
ELECTRICAL

2G CONSULTING GROUP — GEOTECHNICAL SERVICES

GEOTECHNICAL

Jason Stoops, PE
LEAD GEOTECH

Michael Dagher, PE
PROJECT ENGINEER

2. Experience and Qualifications of Key Personnel

General

As you will read in our proposal, HRC and DSD are established leaders in providing both thoughtful and highly technical design services, including 3D renderings, building assessments, code research, and engineering coordination. Thanks to the diversity of both firms in-house professional services, we have a unique skill set and a well-qualified team that can provide the City of Livonia with the highest level of service on your project.

The HRC "Team" is highly experienced in providing specialized architectural and engineering services that successfully meet the needs of our clients. We excel in assessing and fixing existing issues, and determining the most suitable options for repair or replacement for building systems. Our expert staff can assist owners in understanding their options for addressing issues and providing design and construction observation to ensure the best long-term results.

Our team members have all worked on projects ranging in construction value from a few thousand dollars to multi-millions of dollars. We have experience working with authorities, municipalities, industrial, commercial, and private clients. Flexibility is key when working on projects of this nature, and we endeavor to respond to any challenges that arise due to this abbreviated design/construction schedule. Our Team understands that we are offering a personal service to our clients. Whenever possible, this means face-to-face communication and prompt responses to issues and questions. The proposed team members assigned to this project will remain constant throughout the project to ensure consistency and continuity.

HRC and DSD have similar values and project management goals that will ensure that we strive to work cohesively together in order to provide the best service for the City. Both firms have worked directly with key staff at the City, and are well familiar with their expectations and needs. Additionally, both firms are familiar with the Rec Center building, DSD having already worked on the building under two separate projects, one of them being the schematic design work for the proposed improvements included in this RFP. And HRC is familiar with the desires and expectations for the new Senior Center addition, having met with City Staff to understand priorities as well as providing the initial schematic planning for the grant funding aspect of this RFP project.

Both HRC and DSD are proud of the many successful projects they have completed or are currently working on for the City, including:

- Recreation Center New Construction (2002)
- Idyl Wyld Retention Facility (2006)
- Eight Mile Road Water Main Improvement Project (2015)
- Main Library ReRoofing (2016)
- Amrhein Road Reconstruction (2017)
- Five Mile Water Main Replacement (2020)
- Recreation Center Improvements Schematic Design (2020)
- Edgewood Sewer Relief Project (2022)
- Silver Village ReRoofing (2022)
- Senior Center Partial ReRoofing (2022)
- Recreation Center Improvements & Senior Center Addition Initial Planning (2022)
- Scoping Reports for Wilson Barn Replacement, DPW Equipment Maintenance HVAC, Newburgh Village HVAC, and Fire Stations 5&6 ReRoofing (2022)

The HRC Team also has an excellent track record of providing prompt service and meeting project schedule deadlines on past City projects. We strive to make communications our top priority with every client, and this has served us well in both meeting deadlines and managing client expectations.

WHY SELECT HRC'S TEAM?

REASONS WHY CLIENTS CHOOSE US

Staff Introductions

Key personnel discussed in this section have over 400 combined years of professional experience, ensuring concise, accurate, and timely attention to the City's needs for each architectural and related services project. Professional resumes are included in Appendix A.

HUBBELL, ROTH & CLARK, INC.

ROLAND ALIX, PE, VICE PRESIDENT – PRINCIPAL IN CHARGE

In addition to providing technical expertise and direction, Mr. Alix will be responsible for the overall quality of HRC's project team. Should any questions, concerns, or comments arise, Mr. Alix will be available to ensure those interests are addressed expeditiously. He has extensive experience administering the design and construction of various project types, including Parks and Recreation Facilities, ADA improvements, road and bridge rehabilitation, municipal utility relocation, site development, manufacturing building modifications, shipping/distribution facilities, spill containment, and aboveground and underground storage tanks. Mr. Alix has over 20 years of professional experience and holds a bachelor's degree in Civil Engineering from Michigan Technological University.

ADRIANNA MELCHIOR, AIA, LEED AP BD+C, ASSOCIATE – PROJECT MANAGER

Ms. Melchior will serve as the Project Manager and Point of Contact. Ms. Melchior has 23 years of experience in a broad spectrum of architectural services for a variety of municipal, commercial, industrial, and recreational type projects. Her responsibilities include 3D modeling, space planning/design, specification development, construction document preparation, bidding assistance, construction administration, shop drawing review, cost estimating, ADA and Building Code compliance reviews, material finish selections/ coordination, and project closeout. She served as Project Manager for numerous Wayne County Airport Authority (WCAA) projects as part of an on-call long-standing contract. Ms. Melchior holds both a bachelor's and a master's degree in Architecture from the University of Detroit Mercy.

JANE GRAHAM, RA, SENIOR ASSOCIATE – ARCHITECT

Ms. Graham will serve as Architect for the City's project. Ms. Graham has over 30 years of professional experience in all phases of design and construction management. She has managed projects for municipalities, private clients, and government agencies, including MDOT. Ms. Graham has also spent numerous years fulfilling the role of an "Owner's Representative," so she is adept at understanding a project from the Owner's perspective. Ms. Graham holds a bachelor's degree in Architecture from the University of Detroit.

DAVE SHERMAN, SENIOR DESIGNER – ARCHITECT DESIGNER

Mr. Sherman has 29 years of experience in all phases of architectural design, mechanical and electrical building renovation work, cost estimating, construction administration, shop drawing review, building punch list development, and field observation. Mr. Sherman will provide design and construction observation assistance as needed. Mr. Sherman holds a bachelor's degree in Architecture from the University of Detroit.

JAMES YATES, PHD, PE, SENIOR PROJECT ENGINEER – STRUCTURAL

Dr. Yates will lead efforts for Structural Services. Mr. Yates has over 32 years experience in the structural design of multiple building materails, as well as many sustainable construction techniques. He manages projects of all sizes and has the depth of professional knowledge that allows him to evaluate, select, and engineer all structural systems and assist in the development of standards and specifications. He provides sound solutions to projects of all shapes and sizes balancing cost, complexity, and constructability enabling the team to deliver a facility on schedule and budget..

MICHAEL ROSKELLEY, PE, PROJECT ENGINEER – ELECTRICAL

Mr. Roskelley will lead efforts for Electrical/Lighting Services. Mr. Roskelley's experience includes project design and specification, with a focus on power systems, UPS, generator instrumentation, shop drawing review, and CAD design work. He also has experience in lighting design and construction administration. Mr. Roskelley holds a bachelor's degree in Electrical Engineering, Electric Power Engineering Certificate from Michigan Technological University.

ALBERT MICKALICH, PE, SENIOR ASSOCIATE – SITE ENGINEERING

Mr. Mickalich is a senior associate with over 35 years of experience. He will be responsible for the Site Engineering Services of HRC's project team. His primary work experience includes the site engineering design and land surveying of commercial, industrial and residential projects. His responsibilities include managing multi-discipline projects, design of stormwater, sanitary sewer, water main and the grading and paving systems that support the proposed project improvements. Mr. Mickalich has experience in the design of site improvements for higher education, industrial, commercial, multi-family and residential projects. Mr. Mickalich holds a bachelor's in Civil Engineering from Michigan Technological University.

JACK NAGLE, PROJECT ENGINEER – SITE ENGINEERING

Mr. Nagle will assist with Site Civil design, and coordination with City of Livonia Engineering. His primary work experience includes water distribution design, site plan reviews, sanitary and storm sewer condition assessments, asset management, roadway design, construction administration, construction survey/layout, and construction observation for many municipalities. Mr. Nagle has a bachelor's degree in Civil Engineering with a minor in Municipal Engineering from Michigan Technological University.

DEREK STRATELAK, LLA, CPWS, CA, LANDSCAPE ARCHITECT – SITE ENGINEERING

Mr. Stratelak will provide Landscape Architecture Services. Mr. Stratelak's expertise includes a broad range of public and private sector experience in landscape architecture design, recreational planning, site planning, construction administration, wetland delineations, wetland restoration, and mitigation design, natural stream channel design (Rosgen Level IV), stream relocation and bank restoration and environmental permitting. Mr. Stratelak has extensive issue resolution experience in site design, natural landscape architectural design, resource planning, and land planning for private and public interests. Mr. Stratelak holds a bachelor's degree in Landscape Architecture from Michigan State University.

SCOTT ROTH, PS, SURVEY MANAGER – SURVEY/FIELD

Mr. Roth will provide Surveying services, including topographic survey work. Mr. Roth holds a bachelor's degree in Surveying Engineering Technology from Michigan Technological University and is certified as a Level II Infrared Thermographer.

DICLEMENTE SIEGEL DESIGN INC.

ROBERT ARMSTRONG, AIA – LEAD ARCHITECT

Mr. Armstrong brings 33 years of experience to his role as Vice President of Architecture at DSD. Mr. Armstrong excels at budget planning, bid process management, and negotiations. He will be responsible for Architectural SD, DD and CD design efforts on the Rec Center Improvements, Architectural DD and CD efforts on Senior Center Addition, and coordinates with HRC Architect on cross-over items that apply to both project areas. Includes Interior Design Finish Selections and Furniture.

BART REED, PE, LEED AP – MECHANICAL

Mr. Reed has 34 years experience and is responsible for providing both strategic and technical leadership to the entire organization, formulating. and implementing such plans that guide and direct DSD, through input from each of our departments. Every week he evaluates manpower and distributes work throughout the organization, in order to make sure no one is burdened and project timelines are met. His responsibilities on this project will include HVAC design and construction services for both project areas.

BILL GRAYZAR, CPD, GPD – DESIGNER

Mr. Grayzar has 35 years of experience and is responsible for creating designs that will be efficient, effective and maintainable. His designs include building and renovations. Mr. Grayzar also analyzes for mechanical systems to solve problems. He works closely with clients to ensure the best overall solution is implemented within the project. His responsibilities on this project will include project mechanical detailing and support.

BRIAN DORNER, LC, LEED GA – ELECTRICAL

While providing electrical engineering at DSD, Mr. Dorner has 30 years experience designing and developing electrical and overseeing the installations of his strategies. He defines what new electronic equipment within a project should be provided, and designs the proper infrastructure to support client requirements. His responsibilities on this project will include electrical design and construction services for interior lighting and security/alarms on the Senior Center Addition and all electrical on the Rec Center Improvements. Coordination with the DSD Electrical Engineer on cross-over items that apply to both project areas.

PAIGE HENDERSON – DESIGNER

As a CAD designer, Ms. Henderson is responsible for coordinating and formatting electrical drawing models for electrical construction. Her responsibilities for this project will include project architectural detailing and support.

G2 CONSULTING GROUP

JASON STOOPS, PE – LEAD GEOTECH

Mr. Stoops has provided geotechnical engineering for many new construction projects in the Greater Detroit/ Ann Arbor area over the past 21 years, including office buildings, distribution centers, retail developments, schools, residential developments, and building additions. His responsibilities on this project will include Geotechnical soils investigation for affected area for Senior Center Addition.

MICHAEL DAGHER, PE – PROJECT ENGINEER

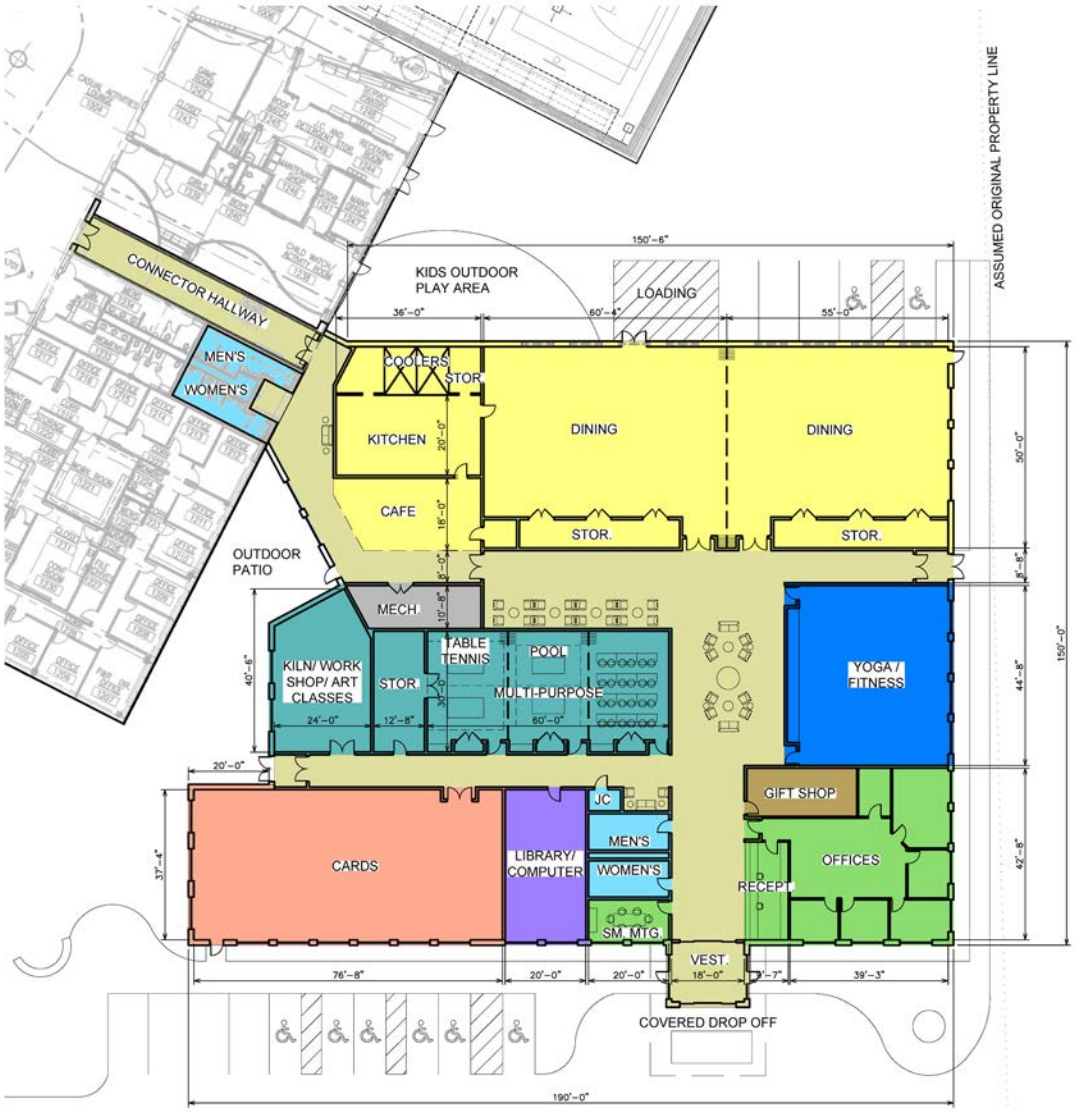
Mr. Dagher has a strong background in soil mechanics, laboratory testing, and geotechnical drilling. His technological experience catalyzes his ability to coordinate and execute geotechnical investigations, implement control and quality assurance plans, as well as, delivery high-quality reports and analyses. His responsibilities on this project will include supporting Mr. Stoops with geotechnical soils investigation for affected area for Senior Center Addition.

Comparable Projects

The HRC Team has a rich history of providing planning, architectural design, engineering, surveying, and construction administration services to private clients, Michigan communities, and Downtown Development Authorities. These projects have included the design of office renovations, restroom facilities, picnic pavilions, meeting rooms, kitchens, maintenance garages, parking lots, paths, trails, pedestrian bridges, streetscapes, marina facilities, and golf course improvements.

HRC and DSD are well known for our responsiveness, and the diverseness of our architectural and engineering staff, which makes us ideally suited to provide these types of services. For example, our clients commonly call upon our staff to assess wall, roof, and window leaks, review mechanical and lighting systems; assess ADA/accessibility for potential upgrades; select paint colors, carpet, and furnishings; perform plan reviews; define preliminary budget estimates to determine the feasibility of a project; provide final construction estimates before bidding, and create as-built drawings at the end of a project. We even assist clients in creating Record Documentation where none existed prior by laser scanning their facilities and then producing drawings from the laser scans.

As requested, we have provided project profiles on the following pages for projects similar in nature to those anticipated to be covered under this RFQ.



City of Pontiac
Youth Recreation Center Assessments and Feasibility Study

Owner
City of Pontiac
47450 Woodward Ave.
Pontiac, Michigan 48341

Mr. Allen Cooley III
(248) 758-3600

HRC Project Number
20180269

Assessment Completion Date
Summer 2020

Feasibility Study Completion Date
Summer 2021

PROJECT DESCRIPTION

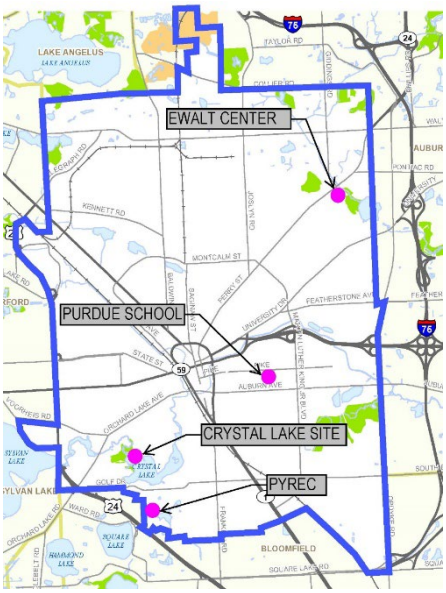
Hubbell, Roth & Clark, Inc. (HRC) aided the City of Pontiac in determining an overall strategic plan for their Youth Recreation programs by providing an assessment of their existing building, as well as a study to determine the feasibility of either renovating or constructing a new facility for the programs.

The first step of the project included a comprehensive analysis of current conditions at the existing Pontiac Youth Recreation Center, located on Golf Drive. An assessment report was provided to the client for the building, which included reviews of all building systems, including architectural, accessibility, life-safety, electrical and mechanical systems. The final assessment report included recommendations for repairs and improvements, as well as cost estimates for the recommended fixes.

The second step of the project included a feasibility study that included an analysis of four properties in determining the pros and cons of each. As part of the Study, HRC considered the current condition and historical data obtained from the City to establish renovation costs for the existing buildings and new construction costs for the undeveloped site. The properties included:

- David Ewalt Center
- Edison Purdue School
- Crystal Lake Vacant Property
- Existing Pontiac Youth Recreation Center (PYREC)

Considerations were given to cost, size of the facility, any inherent building issues, the property's proximity to youth populations, nearby street traffic, opportunities for revenue-generating amenities, and whether or not the City already owned the property.



City of Berkley
Berkley Oxford Park Improvements

Owner
City of Berkley
3338 Coolidge Highway
Berkley, Michigan 48072

Ms. Theresa McArleton,
Director of Parks and Recreation
248-658-3470

HRC Project Number
20190146

Start Date
Fall 2019

Completion Date
Summer 2021

Project Budget
$825,000

Services Provided
Planning, architectural, site/civil, structural, electrical, mechanical, bid phase, permit application, construction observation, and construction administration

PROJECT DESCRIPTION

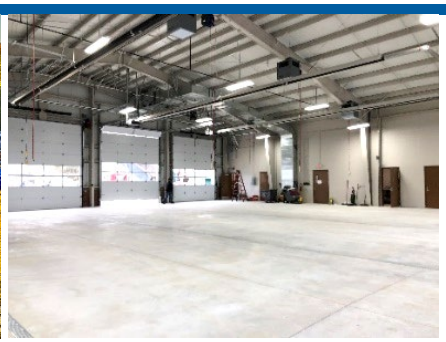
Hubbell, Roth & Clark, Inc. (HRC) provided design, bidding and permit assistance, and construction administration to improve Oxford Park in Berkley. The project included site grading and restoration, utilities, storm drainage, installation of new paved walking paths (including permeable paving for DNR grant incentives), a new play structure with poured rubber safety surfacing, a 4,500 square feet splash pad, new ADA parking spaces and restriping of existing spaces, and a new restroom building with two single-occupant ADA-compliance restrooms and an equipment room.

HRC worked directly with the splash pad consultant, Vortex Aquatic Structures, throughout the project, from initial schematic design through construction closeout, to tailor the splash pad design, specifications, and installation to the City's exact requirements.

The project has dramatically increased visitors to the park and has given it a sense of place in the community.

Splash Pad Concept Rendering by Vortex Aquatic

City of Cedar Springs
Fire Station Headquarters



Owner
City of Cedar Springs
66 S. Main Street
Cedar Springs, MI 49319

Marty Fraser, Fire Chief
(616) 696-1221

HRC Project Number
20181186

Start Date
May 2018

Completion Date
May 2021

Project Cost
$2.9 million

Project Team
HRC
Redstone Architects
EAM Engineers

Contractor
Orion Construction

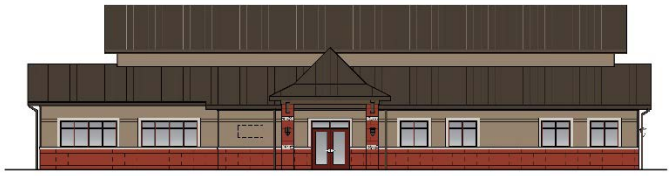
PROJECT DESCRIPTION

The City of Cedar Springs engaged HRC to provide design engineering and construction administration to create their new 10,000 square feet fire station headquarters, which replaced an aging and insufficient existing facility. The new site was in a prime location within the community but contained contaminated soils, which were carefully acknowledged and addressed in the design documents and during construction.

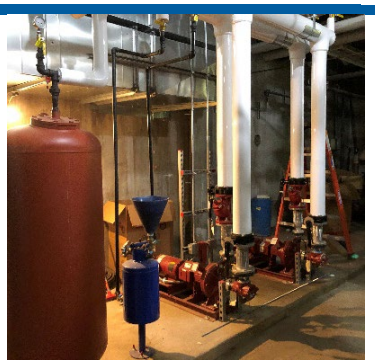
It was determined early on in the design process to utilize a pre-engineered metal building structure with some unique design enhancements to maximize efficiency and aesthetics, given the client's familiarity with the system and their budgetary requirements. The design included a large apparatus bay with drive-through access, a working hose tower, and a separate office section that consists of a kitchen, large meeting/training room, shower room, day room, laundry facilities, and possible future dorm rooms should their operations expand to include full-time staff.

HRC consulted with Redstone Architects to provide specialty equipment design, as well as to refine the program. Additionally, HRC ensured that Redstone's extensive knowledge of fire station operations was incorporated into the design to better facilitate functionality and occupant comfort. Future development and growth of fire station operations were factored into the design.

HRC closely monitored the contractor's activities during construction to verify compliance and resolve issues daily to keep the project on track and within the budget constraints. HRC also worked as a liaison with the County Drain Commissioners office to facilitate rerouting the county drain line through the property as part of an overall system improvement project.



City of Pontiac
50th District Court Renovations



Owner
City of Pontiac
47450 Woodward Ave.
Pontiac, Michigan 48341
Al Cooley III
Department of Public Works
(248) 758-3600

HRC Project Number
20160492

Start Date
2016

Completion Date
2020

Project Budget
$ 1,420,000

Services Provided
Assessments, Planning, architectural, structural, mechanical, bid assistance, permit application, and construction administration

PROJECT DESCRIPTION

The City of Pontiac engaged HRC to provide a full building assessment at the 50th District Court in the Fall of 2016. Based on the findings and recommendations made in this report, HRC was part of a major renovation project that was undertaken to address issues.

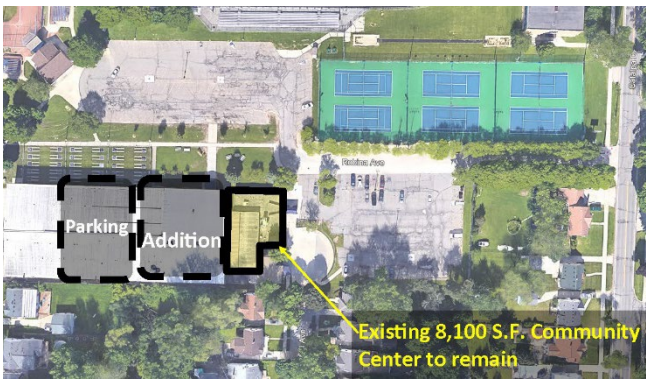
HRC provided design, bidding assistance, construction administration, and finish selections for this project. The exterior scope included replacing all the windows, joint re-caulking, and replacing windowsills at deteriorated locations. Special care was taken to make sure exterior repairs would match the existing conditions to ensure that the building's overall appearance would remain cohesive. Minor roof repairs were also included in the work scope to address ponding on the roof at the existing H&V unit.

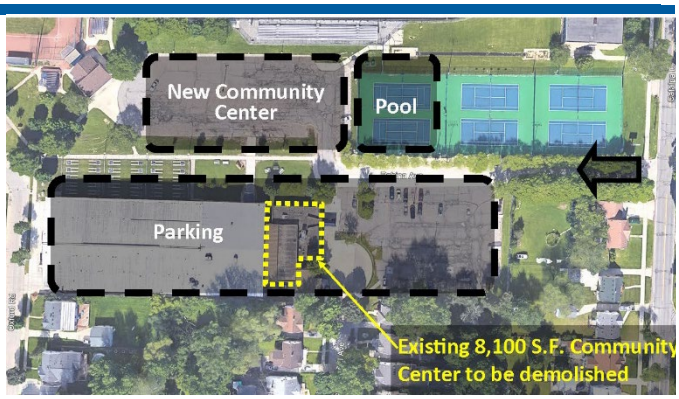
HRC added new secure Attorney-Client meeting rooms and a new ADA toilet room to comply with Federal Standards for the Jury Room and renovated the public toilet rooms for ADA compliance. Special attention was taken to ensure all finishes selected are attractive, durable, and tamper-resistant.

HRC also provided design services for extensive upgrades and augmentations to the buildings' antiquated HVAC system. During the Design Phase, the HRC Team determined that the system had been cobbled together and modified over the years without understanding the ramifications to the system as a whole. These modifications left several building areas drastically underserved in terms of heating and cooling. A new grade-mounted H&V unit was included in the project to augment capacity, and all the VAV boxes, controls, and appurtenant equipment were renovated or replaced.

All improvements aid in the longevity and efficiency of the building while addressing the comfort and safety of occupants.

City of Berkley
2020 Five Year Recreation Plan





Owner
City of Berkley
3338 Coolidge Highway
Berkley, Michigan 48072

Ms. Theresa McArleton, Director of Parks and Recreation
248-658-3470

HRC Project Number
20190405

Start Date
Fall 2020

Completion Date
Winter 2020

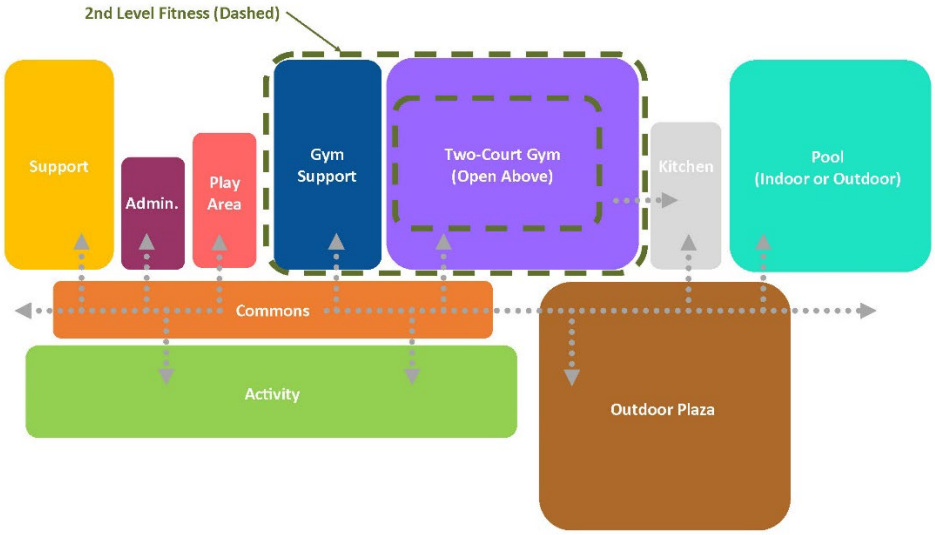
Services Provided
Planning

PROJECT DESCRIPTION

The City of Berkley committed funds to improve the City's Parks and Recreation facilities for five years. As a result, HRC was hired to assist with preparing a recreation plan for the City in cooperation with the Berkley Parks and Recreation Department, Recreation Advisory Board, City Planner, and City Manager. Carlisle/Wortman Associates, Inc. (CWA) was the Prime Consultant, and HRC provided subcontract services. HRC and CWA also consulted on the City's behalf at board meetings and public input workshops in which volunteers, residents, and City officials expressed opinions and concerns on various park improvement issues.

HRC and CWA gathered information about the City's social characteristics, physical characteristics, and existing land use within the Community Description of the recreation plan. In addition, the City's previous recreation plan, the Southeast Michigan Council of Governments (SEMCOG), and the U.S. Census Bureau provided past and current statistics to satisfy MDNR recreation plan requirements.

As a special supplement to the Plan, HRC provided a Feasibility Study for the Community Center. A facility program analysis was done, which formed the basis for the various options considered for the center. Options included: renovating and adding on to the existing building or constructing a new 20,000 square feet., 40,000 square feet, or 60,000 square feet new building.



City of Rochester Hills
Innovation Hills

Owner
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Mr. Ken Elwert, CPRE
Director of Parks and Natural Resources
(248) 656-4640

HRC Project Number
20170822

Scheduled Completion Date
August 2019

Project Budget
$3.5 million

Project Team
Hubbell, Roth & Clark, Inc.
T.R. Pieprzak
Scott Sherman Nurseries

Awards
- 2021 ACEC Michigan Engineering Merit Award Winner
- 2021 APWA Michigan Project of the Year — Quality of Life $5 Million to $25 Million
- 2021 ASCE Michigan Quality of Life Merit Award Winner

PROJECT DESCRIPTION

The City of Rochester Hills retained Hubbell, Roth & Clark, Inc. (HRC) to provide engineering, structural design, surveying, material testing, and construction oversight for recreation, stormwater, and habitat enhancements at Innovation Hills, which is owned by the City. The location along the Clinton River, access from regional trails, and on-site natural resources made this park prime for improvement.

The HRC Team provided design, site plan development, EGLE Joint permit application and SESC permit administration, and construction oversight for the design-build project.

The project's focal point was a stormwater detention pond designed to be a water feature with waterfalls. Trails and boardwalks were designed to be universal-Design compliant pedestrian pathways throughout the park and wetlands. Tree tagging and surveying were done to ensure minimal tree removal and to allow the path and boardwalk to meander naturally within the park.

Electrical service was designed and coordinated with DTE, and water lead extensions were designed to meet current and future park needs. A kayak landing is being constructed as well as a mounded sundial and gazebo. Additional amenities include rain gardens, interpretive signage, seating, Universal Design approved restrooms and drinking fountains, and landscape areas, thus establishing a sense of place and destination.

This project provided:
- Reductions in soil erosion and sedimentation
- Enhanced aquatic and terrestrial habitat
- Enhanced access to the water
- A multi-generational attraction to the City
- Demonstration of the City's sustainable parks and recreational development
- Water quality enhancement initiatives

City of Warren
City Parks Building Improvements

Owner
City of Warren
5460 Arden Avenue
Warren, MI 48092

Dino Turcato
Parks & Recreation Director
(586) 268-8400

HRC Project Number
20200165

Completion Dates
Phase 1 – 03/2022
Phase 2 – 08/2022

Project Team
Prime – HRC
Consultants – MA Engineering

Contractor
Mando Construction

Services Provided
Assessments, design, bidding assistance, and construction administration

PROJECT DESCRIPTION

Hubbell, Roth & Clark, Inc. (HRC) worked with the City of Warren on a multi-year project to renovate and improve the restroom buildings/pavilions and sites at multiple City parks. The Parks and Recreation Department's goal was to address general building deterioration and reduce overall maintenance efforts. For budgetary reasons, the improvements were divided up into Phases by Park. Phase 1 of the project included the following parks: Busse, Hartsig, Miller, and Trombley. Phase 2 of the project included the following parks: Austin Dannis, Butcher, Licht, Rinke, and Veteran's Memorial.

HRC performed assessments of each of the park's assets and provided recommendations to the City regarding repairs. Restroom building updates included new vandal-resistant stainless steel plumbing fixtures, LED motion sensor lighting, doors, stainless steel partitions, quarry tile floors, masonry, concrete restoration, and repainting throughout. Renovations at the pavilions included electrical updates, replacement concrete floor slabs, and repainting.

The new faucets and hand dryers installed were motion-activated following the trend toward "touchless" fixtures for better hygiene. Special care was taken to specify vandal-resistant materials and systems given the application.

Automatically timed locking door hardware with keypads was installed, simplifying operations for the Parks and Recreation Department, which had to unlock and lock each restroom each day manually. New upgraded ventilation systems were installed to maximize public comfort.

Additional specialized improvements included:

- Busse Park – resurfacing existing tennis courts into new pickleball courts with new fencing
- Austin Dannis Park – basketball court resurfacing and new hoops/posts
- Rinke Park – new standing seam metal roofing

Project funding for the Trombley Park work was funded through a CDBG grant.

Community Recreation Center
City of Livonia
Livonia, Michigan

NET AREA
130,224 SF

PROJECT COST
$25,500,000

RESPONSIBILITY
Mechanical and Electrical Engineering Services

In 2003, the Livonia Community Recreation Center ranked among the ten largest city-owned recreational complexes in the United States. The 135,000-square-foot facility contained four gymnasiums, a gymnastics center, aerobics room, fitness center and rock-climbing wall. The aquatic offerings included three pools—an 8-lane, 25-meter competitive pool with an upper level, 400-person warm water lap pool, and a leisure pool with slides and toys.

From the entry, building visitors looked into the aquatics center where a 250-foot water flume encased by a spectacular cylindrical tower was the center's defining structure and focal point. Other features included a three-lane, 1/10-mile walking/jogging track, babysitting/child watch area, indoor playground, senior lounge, concession area and multi-purpose rooms.

DSD provided mechanical and electrical engineering design services for demolition of the old school building on the site, design of the new facility's HVAC, plumbing, and fire protection systems, new electrical service, and indoor/outdoor lighting.

Mechanical Systems
Two gas fired hot water heating boilers rated at 8,500 MBH each provided the center's main air handlers and all perimeter heating requirements. Each boiler was sized for 65% of the load. A 2,500 MBH gas fired hot water heating boiler heated both pool water and domestic water. Each of the three pools was provided with a shell and tube heat exchanger. The chilled water system used two centrifugal chillers rated at a minimum of 265 tons each and two induced draft, counter flow cooling towers. Six air-handling units (AHUs) move air to various areas of the center. The pool AHUs were capable of providing a minimum of 50% and up to 100% outdoor air with constant volume/variable temperature design.

Electrical Systems
The indoor lighting system included high intensity discharge metal halide lighting fixtures in high ceiling areas. Lighting systems in all other interior spaces were energy efficient fluorescent fixtures utilizing 32-watt, T-8, 48-inch long rapid start lamps. The building had security systems at all entrances and closed circuit TV cameras at public locations.

Crowell Recreation Center Assessment & Renovation
City of Detroit Recreation Department
Detroit, Michigan

NET AREA
26,760 SF

PROJECT COST
$1,920,000 ($950,000 MEP)

RESPONSIBILITY
Architectural and Engineering Design Services
as part of a Design/Build Team

The Detroit Recreation Department (DRD) Howard Hardy Crowell Recreation Center was a 26,760-square-foot, single-story masonry structure on a concrete slab and foundations constructed in 1974. The roof consisted of multiple systems over rigid insulation on a metal deck with steel framing. The exterior façade of the building was in good shape, but the roof and interior systems and finishes had deteriorated over time.

DSD was commissioned to investigate and prepare an analysis report of the existing conditions of various aspects of the building. This included the review of conditions for deferred maintenance, barrier free access, operational condition, code compliance, and safety. In addition, DSD was asked to develop recommendations and suggestions for improvements and prioritize these improvements based on necessity.

Following this phase of the project, a renovation design was completed. This included major renovations to the mechanical and electrical systems of the building. The roofing and insulation was completely replaced with a single-ply membrane system. Approximately 50% of the metal deck had rusted through and needed replaced. Renovations to the locker and toilet rooms included major plumbing work as well as architectural changes to meet codes and barrier free compliance. The ceiling and lighting systems throughout the facility were redesigned and replaced entirely. All spaces with the exception of the main gym were refinished with new flooring and paint. The parking lot was resurfaced and lighting upgraded under a separate contract. Interior doors, many of which were inoperable, were replaced to meet barrier free and security requirements.

Northwest Activities Center
City of Detroit Recreation Department
Detroit, Michigan

NET AREA
150,000 SF

PROJECT COST
$15,000,000

RESPONSIBILITY
Architectural and Engineering Design Services

In 2006, the Detroit Recreation Department (DRD) operated 30 athletic facilities located in neighborhoods throughout metro Detroit. The recreation centers vary in age, with the oldest having been built in the early 1900s. As part of a city-wide renewal, DRD was expanding its recreation programs by closing some centers and refurbishing others.

As a part of the renewal, DRD relocated their administrative offices (approximately 20,000 square feet) to the Northwest Activities Center. The 150,000-square-foot building built in 1956 was in a state of disrepair having had the majority of its mechanical and electrical equipment exceed its useful life. DSD was commissioned, in the spring of 2006, to design the building's complete renovations including the replacement of the mechanical and electrical infrastructure. Initially the scope of the project included significant mechanical upgrades with an estimated construction budget of $3.1 million for the DRD administrative space only.

Since the commencement of the project, the original scope increased and the construction budget rose to $15 million. The increased scope of the project included:

- Architectural renovation for the entire building
- Security card access and NiceVision video surveillance with command center
- Pool complex upgrade
- Security systems (cameras, card access entry systems)
- Recreational area refurbishing (racquetball, squash courts, gymnasium, exercise rooms)
- Upgrading 16 full stairways serving up to four floors
- Locker Room/Restrooms systems
- Full site storm/sewage upgrade and replacement
- Complete roofing demolition and replacement

DSD also provided DRD with various design options for a prominent front entrance. The goal of the design was to provide a dramatic exterior entrance to enhance the significant work done to the interior of the building.

Patton Recreation Center
City of Detroit Recreation Department
Detroit, Michigan

NET AREA
46,000 SF

PROJECT COST
$8,000,000

RESPONSIBILITY
Mechanical Engineering Design Services

The George S. Patton Recreation Center, built in 1949, was a two-story, 36,000-square-foot building with a basement. The center contained a natatorium, gymnasium, lockers, offices, art room, exercise room and a senior citizen activity room. Classes and sports activities occurred on a continuing basis.

In 1995, the City of Detroit Recreation Department retained Ralph Calder & Associates to design various projects to upgrade the facility. In 1997, the design contract was expanded to include a study of the existing mechanical equipment and system. The study was performed by DSD, who were mechanical engineers on the Calder team.

In December 2003, the Detroit Recreation Department expanded the scope of the renovation for the center when it secured funds to completely renovate the building into a first class facility with a new 1,400-square-foot Department of Forestry addition, and a new 9,000-square-foot, two-story main entry including alterations to adjacent areas. The new project also included the previously designed natatorium heating and ventilating system in the project documents.

DSD made the additional upgrades to the center's mechanical heating systems. The existing steam boiler system was replaced with a hot water type, including new high efficiency boilers to accommodate the additional building load. Miscellaneous cabinet unit heaters and finned tube radiation provided heat for locker rooms and other areas. Building heating was provided by VAV reheat boxes with hot water reheat. A storage tank with hot water tube bundle replaced the service water heater and existing tank.

The swimming pool heating and ventilating unit was removed and replaced with new. The pool water heat exchanger was replaced with a heating hot water type. DSD designed a new 100% outdoor air unit including heat recovery for the locker room. The plumbing fixtures within the locker area were replaced with all new hot and cold water piping. The existing sanitary sewer piping was revised and reused.

The existing gymnasium indoor heating and ventilating unit was replaced. All building exhaust fans were replaced and new fans were added in new additions to the building. Existing steam radiators were replaced with new hot water radiators.

A new rooftop VAV HVAC unit served the new lobby, offices, meeting room, exercise, senior, weight, and art rooms. The Department of Forestry addition and a new kitchen were fitted with new heating, ventilating and plumbing systems.

The new mechanical equipment uses DDC controls and was incorporated into a Building Automation System (BAS) that is also connected to the BAS located at the Recreation Department's downtown offices.

PROJECT COST
$2,200,000

RESPONSIBILITY
Architectural and Engineering Design Services

Recreation Centers HVAC Improvements
City of Detroit Recreation Department
Detroit, Michigan

In 2006, the Detroit Recreation Department (DRD) operated 30 athletic facilities located in neighborhoods throughout the metropolis. The recreation centers vary in age, with the oldest having been built in the early 1900s. As part of a city-wide renewal, the DRD was expanding its recreation programs and refurbishing many of the existing community centers.

DSD embarked on a program to assist with the renovation planning and design process. Projects included mechanical and electrical upgrades, interior and exterior lighting renovations, swimming pool modifications, architectural programming and small additions. To provide overall efficiency within the recreation department's maintenance operations, DSD worked on the following:

- Standardization of mechanical equipment and controls for city-wide recreation facilities
- Installation design of a city-wide Building Automation System (BAS)
- Incorporating videotaped instructions as part of Operation and Maintenance instruction provided by the manufacturer or contractor
- Developing maintenance personnel training for mechanical controls, equipment and use, and HVAC concepts

Additional scope of services for each individual project included the following:

Kronk Recreation Center (Architecture, Mechanical, Electrical)
- Boiler upgrade design criteria
- Gymnasium renovations including electrical modifications, relief/economizer for heating/ventilating units, removal of existing heating units in ceiling, adding air compressor and repairing existing controls
- Complete swimming pool re-piping and new pool boiler
- Building mechanical system upgrade in phases
- DDC controls upgrade
- Building electrical system upgrades
- Building fire protection/alarm system upgrade
- New building addition planning

Brewster/Wheeler Recreation Center (Architecture, Mechanical, Electrical)
- Swimming pool ventilation system consultation
- Swimming pool heating and ventilation modifications

Johnson Recreation Center (Architecture, Mechanical, Electrical)
- Mechanical and electrical evaluation of building and recommendations for modifications
- Swimming pool ventilation modifications

Heilman Recreation Center(Architecture, Mechanical, Electrical)
- Description and condition analysis of existing architectural and mechanical systems

Patton Park Recreation Center (Mechanical and Electrical)
- Complete mechanical and electrical renovation of entire building
- New 1,400-square-foot Department of Forestry addition
- New 7,240-square-foot, two-story main entry with alterations to adjacent areas
- Incorporation of previously designed natatorium H&V system in project documents

Recreation Centers HVAC Improvements (Continued)

City of Detroit Recreation Department
Detroit, Michigan

Clemente Recreation Center (Mechanical and Electrical)
- HVAC modifications for design/build criteria including HVAC replacement with economizer control and addition of ceiling heat fans in gym
- Equipment submittal review
- Design/build drawing review
- Controls consultation for building equipment connection with proposed city-wide DRD building automation system (BAS)

Coleman Young Community Center (Mechanical and Electrical)
- Control modifications design criteria
- Add swimming pool chlorination systems
- Consultation to correct swimming pool ventilation problems
- HVAC modifications design package
- Replace controls on air compressor
- Electrical modifications to accommodate mechanical changes
- Analyze addition of DDC controls to building equipment for connection with proposed DRD city-wide BAS
- New air cooled water chiller controls upgrade including BAS computerized controls capable of serving all DRD buildings
- Addition of DDC controls to remaining equipment

Belle Isle Casino (Mechanical and Electrical)
- Controls consultation for existing mechanical equipment
- Connection with proposed city-wide DRD building automation system
- HVAC renovations including boiler replacement
- Interior/exterior lighting and site lighting

Stone Pool Shelter (Mechanical and Electrical)
- Mechanical modifications for architectural upgrade requirements including ventilation, air distribution, and plumbing
- Electrical modifications to interior and exterior lighting
- Modifications to existing electrical service
- Construction administration

Lipke Recreation Center (Mechanical and Electrical)
- Evaluation of swimming pool heating and dehumidification system
- Swimming pool chlorination consultation
- Gymnasium heating modification design criteria including adding ceiling heat fans for air movement

Farwell Recreation Center (Mechanical and Electrical)
- Mechanical and electrical peer review
- Pre-bid equipment and controls coordination

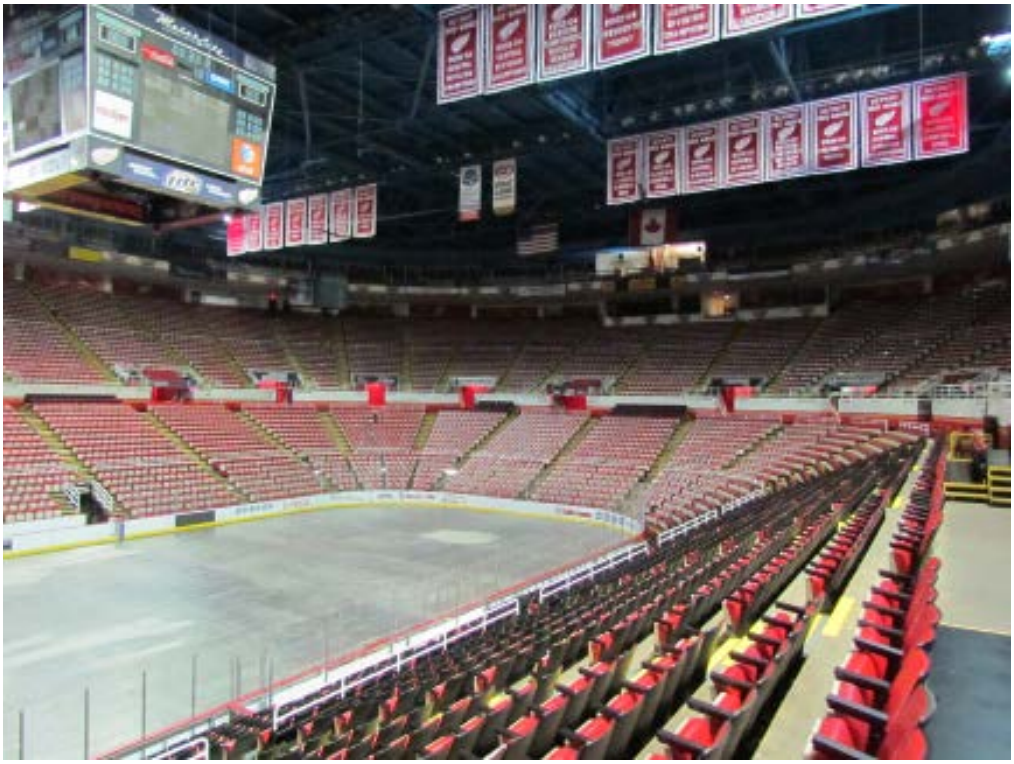
Tindale Recreation Center (Mechanical and Electrical)
- Replace existing gas-fired roof-top units

RogellGolf Course (Mechanical and Electrical)
- New building programming
- Design of HVAC for new golf cart storage building to include space for gas fueled golf carts, an office, changing rooms and toilet facilities
- Construction phase services

Joe Louis Arena Renovation
Ilitch Holdings, Inc.
Detroit, Michigan

PROJECT COST
$1,400,000

RESPONSIBILITY
Architectural and Engineering Design Services



Ilitch Holdings, Inc. commissioned DSD to renovate the Concourse Level of the Joe Louis Arena to provide ADA compliant facilities and to add mezzanine level toilet rooms to the arena. The renovation work included the following:

- Addition of the Mezzanine Level new linear toilet facilities
- Upgrades to the Concourse Level existing toilet facilities to ADA compliance
- Provide architectural, mechanical, and electrical design services to reflect the new Concourse Level food courts
- Upgrades to the sewage ejector
- Upgrades to the domestic booster pump systems for improved suite level water pressure

DSD provided architectural and MEP engineering services for this project.

Softball Locker Room Building
Wayne State University
Detroit, Michigan

NET AREA
2,000 SF

PROJECT COST
$400,000

RESPONSIBILITY
Mechanical and Electrical Engineering Services

The new women's softball building was constructed just to the east of the existing softball diamond on Wayne State University's (WSU) athletic campus. DSD provided mechanical and electrical engineering services for the new building.

This new building provided the softball team with new locker room facilities and meeting areas with direct access to the home team dugout. The facility included new toilet rooms, locker room facilities, coaching offices, a unisex toilet room, and support spaces and storage. A batting cage addition was also designed and added on.

The textured block building featured a glass walled lobby where awards and trophies were displayed prominently for team pride and for future recruiting.

Challenges included provision for under bench heating in the dugout, determining the most cost efficient way to route power to the new facility, and also meeting the program requirements within a limited floor area and limited budget.

Construction wrapped up in time for the beginning of the spring 2012 softball season.

New Recreation Center
YMCA
Ann Arbor, Michigan

NET AREA
70,000 SF

PROJECT COST
$15,000,000

RESPONSIBILITY
Mechanical and Electrical Engineering Services

The Ann Arbor YMCA was a four-story structure designed by Neumann/Smith Architecture with DSD providing mechanical, electrical and plumbing design services.

The new facility was located downtown on the site of the old technology center that was demolished. The new YMCA was designed to respect the adjacent residential neighborhood while providing a transitional buffer to the downtown. Over half of the site was open and landscaped with native plantings, creating a natural park-like environment near the residential area.

In response to MDEQ requirements related to the flood plain, which limits ground floor area, the building occupied a 30,000-square-foot footprint with four stories. Parking was located at ground level, and the building's first floor was elevated nine-feet above the parking area with an enclosed entrance containing an elevator and stairs leading to the reception area.

To blend in with the residential environment, the building was clad in brick with patterning and accents. It also stepped back to the north and east as it gained height to provide a more compatible scale.

The first floor contained offices, locker rooms, childcare and aquatic spaces. The second floor accommodated exercise spaces, fitness equipment, multi-purpose rooms and lounge areas overlooking the pools. The third floor was a gymnasium with a jog/walk track on the mezzanine.

Mechanical systems consisted of the following: two gas-fired high efficiency water tube boilers, 3,600 MBH output and 4,500 MBH input, each sized for 65% of the load with controls to allow automatic sequence, start-up and shut down of boilers based on load and outdoor conditions. The chilled water system consisted of one nominal 300-ton, packaged air-cooled chiller with multiple screw compressors designed for reduced energy consumption, two circulating pumps (one stand-by) and distribution system to air handling unit cooling coils. The chiller unit was mounted on spring vibration isolators.

The air handling unit for the Natatorium was a dehumidification type system constructed of insulated double-wall construction with solid liners in all sections of the unit. An air-to-air heat exchanger within the unit provided energy recovery to supplement the heating and/or cooling coil to maintain desired space temperature.

Electrical distribution systems consisted of a primary electrical service of 13.2 KV, three phase, three wire, 60 HZ from the Detroit Edison Primary Distribution System. Secondary service was 480Y/277 VAC three phase, four wire, 60 Hz from pad mounted transformer metered secondary. High intensity discharge metal halide lighting fixtures provided lighting in high ceiling areas and outdoors with indirect lighting in the Natatorium. Lighting systems in all other interior spaces were energy efficient fluorescent fixtures utilizing 32 watt, T-8, 48-inch long rapid start lamps and fused electronic/ballasts with less that 10% harmonic distortion. Down lights utilized compact fluorescent lamps.

NET AREA
97,000 SF

RESPONSIBILITY
Mechanical and Electrical Engineering Services

Warner Hall Eastern Michigan
Eastern Michigan University
Ypsilanti, Michigan

Eastern Michigan University
Warner Hall is an 83,000 SF facility that has been continuously in service since it was built in 1963 with only minor upgrades and modifications. There are new and developing programs within Warner Hall that are growing and require additional space and facility upgrades. These include:

Programs in The School of Health Promotion and Human Performance
- Athletic Training
- Physical Education and Exercise Science

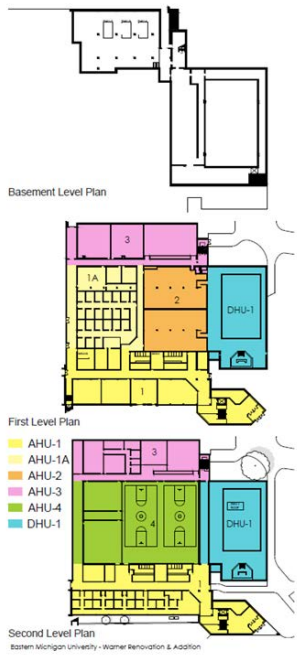
Programs in The School of Health Sciences
- Therapeutic Recreation
- Occupational Therapy and Clinical Laboratory Science

To meet these requirements a comprehensive visioning and programming effort was required to determine the future space use and updates required to meet these space usage requirements. This included:
- Determining program needs of each school/department
- Renovation needs of Warner Hall
- Programming needs and verification of requirements for relocation or displacement of College of Arts and Sciences programs and Athletic Department programs so that the College of Health and Human Services can grow in Warner Hall.

At the outset of the project a Program, Space and Proximity Needs by Department was established utilizing a series of open review meetings with each group of the building users. Parallel with this, the design team conducted an overall assessment of the existing Warner Hall and developed an evaluation report documenting the current physical conditions and required upgrades.

These two data streams were then developed into a report that indicated user requirements and proposed space usage by user group and the suitability and deficiencies of Warner Hall to address these requirements. The report also documented the updates that would be required for the user groups and also to maintain and enhance the overall building infrastructure so that it can serve these programs well into the future. This report and cost estimates served as a baseline that EMU could use for planning and funding requests in the coming years.

MECHANICAL ZONE KEY PLAN

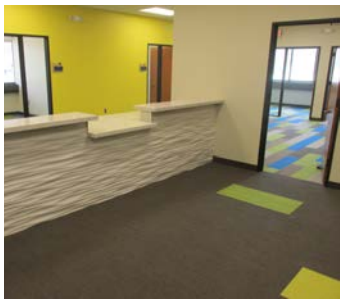


NET AREA
44,000 Sqft

PROJECT COST
$2,000,000

RESPONSIBILITY
Architectural and Engineering Design Services

Beech Woods Recreational Center Renovations
City of Southfield
Southfield, Michigan



After nearly 45 years of serving the community it became apparent to the City of Southfield, that the 46,000 square foot Recreation Center dedicated in 1974, was in need of exterior and interior upgrades to better serve the Southfield community. The two story, Recreation Center was lacking an exterior street presence, with no apparent point of entry.

For the interior, finishes were dated and past their life expectancy with a building layout which improperly served building staff and users, as well as the high volumes of disabled athletes who utilize the facility. The City of Southfield teamed up with DSD in order to fully renovate this existing staple of the community.

A study and programming phase was first completed in order to identify required / key areas for improvement, necessary user / staff improvements, and estimated project budget. A design charrette was completed next for the City of Southfield by DSD, which provided design schemes for the exterior facade renovation and interior space layouts, which ultimately lead to project approval.

Once approved, DSD continued to work with the City of Southfield thru schematic design, design development and construction documentation in order to assure the building needs where met thru team meetings, design reviews and updated project estimates. Key elements of the Recreation Center Renovations include the exterior design of a new entrance canopy to be harmonious with the original design at the main point of entry and freshen up of the existing facade materials and surrounding site. The interior renovations occurred at a whole scale level where work occurred at 90% of the interior spaces.

For building staff, the office area was redesigned to provide improved function for the modern and future office occupant with higher visibility from the offices to areas within the building. This visibility was provided in order to increase building and occupant safety which was extremely limited prior to renovation.

For building users, the existing non-accessible elevator and locker rooms were completely demolished in order to accommodate the needs of the accessible community. An accessible elevator and new accessible locker rooms were constructed in order to serve the community. The locker rooms were redesigned with the intention of maintaining privacy but eliminating 'dark' corners or locations which were prevalent prior to renovation. While also designing the locker rooms, it was brought forth that a family toilet room and trans-gender toilet room should be provided.

During the project study phase, the fitness center was identified as a hidden jewel of the center but which needed reconsideration in order to make the fitness center a prominent element. Areas that were under-utilized were identified within the building and the fitness center entrance was relocated, with a new glass entrance off the main lobby. All areas were also examined and redesigned by DSD mechanical, electrical, and plumbing engineers to provide adequate and even improved building comfort for building users and staff.

Key areas of the building, which did not require redesign but were identified as needing renovation for modern use and function. These areas included the arena, multipurpose room, lobby and corridors were renovated with new materials appropriate to the building use and function. Lastly wayfinding was provided throughout the building to allow for easy whereabouts and use of the renovated Beech Woods Recreation Center.

CAPACITY / EXPERIENCE

Municipal Experience

For more than 25 years, G2 Consulting Group has provided geotechnical, environmental, and construction engineering services to Michigan municipalities and local agencies. Our team serves at least "27 Communities Every Day". In fact, G2 Consulting Group has tested enough concrete to pave a road "From Here to Mackinac Island".

G2 Consulting has provided geotechnical investigations and materials testing services for numerous communities including:

- City of Auburn Hills
- City of Berkley
- City of Birmingham
- City of Farmington Hills
- City of Fenton
- City of Ferndale
- City of Livonia
- City of Oak Park
- City of Southfield
- City of Wixom
- Village of Milford
- Bloomfield Township
- Independence Township
- Orion Township
- Waterford Township
- West Bloomfield Township

Pavement Reconstruction - City of Eastpointe

3. References

HRC enjoys a very successful record of many long-term clients, which reflects the level of service we strive to provide every day. Listed below are four references from municipal/ agency clients for which HRC, DSD, and G2 have provided similar services comparable to the City of Livonia. We invite you to contact our references to learn more about us and the staff members proposed in this submittal.

HRC'S REFERENCES

1. CITY OF WARREN
   Contact: Dino Turcato
   Title: Park & Recreation Director
   Email: dturcato@cityofwarren.org
   Phone: 586-268-8400

2. CITY OF BERKLEY
   Contact: Theresa McArleton
   Title: Director of Parks & Recreation
   Email: tmcarleton@berkleymich.net
   Phone: 248-658-3470

DSD'S REFERENCES

3. CITY OF LIVONIA
   Contact: Ted Davis, CPRP
   Title: Superintendent of Parks and Recreation
   Email: edavis@ci.livonia.mi.us
   Phone: 734-466-2298

   Tom Murphy
   Facilities Manager
   tmurphy@ci.livonia.mi.us
   734-466-2900

4. FORD LAND
   Contact: Dwayne Atkins
   Title: Engineering Consultant, Livonia Resident
   Email: datkins@sbcglobal.net

G2'S REFERENCES

5. CITY OF FARMINGTON HILLS
   Contact: James Cubera, PE
   Title: City Engineer
   Email: jcubera@fhgov.com
   Phone: 248-871-2569

6. CITY OF SOUTHFIELD
   Contact: Leigh Schultz, PE
   Title: City Engineer
   Email: LSchultz@cityofsouthfield.com
   Phone: 248-796-4812

4. Team Resources, Communication Plan, and Schedule

4A. Responsibilities of Key Personnel

Note: Team members will also coordinate with the Construction Manager on possible Value Engineering items applying to their respective disciplines.

TEAM MEMBER	FIRM	DESIGNATION	TASKS, ASSIGNMENTS, AND RESPONSIBILITIES
Roland Alix	HRC	Principal in Charge	Ensuring the Team's responsiveness to Owner needs and project goals.
Adrianna Melchior	HRC	Project Manager and Point of Contact	Oversees all HRC and DSD Team members and their work, holds internal team coordination meetings and Owner Review meetings, coordinates the project schedule and deliverables deadlines, interfaces with Construction Manager on budget and project details, advocates for the City on all project particulars and provides Quality Control on the Team's work products.
Jane Graham	HRC	Architect	Architectural Schematic Design efforts on Senior Center Addition, and coordinates with DSD Architect on cross-over items that apply to both project areas.
Dave Sherman	HRC	Designer	Project Architectural detailing and support.
James Yates	HRC	Structural	Oversees structural aspects for design and construction of both project areas.
Michael Roskelley	HRC	Electrical	Electrical design and construction services for Power and Site Lighting on Senior Center Addition, Power Study of Existing Building, and coordination with DSD Electrical Engineer on cross-over items that apply to both project areas.
Albert Mickalich	HRC	Site/Civil	Site/Civil design and construction services for the Senior Center Addition - includes all aspects of site work: utilities, drainage, storm water management, paving, underground structures and site signage.
Jack Nagle	HRC	Site/Civil	Project Site/Civil support and coordination with City Engineering staff on design requirements, permits and approvals.
Derek Stratelak	HRC	Landscape	Landscape design and construction, including irrigation system.
Scott Roth	HRC	Survey	Provide topographical survey of affected area for Senior Center Addition.
Robert Armstrong	DSD	Architect	Architectural SD, DD and CD design efforts on Rec Center Improvements, Architectural DD and CD efforts on Senior Center Addition, and coordinates with HRC Architect on cross-over items that apply to both project areas. Includes Interior Design Finish Selections and Furniture
Paige Henderson	DSD	Designer	Project Architectural detailing and support.
Bart Reed	DSD	Mechanical	HVAC design and construction services for both project areas.
Bill Grayzar	DSD	Designer	Project Mechanical detailing and support.
Brian Dorner	DSD	Electrical	Electrical design and construction services for Interior Lighting & Security/Alarms on Senior Center Addition and all electrical on Rec Center Improvements. Coordination with DSD Electrical Engineer on cross-over items that apply to both project areas.
Jason Stoops Michael Dagher	G2	Geotechnical	Geotechnical soils investigation for affected area for Senior Center Addition.

4B. Resource Allocation Plan

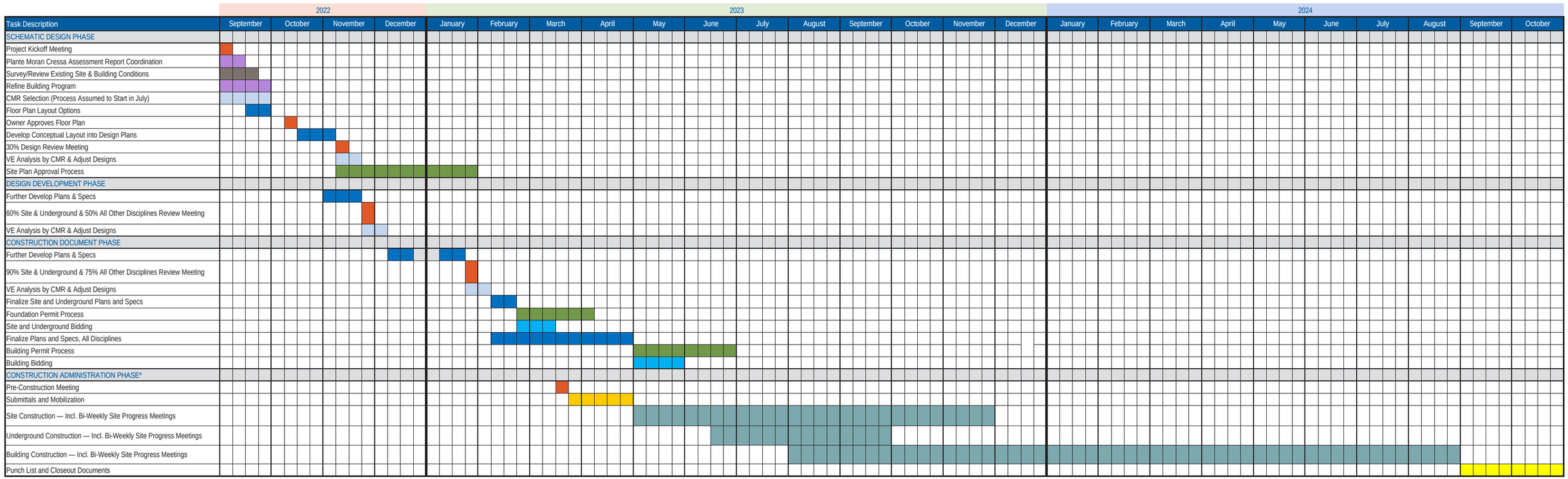
Asset Allocation Plan indicates Anticipated Percentage of Each Team Member's time that will be devoted to this project.

NAME	DISCIPLINE	SCHEMATIC DESIGN PHASE	DESIGN DEVELOPMENT PHASE	CONSTRUCTION DOCUMENT PHASE	CONSTRUCTION ADMINISTRATION PHASE
HRC					
Roland Alix	Administration Support	As Needed	As Needed	As Needed	As Needed
Adrianna Melchior	Project Manager	25%	20%	20%	20%
Jane Graham	Architecture	20%	15%	15%	10%
Dave Sherman	Architecture	15%	15%	20%	15%
James Yates	Structural Engineering	25%	20%	20%	10%
Michael Roskelley	Electrical Engineering	20%	15%	20%	10%
Albert Mickalich	Site/Civil	20%	15%	15%	10%
Jack Nagle	Site/Civil	25%	20%	20%	15%
Derek Stratelak	Landscape	10%	5%	5%	5%
Scott Roth	Survey	5%	0%	0%	0%
DSD					
Robert Armstrong	Architecture	25%	20%	20%	20%
Bart Reed	Mechanical Engineering	25%	20%	20%	20%
Bill Grayzar	Mechanical Engineering	30%	30%	45%	20%
Brian Dorner	Electrical Engineering	15%	15%	20%	10%
Paige Henderson	Architecture	30%	30%	45%	20%
G2					
Jason Stoops	Geotechnical	15%	0%	0%	0%
Michael Dagher	Geotechnical	15%	0%	0%	0%

Please note that other HRC and DSD staff members will be brought on as needed to support the Key Personnel throughout the project.

Remaining time for all personnel will be spent on tasks outside of this Contract.

4C. Schedule



Note *: Final construction schedule will be set by selected contractor.

4D. Other

WORK PLAN FOR REQUESTED SERVICES AND SCOPE CLARIFICATIONS

We have provided the following information to identify work scope particulars and additional considerations for the project, pursuant to the proposed AIA Contract B133, Articles 3 and 4.

3.2 EVALUATION OF CONSTRUCTION MANAGER'S GUARANTEED MAXIMUM PROPOSAL PRICE PROPOSAL OR CONTROL ESTIMATE.

- HRC's Project Manager is fully vested in participating in the CMR selection process to ensure that the Owner's needs are communicated and that the selected CMR understands the goals and requirements of the proposed construction.
- The HRC Team will work with the CMR to determine the cost implications of design decisions.

3.3 SCHEMATIC DESIGN.

- An initial Kickoff meeting will be held to start the project, clarify project goals, and assign tasks and a 30% Level of Design meeting will also be held.
- Topographical survey work and Geotechnical Soils Analysis will be undertaken immediately at the start of the project to form the basis for existing site conditions.
- Once the program has been refined, floor plan options will be developed. An Owner Review meeting will be held to review the floor plan/site plan options to finalize the building concept plan. A preliminary estimate of the construction cost will also be provided in conjunction with this meeting.
- An Owner Review meeting will then be held at the 30% Level of Design. A preliminary estimate of the construction cost will also be provided at this meeting.
- It will be critical to carefully consider the aesthetic and functional design aspects of both the Rec Center improvements and the Senior Center addition to ensure that the new work sensitively integrates with the existing building while maintaining a distinct presence of its own.
- Refer to items 4.1.2, 4.1.3, 4.1.5, and 4.1.6 for additional work tasks performed during the Schematic Design Phase.
- HRC has included up to four 3D colored renderings for the Proposed Senior Center Addition. Additional views may be provided as a separate service.
- Due to social changes during the recent pandemic, we anticipate that the existing Recreation Center Improvement designs may need to be slightly adjusted due to new post-Covid occupancy considerations. Therefore, we included provisions for addressing these aspects during the Schematic Design phase.
- Our services do not include Leadership in Energy and Environmental Design (LEED) provisions during the Design or Construction administration phases. We understand LEED is not contemplated for this project. However, the Project Team is fully committed to including provisions for using sustainable materials, equipment, and fixtures.
- Given our initial planning discussions for the Senior Center Addition, we have assumed that our services will not need to include vegetative roof design or roof access via stairs and elevators.

3.4 DESIGN DEVELOPMENT.

- Work during this phase will be concentrated on furthering design decisions.
- The HRC Team will communicate information to the appropriate stakeholders and provide frequent updates with the understood goals in mind. The HRC Project Manager will include any potential changes in scope, cost, or schedule in communications. The HRC Team's experience provides the ability to foresee potential issues, analyze the existing information effectively, and develop a project plan that will succeed.
- An Owner Review meeting will be held at the 60% Level of Design. A preliminary estimate of the construction cost will also be provided at this meeting. There will be direct coordination with the CMR on costs during this phase.

- Given the structural design of the existing Rec Center, we assume that existing site conditions at the Senior Center area of the site will allow for a conventional, shallow foundation design. Deep foundation design, including caissons, piles, will be provided, if required, under a separate proposal.

3.5 CONSTRUCTION DOCUMENTS.

- The Project Manager will constantly be involved in the project's design and be aware of all major issues. This understanding will be relayed to the stakeholders regularly. The Project Manager will also be reviewing the project with the team to identify any potential issues or concerns that need to be addressed. During detailed design and research, potential issues will be identified and addressed in the contract documents. Any unexpected issues will be brought to the stakeholders' attention along with options for solutions. The HRC Team believes that when issues are identified, they should be brought to the appropriate individual's attention as soon as possible with options for solutions and applicable costs.
- An Owner Review meeting will be held at the 95% Level of Design.
- The project's Construction Phase is anticipated to commence in March 2023, but the design of collateral items may still be in process as we are working with a CMR.

3.6.2 CONSTRUCTION – EVALUATIONS OF THE WORK.

- As referenced in Article 4.1.13, bi-weekly site visits will be made to observe project progress and to address coordination issues.
- Our services do not include inspections for welding, bolting, material inspection, construction phase soils inspection, or construction quality control. These provisions are anticipated to be handled by a Third Party qualified testing agency as part of the CMR's work scope.

3.6.3 CONSTRUCTION – CERTIFICATES FOR PAYMENT TO CONSTRUCTION MANAGER.

- As we do on most construction projects, HRC's Project Manager will review and certify the CMR's pay applications.

3.6.4 CONSTRUCTION – SUBMITTALS.

- The HRC Team will review and comment on necessary submittals and shop drawings. Approvals for these will be obtained from the Owner prior to putting them into production.
- Our services do not include shop drawing preparation or fabrication detailing.

3.6.5 CONSTRUCTION – CHANGES IN THE WORK.

- The HRC Team will issue Designer's Supplementary Instructions (DSI's) for necessary scope modifications during construction, provided that these do not change the Contract Amount or Contract Time. These DSI's will be incorporated into the final project record package that is delivered to the Owner.
- The Project Manager and Team's philosophy of foreseeing potential issues carry over into construction. HRC will continually discuss with the CMR the upcoming work and schedules, from days to weeks in advance. While it is inevitable that issues or challenges will arise during construction, the HRC Team prides itself in not only providing quick resolutions but also in having the staff on board to handle most situations.

3.6.6 CONSTRUCTION – PROJECT COMPLETION.

- The HRC Team will perform punchlist walkthroughs with the Owner for the construction pursuant to closing the project out and establishing Substantial and Final Completion dates for the work.
- The following HRC Team members will be included in the observation of built components for the punchlists: Architectural, Civil, Structural, Electrical, Mechanical, and Plumbing.

4.1.2 PROGRAMMING.

- The HRC Team will review the Space Needs assessment being provided by Plante Moran Cressa and refine the program based on recommendations to form the basis of the design.

4.1.3 MULTIPLE PRELIMINARY DESIGNS.

- As requested, the HRC Team will provide (3) concept building plan/site plan layouts for Owner consideration.

4.1.5 EXISTING FACILITIES SURVEYS.

- A topographic survey of the affected area will be undertaken immediately at the start of the project to establish site constraints and utility coordination requirements.
- As verifications of existing conditions for the Rec Center Improvement designs have already been largely completed as part of DSD's original schematic design process, the HRC Team is able to efficiently proceed directly into design development for this work.

4.1.6 SITE EVALUATION AND PLANNING.

- The HRC Team will review existing site conditions and determine the desired site layout for the new addition, with site planning as delineated in Exhibit A.
- HRC has included G2 Consulting Group to provide geotechnical soils analysis for the Senior Center addition portion of the work. Their report will inform foundation sizes and parking lot sub-grade conditions during design and construction.
- It is our understanding that there is no planned connection to Five Mile Road to the north of the building, so the "site's entrance" is anticipated to remain as-is.
- Our services will also include site lighting designs and an emergency backup generator for the Senior Center addition – as part of this effort. A photometric layout will be completed to show site illumination levels at the affected area to ensure adequate light for security while meeting the City ordinance requirements.

4.1.8 CIVIL ENGINEERING.

- As part of our initial planning efforts on the project, HRC has already performed initial research as to what will be expected on the project regarding civil site work, including sub-grade stormwater retention, utility coordination, and general site characteristics.
- Our assumptions for the site work scope on this project are as follows:
  - The City will handle all land acquisitions and any related easements.
  - Per HRC's initial planning efforts on the project, the intent is for there to be a driveway and parking lot on the east side of the proposed Senior Center. Therefore, we have included provisions for including these components in our design and construction work scope.
  - Per preliminary conversations with the City's Engineering department, it is our understanding that the entire site will not need to be updated to current stormwater standards, just the areas affected by the new construction.
  - HRC will design the underground detention system related to the Senior Center and parking lot rebuild.
  - Existing utilities on site (electric, water, sanitary, storm sewer, and natural gas) are presumed to be sufficient to service the proposed construction.
  - Play structures, amphitheater, and site furnishings are assumed to be by the Owner. HRC will delineate areas for these on our site plans for reference, though.
  - For the purpose of this proposal, HRC has assumed an EGLE permit will not be needed and therefore has not included associated services in this proposal.

4.1.9 LANDSCAPE DESIGN.

- Although there will be limited opportunities for new landscaping, given the confined area available for the Senior Center Addition, it will be our primary goal to ensure that the spaces that we do have are carefully considered and maximize green space potential around the building. It will also be important to coordinate the stormwater management aspect of the site design with the new landscaping to ensure that the designs are functional and beautiful.
- Consideration will also be given to utilizing similar plant species and irrigation systems as the existing Rec Center facility in order to streamline site maintenance.

4.1.10 ARCHITECTURAL INTERIOR DESIGN.

- Material finish and color selections are often left as an afterthought on a project, which can significantly affect both aesthetics and budget. The HRC team is well versed in selecting suitable finish materials for both the exterior and interior of the building.

4.1.13 ON-SITE PROJECT REPRESENTATION.

- During the Construction phase, bi-weekly site visits will be made to the site. Account of Project Standing reports will be provided after each site visit to document project status. It is presumed that there will be routine bi-weekly or monthly construction progress meetings with the City, CMR, and Architect – these meetings will be done concurrently with the site visits.
- We have not included provisions for Full-Time site observation but could provide this as a separate service at the Owner's request.

4.1.15 AS-DESIGNED RECORD DRAWINGS.

- A set of "Issued for Construction" plans will be sent to the Owner and CMR for the record.

4.1.16 AS-CONSTRUCTED RECORD DRAWINGS.

- At project completion, the HRC Team will review the documented changes from the CMR on the project and compile them into a single PDF for the Owner's record.

4.1.27 FURNITURE, FURNISHINGS, AND EQUIPMENT DESIGN.

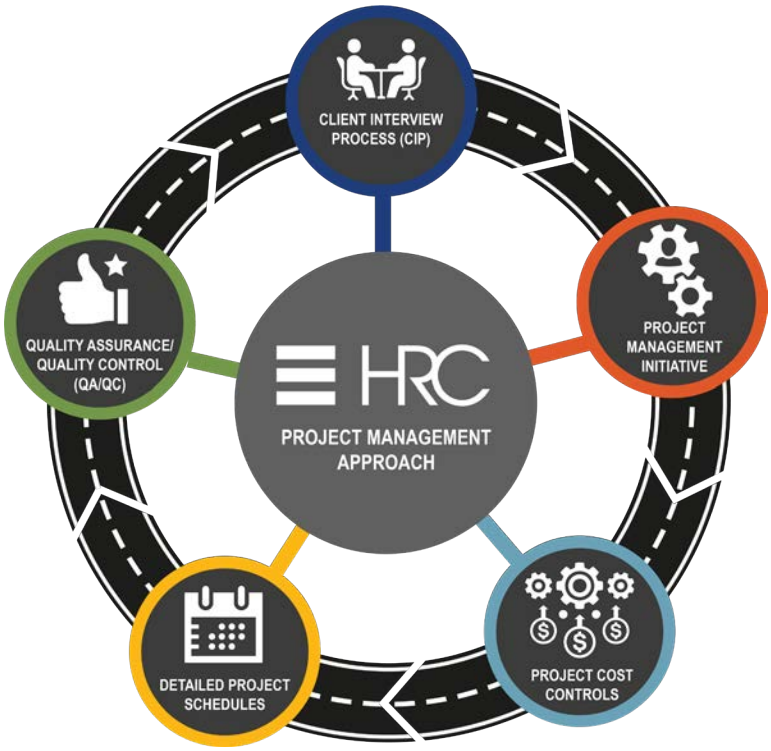
- The HRC Team will review the preliminary furniture/furnishings layout with the Owner, and coordinate particulars with the selected furniture vendor.
- Site visits and punchlists for these specialty items will be done in conjunction with the rest of the proposed improvements.
- Technology (Security, Phones, Internet, and A/V displays) will be coordinated with the Owner's Communications provider.

PROJECT MANAGEMENT METHODOLOGY

HRC has a unique project management style that provides effective control of the project scope, schedule, and overall cost. This management style is an adaptive technique that utilizes the **significant experience of the project manager,** staff, and team members and has proven successful in many challenging projects. This process all starts with communication and collaboration with the City.

Once projects are approved, HRC employs our well-defined process to control scope, schedule, and total project costs. This process includes fully understanding the goals of the project, always being aware of the items that could affect these goals, fully understanding the client's "must-haves," and as importantly, the client's "must NOT haves." The foundation of this process is identifying and closely following key issues that affect the project's scope, schedule, and budget.

We developed procedures that ensure projects are at the highest level of competency while meeting the financial, scheduling, and technical goals. These include:



The Client Interview Process identifies, communicates, tracks, documents, and measures our client's expectations, not just technical, but ALL expectations.

A robust Project Management Initiative, which ensures HRC meets the City's expectations are met while maintaining a business model that retains and rewards the employees of HRC. This process includes:

1. Developing work plans that clearly define HRC's staff in all aspects of the project, including non-technical items.
2. Establishing communication methods with MDOT and the project team to ensure responses are timely and efficient.
3. Creating concise status reports.
4. Deploying a risk management process to alert the City early of significant risks.
5. Recognizing that while there is typically more than one way to solve a problem, there is one solution that often stands out when measured against the project's goals.
6. Utilizing the vast expertise and experience of HRC's personnel to assist and brainstorm on projects or tasks that may require a more in-depth review of an issue.
7. Analyzing team member assignments so they best suite the needs of the project. This task includes an analysis of disciplines required for the project, current obligations, and evaluation of the staff who has the tools to best fit the City's technical, financial, and scheduling goals.

PROJECT COST CONTROLS

Project Cost Controls immediately provide information for our client so they may make informed decisions going forward based on the available budget.

DETAILED PROJECT SCHEDULES

Detailed Project Schedules include deliverable dates for reviews by our clients, agencies, and other stakeholders for current ordinance reviews, study completion, and City Board presentations.

QA/QC PROCESS

A QA/QC process that includes the following tasks:

- Independent reviews of work products by experienced professionals at critical intervals, including construction staff, retired subject matter experts, or senior staff not involved in the project, or with the specific client.
- Our copyrighted and client-endorsed interview process to identify, communicate, and measure project expectations.
- Project work plans to make sure team members understand the essential project requirements.
- Accounts of project standing ensure that the client is well apprised of project progress, schedule, budget-related issues, and any impediments to progress that might arise so that choices/decisions that affect schedule and budget can be made before the work is done.
- Timely risk communication whenever a decision or event has the potential to affect the desired outcomes for the project.

Client-specific QA/QC practices include providing signatures on QA/QC forms by individual trusted reviewers for the City of Livonia, submittal of checklists, and principals' signatures on reports, letters, and plans. These practices ensure that HRC has gone through a QA/QC process and addressed any deficiencies identified before the issuance of our work product.

COMMUNICATION PLAN

HRC is committed to open communication in the many facets of any project in which we will be involved.

The Principal in Charge or the Project Manager will receive requests. This information will be reviewed with the staff most suitable for the assignment. Meetings with the City's staff will be held to discuss if necessary, and then our project management process will be followed. However, fostering an open relationship with the City to handle your requests will be done through the following practices.

SINGLE POINT OF CONTACT

HRC has assigned Ms. Melchior as Project Manager to handle all the projects that may be undertaken between HRC and the City. She will be responsible for coordinating HRC staff assignments, budget monitoring, appropriate meetings with the client's staff, and overall project communications. Ms. Melchior will handle all requests from the City and distribute workloads as necessary.

PRINCIPAL INVOLVEMENT

As a Principal of the firm, Mr. Alix will lead HRC's efforts to ensure nothing is missed during this assignment and can allocate substantial resources to complete this project. Mr. Alix will stay involved with the City and be copied on all correspondence, be present at City Board meetings, and be available for any City requests.

CONTINUITY OF SERVICE

HRC is committed to providing continuity in the individuals who will be serving the client. As long as HRC is associated with the client, we will maintain the management staff proposed herein. We do not change our management staff except with the concurrence of our clients.

MEETING ATTENDANCE

Utilizing HRC's offices in Bloomfield Hills, we can be available for regular meetings and on relatively short notice for locations across your service area.

REPORTS

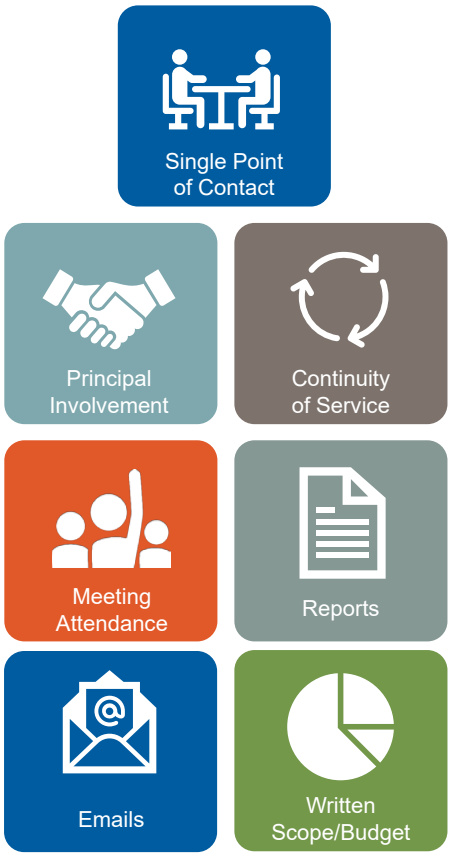
HRC will produce Accounts of Project Standing as noted in previous sections, and tracking spreadsheets as needed. HRC will assign one Administrative Assistant to the City. We find that once City staff get to know our Administrative Assistant, they will reach out to them for many of the smaller requests or information.

EMAILS

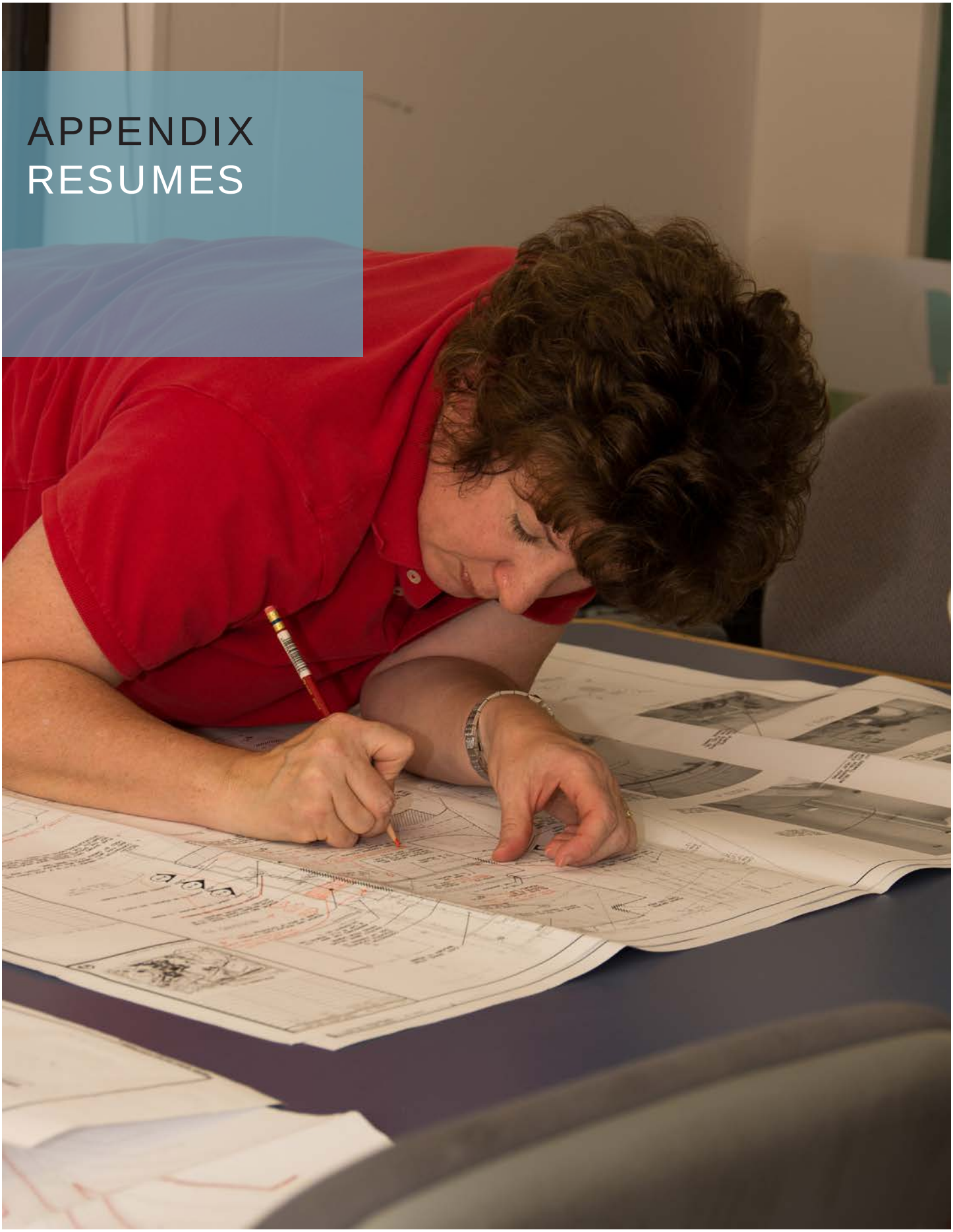
While emails do not replace face to face communication, we use and like email as it makes a clear record of requests, deadlines, and responses.

WRITTEN SCOPE/BUDGET

We prefer to document all significant assignments and changes with a written scope, budget, and schedule. The preparation of these items is not charged to the City. We find this ensures both parties have a clear understanding of the work, and then this forms the basis for project tracking.



APPENDIX
RESUMES



HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

Roland N. Alix, PE

Vice President | Partner

Roland Alix directs and is an integral participant on projects for many of the firm's public and private clients inclusive of industrial and manufacturing. He has extensive experience administering the design and construction of various project types including road and bridge rehabilitations, municipal utility relocation, site development, manufacturing building modifications, shipping/distribution facilities, spill containment, and aboveground and underground storage tanks.

Mr. Alix has participated on and managed a wide array of new facility and renovation projects involving vehicle traffic and flow studies, parking lots, storm, sanitary and process sewer projects, pump stations, waste treatment plants, roof assessments, site security lighting, generators and HVAC building improvements.

Mr. Alix's professional expertise includes a vast number of past and current general engineering and infrastructure improvement projects for many local municipalities, as well as Oakland County Parks & Recreation, Michigan Department of Technology, Management and Budget (DTMB) and private manufacturing and waste-handling clients.

EDUCATION

BS, Civil Engineering
Michigan Technological University, 2003

EXPERIENCE

With HRC since 2005
20 years of experience

PROFESSIONAL REGISTRATION/ CERTIFICATION

Professional Engineer,
Michigan No. 6201057100

AFFILIATIONS

American Society of Civil Engineers

American Public Works Association Member

American Council of Engineering Companies — Scholarship Committee

PROFESSIONAL EXPERIENCE

MUNICIPAL CONSULTING

- Road, Water and Sewer Improvement Projects, Traffic Impact Studies, CDBG Sidewalk Improvements, Preventative Pavement Maintenance Programs, SAW Asset Management, GIS Analysis, Combined Sewer Capacity Studies, Parks and Recreation Upgrades, Water Reliability Studies – City of Berkley
- Residential SAD roadway improvements, Water Treatment Plant & Distribution Improvements, Parks and Recreation Upgrades, Water Reliability Studies, Site Plan Reviews – Hartland Township
- Public Utility Improvements, Sidewalk Extension Projects, Water Reliability Studies – Highland Township
- Site Plan Reviews, Municipal Building Roof Assessments, Industrial SAD Sanitary Sewer Connections, Pedestrian Facilities, Municipal Parking Lot Improvements, MS4 Permitting – Milford Township
- Residential SAD roadway improvements, easement/right-of-way acquisitions, Residential SAD storm water improvements – West Bloomfield Township
- Road, Water and Sewer Improvement Projects, Residential SAD Roadway Improvements, Water Treatment Plant & Distribution Improvements, Parks and Recreation Upgrades, Water Reliability – City of Algonac
- Parks and Recreation Projects – City of Rochester Hills
- Architectural studies and improvement projects – City of Livonia
- Road, Water and Sewer Improvement Projects, Residential SAD Roadway Improvements, Water Treatment Plant & Distribution Improvements, Parks and Recreation Upgrades, Water Reliability Studies – City of South Lyon

MUNICIPAL FACILITIES

- New Police Headquarters Building – Battle Creek Police Department
- Firing Range Addition – Novi Police Department

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Adrianna Melchior, AIA, LEED AP BD+C

Associate

As head of Hubbell, Roth & Clark's architectural department, Adrianna Melchior conceptualizes, designs, and orchestrates functional and aesthetically pleasing architectural solutions for commercial, industrial, municipal, and private clients. With a talent for exceeding client expectations, her responsibilities include space planning and design, construction documents, bid management, construction administration, shop drawing review, cost estimating, code compliance reviews, 3D modeling and renderings, material finish selections and coordination, and project closeouts. She places a high priority on attention to detail and problem solving on every project. Her work is showcased at HRC's corporate headquarters, where she was responsible for the renovation of its Bloomfield Hills office.

EDUCATION

MA, Architecture
University of Detroit Mercy, 2004

BA, Architecture
University of Detroit Mercy, 2000

EXPERIENCE

With HRC since 2012
22 years of experience

PROFESSIONAL REGISTRATION/ CERTIFICATION

Registered Architect,
Michigan No. 51959

US Green Building Council Leadership in Energy & Environmental Design Accredited Professional
Building Design and Construction
(LEED AP BD+C)

Registered Plan Reviewer,
Michigan No. INSP01005

AFFILIATIONS

American Institute of Architects

International Code Council

PROFESSIONAL EXPERIENCE

PARKS AND RECREATION

- Transportation Building Roofing Replacement – City of Warren
- Senior Center Conceptual Study – City of Livonia
- Halmich Park Master Plan – City of Warren
- Youth Recreation Center Feasibility Study – City of Pontiac
- Ridgewood Park Improvements – City of Warren
- Recreation Center Building Assessments – Royal Oak Township
- City Park Building Renovations, Multiple Parks – City of Warren
- Oxford Park Splash Pad and Restroom Building New Construction – City of Berkley
- Ice Arena Demolition – City of Berkley
- Pioneer Park Comfort Station New Construction – City of Utica
- Historic Farm Park Main Barn Re-Roofing and Structural Repairs – City of Troy
- Park Pavilions and Restroom/Concession Buildings New Construction – City of Hartland
- Park Comfort Station New Construction – City of Linden
- ADA Compliant Ramps – City of Troy Historic Village
- City Park ADA Assessments and Recommendations – City of Howell

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CONSULTING ENGINEERS SINCE 1915

Adrianna Melchior, AIA, LEED AP BD+C

Associate

MUNICIPAL FACILITIES

- Silver Village Roofing Replacements – City of Livonia
- Municipal Buildings ADA Assessments and Recommendations – City of Warren
- DPW Water Garage Break Room and Locker Room Renovations – City of Warren
- DPW Office Improvements – City of Berkley
- Public Safety Main Entrance Renovations – City of Berkley
- Fire Station #4 Roofing Replacement – City of Warren
- Fire Station Kitchen Renovations, Multiple Stations – City of Warren
- Farmers Market Renovation Conceptual Designs – City of Holt
- Youth Recreation Center Building Assessments – City of Pontiac
- City Hall Masonry Repair Recommendations – City of Howell
- Fire Station HQ Masonry Investigation – City of St. Clair Shores
- Salt Storage Building – City of St. Clair Shores
- 50th District Courthouse Renovations – City of Pontiac
- Fire Station Headquarters – City of Cedar Springs
- Police Headquarters Locker Rooms Renovation – City of Warren
- City Hall Roofing Replacement – Milford Township
- DPW Renovation and Addition – Township of Independence
- Historic Grist Mill Building Assessment and Planning – City of Linden
- Salt Storage Dome Building – City of Southfield
- City Hall Building Renovations – City of Howell
- City Hall and Public Safety Building Assessments – City of Marysville
- Livonia Library Roofing Replacement – City of Livonia
- City Hall Building Renovations – City of Sylvan Lake

AIRPORTS AND TRANSPORTATION FACILITIES

- Hein Building Needs Assessment & Planning – Suburban Mobility Authority for Regional Transportation (SMART)
- LET Monroe Transit Center Tenant Build Out – Suburban Mobility Authority for Regional Transportation (SMART)
- Blue Deck Steam Line Replacement Project – Wayne County Airport Authority
- Interior Finish Selection and Furniture Design – Suburban Mobility Authority for Regional Transportation (SMART)
- Blue Deck Parking Lot Entrance Canopy New Construction – Wayne County Airport Authority
- LC Smith Terminal Demolition Coordination – Wayne County Airport
- Package D, Forensic Design, Engineering and Related Services for the Repairs and Maintenance of Existing Facilities – Wayne County Airport Authority – Assessments at Buildings 348, 356, 357, 705 and 738; North Terminal Public Area Restroom Improvements; North Terminal Skycap Station Radiant Heater & Drainage Improvements; North Terminal Miscellaneous Assessments & Decorative Wall Panel Designs; McNamara Terminal Parking Garage Improvements; Ground Transportation Center Circulation Study; Willow Run Airport Hanger 1 IR Heater Renovations; McNamara Terminal Pre-Cast Panel Assessment; Roof Repairs/Replacements at Buildings 354, 403, 455, 509, 530, 802, 737, 821, and 831; Blue Deck Steam Line Renovations

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Jane Graham, RA

Senior Associate

Hubbell, Roth & Clark's Senior Associate, Jane Graham, is an architect in the Industrial Facility Design department. She is directly involved in all phases of professional client services including schematic design, preparation of construction documents, bidding, construction project management, construction observation, and project close-out.

Ms. Graham has an extensive background in design, project and facility management, with experience in industrial, commercial tenant fit-up, historical renovation and recreational park facility work. She also manages most of HRC's building mechanical (HVAC) engineering related projects.

Ms. Graham also worked as an Owner's Representative for General Motors LLC, and formerly BEHR America (now MAHLE) overseeing office and manufacturing plant maintenance and renovations exceeding 1.8 million square feet. Ms. Graham also served as the Simon Property Group's Operations Director for Coconut Point Mall in southwest Florida, managing daily maintenance and upgrades for the 1.6 million square feet outdoor lifestyle center.

EDUCATION

BS, Architecture
University of Detroit, 1989

EXPERIENCE

34 years of experience,
31 years with HRC

PROFESSIONAL REGISTRATION/ CERTIFICATION

Registered Architect
Michigan No. 39345

Registered Architect
Florida No. 95185

National Council of Registration Boards (NCARB) Certified

Construction Specification Institute (CSI) Construction Document Technology Certification (CDT)

AFFILIATIONS

National Fire Protection Agency (NFPA)

PROFESSIONAL EXPERIENCE

MUNICIPAL FACILITIES

- Waterford PVR Electric Shop – Road Commission for Oakland County
- New HQ Office and Traffic Operations Center – Road Commission for Oakland County
- Davisburg Garage Reconstruction – Road Commission for Oakland County
- Office Building Roof Replacement and Structural Repairs – Road Commission for Oakland County
- Building Assessments – Wayne County
- 50th District Court Judicial District Facility Evaluation Study – City of Pontiac

PARKS AND RECREATION

- Amphitheater Band Shell – City of Cedar Springs

AIRPORTS AND TRANSPORTATION FACILITIES

- City of Monroe Transit Waiting Area – Lake Erie Transit Authority
- Central Campus Transit Center – University of Michigan
- Troy Multi Modal Transit Facility – City of Troy

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Jane Graham, RA
Senior Associate

- SMART HVAC Building/Terminal Assessments (Wayne, Oakland, Macomb Facilities) – Suburban Mobility for Regional Transportation
- SMART Macomb Terminal, East Wall Assessment – Suburban Mobility for Regional Transportation
- Forensic Design, Engineering and Related Services for the Repairs and Maintenance of Existing Facilities, Detroit Metropolitan and Willow Run Airports – Wayne County Airport Authority

TRAFFIC ENGINEERING/INTELLIGENT TRANSPORTATION SYSTEMS

- New Traffic Operations Center – Road Commission for Oakland County
- City of Grand Rapids Traffic Management Center (TMC) – Iteris
- "FAST-TRAC" Traffic Operations Center Project – Road Commission for Oakland County
- Design/Build Traffic Operations Center – Road Commission of Macomb County

INDUSTRIAL FACILITIES

- Milford Proving Ground, B40 Interior Office Build-Out – General Motors LLC
- Milford Proving Ground, B23 Vestibule Addition/Live Wall Design – General Motors LLC
- Milford Proving Ground, B104 Vestibule Addition – General Motors LLC
- Customer Care and Aftersales (CCA) Michigan Roof Condition Assessments – General Motors LLC
- Detroit-Hamtramck Plant Infrared Roof Scan Survey – General Motors LLC
- Building 73 Air Flow Imbalance Investigation and H&V Replacement – General Motors LLC
- Building 42 Fuel Station Replacement – General Motors LLC
- Warren Technical Center, AEC Fuel Demolition & CNG Relocation – General Motors LLC
- Milford Proving Ground, Hydrogen Fueling Station – General Motors LLC
- Milford Proving Ground, Site Wide Crane and Hoist End Stop Assessment – General Motors LLC
- Milford Proving Ground, Maintenance Access Platform Safety Improvements – General Motors LLC
- Warren Technical Center, Flood Study – General Motors LLC
- Building (Office/Lab) Modifications – MAHLE Industries North America
- Jefferson North Assembly Plant, Secondary Containment Upgrades – Fiat Chrysler Automobiles
- Milford Proving Ground, Building 70 UST Removal – General Motors LLC
- Warren Technical Center, VEC and Fuel Blend Building UST Removals – General Motors LLC
- State-Wide AST Survey and Upgrade Program – General Motors LLC
- Pontiac North Stormwater Detention and Treatment Facility – General Motors LLC
- GM Pontiac GPS Penthouse G Chiller Replacement – General Motors LLC

WATER TREATMENT/DISTRIBUTION

- East Lansing-Meridian Water Plant – Filter Addition– East Lansing – Meridian Water & Sewer Authority
- East Lansing-Meridian Water Plant – HVAC Improvements (Phase 1 through 3)– East Lansing – Meridian Water & Sewer Authority
- Allegan Water Treatment Plant – City of Allegan/Prein & Newhof

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

David Sherman

Senior Project Analyst

David Sherman has experience in all phases of architectural design and building renovation work cost estimating, construction administration, shop drawing review, building punch list development, and field observation. He is also thoroughly knowledgeable in the use of General Motors' project management systems.

EDUCATION	EXPERIENCE	PROFESSIONAL REGISTRATION/ CERTIFICATION
BA, Architecture University of Detroit, 1991	With HRC since 1992 30 years of experience	NPDES Certified Storm Water Operator for Construction Sites, *MDEQ No. C-14804* MDEQ Soil Erosion and Sedimentation Control Certificate of Training, MI *MDEQ No. 09-0185*

PROFESSIONAL EXPERIENCE

INDUSTRIAL FACILITIES

- Staffing Assistance, Facilities Management – Global Facilities Group, General Motors – Active in providing facility management staffing assistance for the Global Facilities Group at the General Motors Milford Proving Grounds, since January 2014.
- Renovation Projects in Existing Automotive Manufacturing Facilities – MAHLE Industries, City of Farmington Hills
- Bulk Fluid Storage and Delivery System – General Motors Shreveport Truck Assembly
- Plant 14 Scrap Conveyor Replacement – General Motors Pontiac Campus
- Natural Containment Program – Motor Vehicle Manufacturer
- Plant 15 Truck Dock Renovations – General Motors Pontiac North
- Stormwater Pollution Prevention Plan, Study to Investigate and Identify Potential Illicit Connections – General Motors Technical Center
- Stormwater Pollution Prevention Plan – Ford Motor Company Sterling Plant
- Emergency Evacuation and Shelter Plans – General Motors Powertrain Bay City Plant, General Motors Powertrain Malleable Iron Plant
- Evaluation of Emergency Facilities – Visteon Sterling Plant

AIRPORTS AND TRANSPORTATION FACILITIES

- Buildings 530 and 802 Roof Replacement – Wayne County Airport Authority

TRAFFIC ENGINEERING/INTELLIGENT TRANSPORTATION SYSTEMS

- Construction of Portable Weigh Stations at Five Locations in Bay Region – Michigan Department of Transportation, Davison TSC
- Swartz Creek Rest Area – Michigan Department of Transportation
- I-696 Sound Wall Restoration – MDOT
- Berry Road Rest Area – MDOT

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

David Sherman
Senior Project Analyst

- Potterville Rest Area – MDOT
- Dewitt Rest Area – MDOT

MUNICIPAL FACILITIES
- City Hall Building Leak Investigation – City of Jackson
- Township Hall Roof Replacement – Milford Township
- Public Safety Building Leak Investigation – City of Berkley
- Blue Water Salt Storage & Maintenance Facility – MDOT
- Civic Center Library, Roof Replacement – City of Livonia
- 48th District Court Roof Replacement – Bloomfield Township

PARKS AND RECREATION
- Pier Park Pool Boiler Replacement Project – City of Grosse Pointe Farms
- Pier Park Marina Renovation – City of Grosse Pointe Farms

SITE/CIVIL CONSULTING
- St. Louise Catholic Church, Roof Replacement – Archdioceses of Detroit
- Water Treatment Plant, Roof Replacement – City of Jackson
- 2009 Roofing Program – Bloomfield Township

COMMERCIAL DEVELOPMENT
- Sears Brick Evaluation – Sears Corporation

WATER RESOURCES/WATERSHED MANAGEMENT
- Grosse Pointe Shores Harbor Dredging – City of Grosse Pointe Shores

WASTEWATER COLLECTION/TREATMENT
- IPS Buss Duct Failure, Water infiltration Investigation, Wyandotte Wastewater Treatment Plant – Wayne County Department of Public Services.
- Wastewater Treatment Plant Upgrades & Expansion Improvements – City of South Lyon
- Disinfection & Sampling System Renovations, Southgate Wyandotte Waste Treatment Plant – Southgate Wyandotte Drainage Board
- Disinfection & Flow Metering Systems Modifications, Walled Lake/Novi Wastewater Treatment Plant – Oakland County Drain Commissioner
- Downriver Wastewater Treatment Facility, Wyandotte Wastewater Treatment Plant – Wayne County Department of Environment
- Wastewater Treatment Plant Improvements Project – City of Bay City
- Flow Equalization Basin – South Huron Valley Wastewater Treatment Plant
- Birmingham (Linden Park) CSO, Bloomfield CSO, Acadia Park CSO – Oakland County Drain Commissioner
- City of East Lansing CSO – City of East Lansing
- Water Treatment Plant Improvements – City of South Lyon

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

James Yates, PhD, PE

Senior Project Engineer

Dr. Yates is a licensed structural engineer with over 32 years of experience in the structural design of multiple building materials and many sustainable construction techniques. His expertise includes a broad spectrum of building and client types, enabling him to provide creative, cost-effective solutions for all projects.

As the structural Senior Project Engineer, Dr. Yates manages projects of all sizes and has the depth of professional knowledge that allows him to evaluate, select, and engineer all structural systems and assist in developing standards and specifications. He provides sound solutions to projects of all shapes and sizes, balancing cost, complexity, and constructability, enabling the team to deliver a facility on schedule and budget.

EDUCATION

PhD, Structural Engineering
Michigan Technological University, 1990

MS, Civil Engineering
Michigan Technological University, 1988

BS, Civil Engineering,
Michigan Technological University, 1985

EXPERIENCE

With HRC since 2022
32 years of experience

PROFESSIONAL REGISTRATION/ CERTIFICATION

Professional Engineer,
Michigan No. 6201039224
Ohio No.64239
Florida No. 68640
Indiana No. 12100293
Kansas No. 27573

PROFESSIONAL DEVELOPMENT

Structural Engineers Association of Michigan

American Society of Civil Engineers

PROFESSIONAL EXPERIENCE

MUNICIPAL FACILITIES

- Dearborn Intermodal Rail Facility – City of Dearborn*
- 16th District Court – City of Livonia*
- Shelby Justice Center – Shelby Township*
- Royal Oak Farmers Market – City of Royal Oak*
- Grand Blanc Police Station – City of Grand Blanc*
- Lenox Township Hall – Lenox Township*
- 41-B District Court – Clinton Township*
- Orion Township Fire Station – Orion Township*
- Older Person's Commission – City of Rochester*
- Jewish Family Service of Metropolitan Detroit – City of West Bloomfield*
- American Polish Cultural Center – City of Troy*
- Fire Station – Harrison Township*
- Municipal Offices – Northville Township*
- Fire Headquarters – Northville Township*
- Police Headquarters – Northville Township*

* denotes projects completed with other firms prior to HRC employment

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

James Yates, PhD, PE
Senior Project Engineer

- 52-3 District Courthouse and Sheriff Substation – City of Rochester Hills*
- Detroit Recreation Camp – City of Brighton*
- Lenox Township Fire Station No. 2 – Lenox Township*

PARKS AND RECREATION

- Loonfeather Point Park Additions and Renovations – Ypsilanti Township*
- Mackinaw Island Grand Hotel Pool House – Mackinaw Island, MI*
- Moose Ridge Country Club Clubhouse – South Lyon*
- Red Country Club Additions and Renovations – Royal Oak*
- Gowanie Golf Club Clubhouse – Harrison Township*
- Observation Platform – Ducks Unlimited*
- Detroit Recreation Camp – City of Brighton, MI

CHURCHES AND SYNAGOGUES

- Mount Nebo Missionary Baptist Church – Detroit, MI*
- Oxford Seventh Day Adventist Church – Oxford, MI*
- St. Isaac Jogues Church – Orlando, FL*
- Holy Transfiguration Orthodox Church – Livonia, MI*
- Temple Beth El – Flint, MI*
- St. Irenaeus Church – Rochester Hills, MI*
- Rochester First Assembly of God – Rochester Hills, MI*
- St. Cornelius Catholic Church – Dryden, MI*
- Christ the King Lutheran Church – Southgate, MI*
- Kensington Church, Main Campus – Troy, MI*
- Kensington Church, North – Auburn Hills, MI*
- Harry and Wanda Zekelman Campus – Oak Park, MI*

* denotes projects completed with other firms prior to HRC employment

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

Michael Roskelley, PE

Project Engineer

Michael Roskelley joined Hubbell, Roth & Clark, Inc. in 2014 and is a Staff Engineer. His responsibilities include project design and specification, with a focus on power systems, instrumentation, shop drawing review and CAD design work. He also has experience in lighting design and construction administration.

EDUCATION

BS, Electrical Engineering, Electric Power Engineering Certificate
Michigan Technological University, 2014

EXPERIENCE

With HRC since 2014
8 years of experience

PROFESSIONAL REGISTRATION/ CERTIFICATION

Professional Engineer
Michigan No. 67429

AFFILIATIONS

Fundamentals of Engineering Exam, 2014

PROFESSIONAL EXPERIENCE

PARKS AND RECREATION

- Utility Improvements for Groveland Oaks County Park – Oakland County
- Eagles Wooden Park Improvements – City of Linden
- Hartland Parks Pavilions – Township of Hartland

PARKING, PAVEMENT AND STREET LIGHTING

- Enterprise Holdings Parking Lot Lighting Design – Wayne County Airport Authority

WATER TREATMENT/DISTRIBUTION

- Lake Huron Pump Station – Karegnondi Water Authority, Genesee County
- Trenton Arm Pump Station Pump Replacement – South Huron Valley Utility Authority
- Pump Station 7 and 14 Generator Addition – Genoa Charter Township
- Amy Pump Station Improvements – Oakland County Water Resources Commissioner
- Petoskey Bear River East Lift Station Improvements – City of Petoskey
- Kingswood Pump Station – Henry Ford Health System
- Jackson WTP High Service Pumps – City of Jackson
- East Lansing Water Plant HVAC Improvements – ELMWSA
- Howell Dam Site Pump Station Improvements – City of Howell
- Woodingham Pump Station Replacement – City of East Lansing

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

Michael Roskelley, PE

Project Engineer

COMMERCIAL DEVELOPMENT

- Building Inspections for Cemetery Buildings – Archdiocese of Detroit
- Knolls of South Lyon – City of South Lyon
- Office Improvements – Hubbell, Roth & Clark, Inc

AIRPORTS AND TRANSPORTATION FACILITIES

- McNamara Terminal Heating Investigation Services and Design Engineering – Wayne County Airport Authority
- Willow Run Fuel Farm Generator Addition – Wayne County Airport Authority
- DTW Airport LC Smith Demolition – Wayne County Airport Authority
- DTW Airport Pump Station Improvements – Wayne County Airport Authority

INDUSTRIAL FACILITIES

- Linden Grist Mill Assessment – City of Linden
- Milford Proving Ground B104 Air Compressor System – GM Global Facilities
- Milford Proving Ground B38 Brine Maker Improvements – GM Global Facilities
- Milford Proving Ground Fuel Farm – GM Global Facilities
- Milford Proving Ground SEM Relocation – GM Global Facilities
- Milford Proving Ground Parking Lot Improvements – GM Global Facilities
- Milford Proving Ground B104 Hot Water System – GM Global Facilities
- Milford Proving Ground B73 HVAC Improvements – GM Global Facilities
- Milford Proving Ground Pump Station Improvements – GM Global Facilities
- Milford Proving Ground Gate Operator – GM Global Facilities
- Milford Proving Ground B16 Dynamometer Replacement – GM Global Facilities
- Milford Proving Ground B25 HVAC Improvements – GM Global Facilities
- Milford Proving Ground B31 Oven Installation – Ideal Contracting
- Milford Proving Ground B40 Transformation – GM Global Facilities
- Milford Proving Ground B70 HVAC Improvements – GM Global Facilities
- Milford Proving Ground B94 PRV – GM Global Facilities
- GM GPS Pontiac Chiller Replacement – GM Global Facilities
- GM Powertrain Toledo Storm Water Improvements – Ghafari Associates
- GM Lake Orion Facility Pond Valves – GM Global Facilities
- Warren Tech Center Underpass Pump Station – GM Global Facilities

MUNICIPAL FACILITIES

- 50th District Court Evaluation – City of Pontiac
- Department of Public Services Generator Replacement – City of Birmingham
- City Hall Assessment – City of Pontiac
- 50th District Court HVAC Improvements – City of Pontiac

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

Albert Mickalich, PE

Senior Associate

Albert Mickalich joined HRC in 2015. His primary work experience includes the site engineering design and land surveying of commercial, industrial and residential projects. His responsibilities include managing multi-discipline projects, design of stormwater, sanitary sewer, water main and the grading and paving systems that support the proposed project improvements. Mr. Mickalich has experience in the design of site improvements for higher education, industrial, commercial, multi-family and residential projects. With his communication skills and knowledge of designs in stormwater management, sanitary sewers, potable water, grading and paving, along with construction management and oversight, Mr. Mickalich ensures clients' expectations are exceeded.

EDUCATION	EXPERIENCE	PROFESSIONAL REGISTRATION/ CERTIFICATION
BS, Civil Engineering Michigan Technological University	With HRC since 2015	Professional Engineer, Michigan No. 36979

PROFESSIONAL EXPERIENCE

WATER TREATMENT/DISTRIBUTION

- Study Plan Review Master Stormwater Management Plan – Catholic Management Services

WATER RESOURCES/WATERSHED MANAGEMENT

- Construction Administration Partridge Creek Habitat Restoration – Macomb County Public Works
- EPA Construction Administration Clinton River Spillway Phase I Implementation – Macomb County Public Works
- NOAA Program Management Clinton River Spillway Phase I Implementation – Macomb County Public Works
- Construction Administration McBride Drain Habitat Restoration – Macomb County Public Works
- Design Administration McBride Drain Habitat Restoration – Macomb County Public Works
- NOAA Construction Administration Clinton River Spillway Phase I Implementation – Macomb County Public Works
- Permitting McBride Drain Habitat Restoration – Macomb County Public Works
- EPA Public Relations Clinton River Spillway Phase I Implementation – Macomb County Public Works
- Bidding Phase Partridge Creek Habitat Restoration – Macomb County Public Works
- Design Partridge Creek Habitat Restoration – Macomb County Public Works
- EPA Grant Public Relations Partridge Creek Habitat Restoration – Macomb County Public Works
- Field Assessment McBride Drain Habitat Restoration – Macomb County Public Works
- Bidding Phase McBride Drain Habitat Restoration – Macomb County Public Works
- EPA Grant Administration Clinton River Spillway Phase I Implementation – Macomb County Public Works
- EPA Design Administration Clinton River Spillway Phase I Implementation – Macomb County Public Works
- Program Management McBride Drain Habitat Restoration – Macomb County Public Works
- Field Assessment Partridge Creek Habitat Restoration – Macomb County Public Works
- EPA Program Management Clinton River Spillway Phase I Implementation – Macomb County Public Works
- Program Management Partridge Creek Habitat Restoration – Macomb County Public Works
- Permitting Partridge Creek Habitat Restoration NOAA Design Administration Clinton River Spillway Phase I Implementation – Macomb County Public Works

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

Albert Mickalich, PE
Senior Associate

- NOAA Permitting Clinton River Spillway Phase I Implementation – Macomb County Public Works
- Survey Partridge Creek Habitat Restoration – Macomb County Public Works
- NOAA Public Relations Clinton River Spillway Phase I Implementation – Macomb County Public Works

COMMERCIAL DEVELOPMENT

- Eleven Mile New School South Lyon Schools – Integrated Design Solutions
- South Lyon High School South Lyon Schools – Integrated Design Solutions
- Eleven Mile Elementary Row South Lyon Schools – Integrated Design Solutions
- Dolsen Elementary South Lyon Schools – Integrated Design Solutions
- Sayre Elementary South Lyon Schools – Integrated Design Solutions
- Brummer Elementary South Lyon Schools – Integrated Design Solutions
- Millennium Middle School South Lyon Schools – Integrated Design Solutions
- Salem Elementary South Lyon Schools – Integrated Design Solutions
- Plans and Specifications Speedway LLC. Grand Ledge – Yaldo Construction
- Dolsen Portables and Sanitary Connection South Lyon Schools – Integrated Design Solutions
- Early Childhood Center South Lyon Schools – Integrated Design Solutions
- Bartlett Elementary South Lyon Schools – Integrated Design Solutions
- East High School South Lyon Schools – Integrated Design Solutions
- Centennial Middle School South Lyon Schools – Integrated Design Solutions

PARKING, PAVEMENT AND STREET LIGHTING

- Plans and Specifications Library Parking Lot Reconstruction – N/A
- Plans and Specifications for Library Parking Lot Reconstruction – Clarkston Independence District Library
- Plans and Specifications Seymour Lake Cemetery Parking Lot Addition – Township of Brandon

PRIVATE DEVELOPMENT

- Plans and Specifications Shenandoah Country Club – Shenandoah Country Club

MISCELLANEOUS

- Survey Mickalich General Services – Mickalich Engineering Inc.

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

John T. Nagle, PE

Staff Engineer

John Nagle is a staff engineer with Hubbell, Roth & Clark, Inc. His primary work experience is for many municipalities includes water distribution design, site plan reviews, sanitary and storm sewer condition assessments, asset management, roadway design, construction administration, construction survey/layout, and construction observation. Mr. Nagle's responsibilities include the preparation of construction plans and specifications, planning construction costs estimation, drainage system calculations, and design, and asset management plan.

EDUCATION

BS, Civil Engineering; Minor in Municipal Engineering, Michigan Technological University, 2013

EXPERIENCE

With HRC since 2014
8 years of experience

PROFESSIONAL REGISTRATION/ CERTIFICATION

Professional Engineer, Michigan 6201068853

AFFILIATIONS

South Oakland County Municipal Engineers (SOCME)

PROFESSIONAL EXPERIENCE

WASTEWATER COLLECTION/TREATMENT

- SAW Grant Project Engineering & Administration – Village of Beverly Hills
- Sewer System Improvement Program – Village of Beverly Hills
- Willow Run East Side Water and Sewer Relocation Project – Wayne County Airport Authority

WATER TREATMENT/DISTRIBUTION

- 16-Inch Transmission Main Rehabilitation Project (Coolidge Hwy) – Southeastern Oakland County Water Authority
- Five Mile Road Water Main Replacement Project – City of Livonia
- Water System Improvement Program – Royal Oak Township/Oakland County Water Resources Commissioner
- Water System Improvement Program (Phase I – IV) – Township of Bloomfield
- System Optimization/Valve Investigation Program – OCWRC/City of Pontiac
- Booster Pump Station #2 Replacement Project – City of Rochester Hills
- Walton Blvd 12-inch HDD Distribution Main Installation Project – OCWRC/City of Pontiac
- Section 8 & Section 17 Water System Looping Improvements – OCWRC/City of Pontiac
- Stage 2 Disinfection Byproducts Rule (DBPR), Water System Vulnerability Assessment and Emergency Response Planning, UCMR 3/4 Water Sampling – City of Ferndale, City of Sterling Heights and City of Utica

WATER RESOURCES/WATERSHED MANAGEMENT

- Erity Dam Spillway Replacement Project – Village of Beverly Hills

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

John T. Nagle, PE

Staff Engineer

MUNICIPAL CONSULTING

- Infrastructure Improvement Projects (2015–Present) – Village of Beverly Hills
- Street Improvement Program (2015 – Present) – City of Keego Harbor
- Plan Review Services – City of Keego Harbor; Village of Beverly Hills

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

Derek Stratelak, LLA, CPWS, CA

Manager

Derek Stratelak is a licensed landscape architect, registered forester, geomorphologist, and certified professional wetland scientist with a broad range of public and private sector experience in performing site planning and landscape architectural designs, woodland and tree evaluations, expert witness services, wetland delineations, restoration and mitigation design, stream evaluations, relocation, and bank restoration design. Mr. Stratelak's experience also includes environmental permitting and application negotiations, urban planning, engineering, and construction administration. He has worked on a wide variety of large and complex projects including parks, corporate headquarters, universities, government facilities, military facilities and bases, nuclear power plants, cemeteries, golf courses, recreational facilities, residential developments, commercial developments, public and private roads including work with numerous county road commissions, county drain commissions, the state transportation departments, and federal agencies (DoD, EPA, FWS, NRC).

EDUCATION

BS, Landscape Architecture
Michigan State University, 1983

EXPERIENCE

With HRC since 2014
36 years of experience

PROFESSIONAL REGISTRATION/ CERTIFICATION

Licensed Landscape Architect No.1021, Michigan, 1986

Professional Wetland Scientist, No. 993, 1996

NPDES Certified Stormwater Operator, No. C-00188, 1994

Certified Arborist, No. MI-0377, International Society of Arboriculture, 1997

Registered Forester, No. 46096, Michigan 2015

PROFESSIONAL DEVELOPMENT

Applied Fluvial Geomorphology, Wildland Hydrology (Dave Rosgen, PhD) (2008)

River Morphology and Applications, Wildland Hydrology (Dave Rosgen, PhD) (2008)

River Assessment and Monitoring Wildlife Hydrology (Dave Rosgen, PhD) (2009)

Michigan River Restoration and Natural Channel Design Wildland Hydrology (Dave Rosgen, PhD) (2009)

AFFILIATIONS

Society of Wetland Scientists

American Geophysical Union

State Association of Wetland Managers

International Society of Arboriculture

PROFESSIONAL EXPERIENCE

LANDSCAPE ARCHITECTURE

- Police Headquarters Landscape Plan – City of Battle Creek
- Civic Center Landscape Master Plan – City of Sterling Heights
- Parking Lot No. 6 – City of Birmingham, Michigan
- Utica Road Streetscape Landscape Plan – City of Sterling Heights
- Circle Square Housing Development Landscape Plan – City of Pontiac Public Housing Authority
- N. Capital Ave. Streetscape – City of Lansing, Michigan
- Telegraph Road Medians – City of Southfield, Michigan
- LA Fitness Landscape Plan – Bloomfield Hills, Oakland County, Michigan
- Oasis at Centennial Park Landscape Plan – City of Troy, Oakland County, Michigan

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

Derek Stratelak, LLA, CPWS, CA
Manager

- CVS Pharmacy Landscape Plan – Waterford Township, Oakland County, Michigan

WATER RESOURCES/WATERSHED MANAGEMENT

- Clinton River Spillway Habitat Improvement Project – Clinton River Intercounty Drain Commission, Harrison Township, Michigan
- Clinton River Riverbank Stabilization – Oakland County Public Works Commissioner, Rochester Hills
- Richmond Park Stream Restoration – City of Grand Rapids, Michigan
- Regional Wetland Mitigation Banks – Allegan and Fennville, Michigan
- Streamwood Riverbank Stabilization – Clinton River in Rochester Hills, Oakland County
- GLRI - EPA Grant Projects: Clinton River Corridor, McBride Drain, Partridge Creek (Gloede Drain), Clinton River Spillway, Sylvan Glen Golf Course – Macomb County Public Works Commissioner, City of Sterling Heights, City of Troy, Michigan
- Munson Medical Center – Kids Creek Tributary Relocation and Restoration, Traverse City, Michigan
- Copperwood Copper Mine Tailing Basin – Stream Relocation and Restoration, Ironwood, Michigan
- County Road 595 Environmental Permitting – Marquette County Road Commission, Marquette County, Michigan
- Township Forestry and Wetland Consultant – West Bloomfield Township, Oakland County, Michigan
- Pinnacle Aeropark of Wayne County – Wayne County Economic Development Dept., Huron Township, Michigan
- Belle River Watershed Master Plan – St. Clair County, Michigan
- Henry Ford West Bloomfield Hospital – Oakland County, Michigan
- Jamain Drain – Oakland County Drain Commissioner, Oakland County, Michigan
- Shenandoah Golf and Country Club – Oakland County, Michigan
- Champs-Elysees, Residential Development – Oakland County, Michigan
- Brookside Condo Association Streambank Stabilization – Oakland County, Michigan
- Ravines Condo Association Streambank Stabilization – Oakland County, Michigan
- Bay Aggregate Relocation – Bay County, Michigan
- Pinnacle Racecourse – Wayne County Economic Development Dept., Wayne County, Michigan
- Clinton Forest Office Park – Clinton Township, Macomb County, Michigan
- Big Beaver Place – City of Troy, Oakland County, Michigan
- Henry Ford West Bloomfield Hospital – Oakland County, Michigan
- Heritage Park Wetland Mitigation – Farmington Hills, Michigan
- Augusta Dr. Green Infrastructure – Oakland County Water Resource Commissioner, Oakland County, Michigan
- Ferris State University Wetland Mitigation – Big Rapids, Michigan
- Hammond WWTP Wetland Monitoring – Hammond, Indiana

HRC
HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

Scott Roth, PS

Manager | Professional Surveyor

Scott Roth has 14 years of experience as a professional surveyor on public and private infrastructure projects. Mr. Roth is a key participant in project requirements that include industrial site survey control networks, boundary surveys, 3D laser scanning with point cloud modeling, right of way acquisition, GNSS technology, GIS data collection and geodatabase development, route, and construction surveying, radial topographic mapping, horizontal and vertical control surveys, State Plane and UTM coordinate use, and work with various datum and computations. His experience also includes asset management, infrared forensic engineering, ADA compliance assessments, industrial infrared building envelope integrity surveys, research, and computer-aided drafting.

EDUCATION

BS, Surveying Engineering
Michigan Technological University, 2008

EXPERIENCE

With HRC since 2008
14 years of experience

PROFESSIONAL REGISTRATION/ CERTIFICATION

Professional Surveyor,
Michigan No. 4001061490

Level II Certified Infrared Thermographer

M.U.S.T. Safety Certified

Confined Space Entry Supervisor Certified

AFFILIATIONS

Michigan Society of Professional Surveyors

Michigan Society of Professional Surveyors, SE Chapter – Board Past-President

National Society of Professional Surveyors (NSPS)

Northwestern Michigan College – Surveying Program Industrial Advisory Board Member

RELEVANT PROFESSIONAL EXPERIENCE

PARKING, PAVEMENT AND STREET LIGHTING

- Library Parking Deck – City of Jackson
- Pavement Rehabilitation – Sears Holdings Corporation; Our Lady of Loretto; St. Margarets of Scotland
- Pavement Management Sidewalk Study – University of Toledo
- ADA Improvements – West Bloomfield Parks and Recreation

WATER RESOURCES/WATERSHED MANAGEMENT

- Minnow Pond Drain – City of Farmington Hills
- Meckler Drain Culvert Replacement and Stream Enhancement – GM Global Facilities
- Quarton Lake Maintenance and Dredging – City of Birmingham
- Pavilion Drive Culvert Replacement and Stream Restoration – Oakland University
- Storm Collection Inventory and Assessment SAW. Grant – City of Marysville
- Ross Township Culvert Replacement EGLE Permitting Survey - Road Commission of Kalamazoo County

TRAFFIC ENGINEERING AND INTELLIGENT TRANSPORTATION SYSTEMS

- Morrell Street Lighting Improvements – City of Jackson
- Glenwood Pedestrian Crossing Laser Scan and Survey – City of Grand Rapids
- Adrian Street Lighting Improvements – City of Jackson
- Burton and Michigan Pedestrian Crossing Laser Scan and Survey – City of Grand Rapids
- Cooper Street Lighting Improvements – City of Jackson
- Silver Parkway Lighting, Landscape, and Resurfacing – City of Fenton

AIRPORTS AND TRANSPORTATION FACILITIES

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

Scott Roth, PS
Manager | Professional Surveyor

- Smith Terminal Survey – Detroit Metro Airport
- Lots A&B ALTA Survey – Detroit Metropolitan Airport
- Petroleum Terminal HDS Laser Scan – Sunoco Logistics, Romulus, Michigan
- FAA Navigation Antennas – Detroit Metro Airport
- Petroleum Terminal Containment – Sunoco Logistics Romulus and Port Huron, Michigan
- Public Safety Training Facility Investigation Services – Wayne County Airport Authority
- Ground Transportation Center HDS Laser Scan and Data Gathering – Wayne County Airport Authority
- Willow Run Hangar 1 Laser Scanning – Wayne County Airport Authority
- Construction Layout of Intermodal Lighting – CSX Louisville, Kentucky

INDUSTRIAL FACILITIES

- Industrial Plant HDS Laser Scan and Modeling – Wacker Chemical Adrian, Michigan
- GM Roof Deck Assessments and Infrared Scanning – Numerous General Motors Sites Nationwide
- GM Building 104 AST Removals – General Motors Warren Technical Center, Michigan
- GM VEC and Fuel Blend Building UST Removals – General Motors Warren Technical Center, Michigan
- Secondary Containment Upgrades – Chrysler Jefferson North Assembly Plant, Michigan
- GM Salt Spray Building Survey – General Motors Milford Proving Grounds, Michigan
- GM Detroit Hamtramck Assembly Facility Infrared Roof Scanning – General Motors Real Estate & Facilities
- GM Global Propulsion Systems (formerly GM Powertrain), Aeration Tank Structural Review – Bedford, Indiana
- GM Bridge Structure A – General Motors Milford Proving Grounds
- GM Bridge Structure C – General Motors Milford Proving Grounds
- GM Gate #1 Bridge HDS Laser Scan – General Motors Warren Technical Center
- GM Structural Inspection of Bridges and Laser Scanning – General Motors Proving Grounds
- New Paint Shop Survey – General Motors Flint, Michigan
- CN Railway Precast Rail Spur – General Motors Flint Truck Assembly
- SMART Transit Boundary Survey & Laser Scanning – Macomb, Oakland and Wayne Counties
- Michigan Marine Terminal HDS Laser Scan – City of River Rouge

COMMERCIAL DEVELOPMENT

- Fillmore Theater Laser Scan – City of Detroit
- Gibson House Laser Scan – City of Wixom
- First National Bank Building Laser Scanning and Revit Model – Bedrock Detroit
- Home Depot/Chili's ALTA Survey – City of Wixom
- Universal Mall – City of Warren
- Providence Hospital/Providence Park – City of Novi
- Vermulen Building Laser Scanning & Condominium Development – City of Jackson
- Comerica Bank ALTA Survey – City of Jackson
- Grovenburg ALTA Survey – Delhi Township
- Masonic Temple – City of Jackson
- MEDC Grant Funding and Parcel Splits – Handy Township

DiClemente Siegel Design Inc.
Engineering & Architecture

Robert W. Armstrong, AIA

Vice President of Architecture

PROJECT ROLE

Lead Architect

EDUCATION

Masters of Architecture – 1989
Lawrence Technological University

Bachelor of Science in Architecture – 1987 Lawrence Institute of Technology

EXPERIENCE

DiClemente Siegel Design Inc., 2021 – present

Ford Motor Company
2010 - 2021

Armstrong Design Group Architects and Planners, Inc.
1993 - 2010

Bowers and Rein Associates
1988 - 1993

AFFILIATION

American Institute of Architects (AIA)

Mr. Armstrong brings 33 years of experience to his role as Vice President of Architecture at DSD. He is responsible for all phases of architectural services. He draws on 33 years' experience to assist the team in engineering design activities (Architectural, Civil/Structural, MEP, Building Technology, and Sustainability). Robert holds a Masters of Architect and Bachelor of Science from Lawrence Technological University and is a Registered Architect in the state of Michigan. He is LEED certified and a part of AIA.

Areas of Expertise

Robert excels at Budget planning, bid process management and negotiations. Effective collaboration and coordination with clients, consultants, contractors, and municipalities throughout all design/construction project phases. These skills will benefit Robert with his role as Lead Architect on any project.

RELEVANT PROJECT EXPERIENCE

- Michigan Central District project (50 acres, $750M) in Corktown, Ford Motor Company, Detroit, Michigan
- Ford Mexico Product Development, new campus (El Cristo,) $150M budget, Mexico City
- North American manufacturing plants, including Kentucky Truck, Louisville Assembly, Dearborn Stamping, and Livonia Transmission.
- New 16,000 square foot, 2-story office building with 91,000 square feet of attached manufacturing plant renovations, including Locker rooms, Cafeteria, and Restrooms. Livonia, MI
- 24,000 square feet of new shipping/receiving area addition, 6 truck wells. Wyandotte, MI
- 3 Floor office building renovation, Royal Oak, MI
- Restoration and renovation of former warehouse/feed store/streetcar powerhouse into a new mixed-use office/restaurant and wine shop. Royal Oak, MI
- 10,000 square foot restoration and renovation of existing warehouse and office into a new medical office and out-patient facility. Wyandotte, MI
- Kirlin Lighting 87,000 square foot Historic Office and Warehouse renovation and expansion in Downtown Detroit, MI

Bart J. Reed

PE, LEED AP

Mechanical Engineer

34 Years of Experience

28105 Greenfield Rd.
Southfield, MI 48076

248.569.1430

bart@dsdonline.com

REGISTRATIONS
P.E.
State of Michigan, 1991

EDUCATION
Bachelor of Science
Mechanical Engineering, 1986
Lawrence Technological University

EXPERIENCE
DiClemente Siegel Design Inc.
6/1993 – Present

Tomblinson Harburn Associates
Director of Engineering

Bart is regarded for his commitment to engineering excellence, and has a reputation for delivering projects on schedule and within budget.

President – Mechanical Engineer

As the President of DSD, Bart has many roles to help the team achieve success on our many endeavors. Bart is very hands on and has a working knowledge of each project coming in and out of the office. Mr. Reed is responsible for providing both strategic and technical leadership to the entire organization, formulating and implementing such plans that guide and direct DSD, through input of each of our departments. Every week he evaluates manpower and distributes work throughout the organization, in order to make sure no one is burdened and project timelines are met.

Areas of Expertise

Bart excels at project coordination and communication to clients, understand how mechanical systems operate, and coordinates architectural, mechanical and electrical systems integrate with each other.

As the President of the company, Bart often calls on his expert communication skills. Bart is friendly, trustworthy and respectful of the opinions of others. Topics are approached with an open mind, and he makes sure that feedback is being received and confirms with the client before moving forward. Bart provides constructive feedback making the overall collaborative effort smooth.

Working in the industry for over 30 years, Bart has taken his experience on projects to learn how all building systems work. This skill works in his favor as the President of a company that encompasses all these services.

Representative Client Base

Automotive, Commercial, Developers, Corporate, Industrial, Manufacturing, Healthcare, Government, Municipal, Recreational, Retail, Higher Education, K-12, and Religious.

Biography / Education

Mr. Reed has over 35 years of experience as a mechanical engineer. As President, he is responsible for DSD's production and services. He draws on his vast experience to assist his team in removing roadblocks, offers advice, and confirms overall quality of designs. He is deeply committed to DSD's quality program, and is a key member of the Quality Steering Committee. Bart holds a Bachelor of Science in Mechanical Engineering from LTU, and is a registered engineer in the State of Michigan. He also is a part of the U.S. Green Building Council.

William A. Grayzar
CPD, GPD

Mechanical Engineer

35 Years of Experience

28105 Greenfield Rd.
Southfield, MI 48076

248.569.1430

bill@dsdonline.com

EDUCATION
Associates Degree
Architectural Technology, 1984
Delta College
University Center, Michigan

Courses – CAD and Mechanical Engineering
Oakland Community College

Courses – Architectural Technology
Lawrence Technical University

EXPERIENCE
DiClemente Siegel Design Inc.
3/1998 – Present

AFFILIATIONS
American Society of Plumbing Engineers

Great Lakes Area Council BSA

Code Study and Development Group of Southeastern Michigan

National Fire Protection Association (NFPA)

Associate - Mechanical Engineering

Providing mechanical engineering at DSD, Bill is responsible for creating designs that will be efficient, effective and maintainable. His designs include building and renovations. Bill also analyzes for mechanical systems to solve problems. Bill works closely with clients to ensure the best overall solution is implemented within the project.

Areas of Expertise

Bill excels at communications with others, energy modeling and designing HVAC systems., and is certified in plumbing design.

While on the job Bill is friendly, trustworthy and respectful to the opinions of others. Projects are approached with an open mind, and he makes sure that project feedback is being received and confirms with the team before moving forward. Bill provides constructive feedback to the team making the overall collaborative effort smooth.

Bill's highly efficient system designs deliver comfortable, humidity controlled, enhanced air quality and quiet operations. Satisfaction is important to Bill, so these criteria play a key role in his mechanical designs for clients, as they operate with less energy and are a cost savings to clients.

HVAC systems are right in Bills wheelhouse; he provides comfort and good indoor air quality to all of his clients. His designs also keep "low maintenance" in the forefront, to ensure client satisfaction.

Representative Client Base

Automotive, Commercial, Developers, Corporate, Industrial, Manufacturing, Healthcare, Government, Municipal, Recreational, Retail, Higher Education, K-12, and Religious.

Biography / Education

Mr. Grayzar has over 35 years of experience in architecture and engineering. He is experienced in the mechanical design field and continues to enhance his system engineering skills through additional vocational field training. Bill has an excellent working knowledge of Michigan's current building codes and regulations.

Bill holds an Associate's Degree of Architectural Technology from Delta College and has taken numerous courses continuing his education. He is an active member of American Society of Plumbing Engineers, The Code Study and Development Group of Southeast Michigan, and the National Fire Protection Association.

Brian L. Dorner
LC, LEED GA

Electrical Engineering

30 Years of Experience

28105 Greenfield Rd.
Southfield, MI 48076

248.569.1430

bdorner@dsdonline.com

EDUCATION
Bachelor of Science Architecture
Lawrence Technological University

EXPERIENCE
DiClemente Siegel Design Inc.
2014 – Present

EAM Engineers, Inc.
2001-2014

Mancini Alkateeb
1991-2001

Siegal/Tuomaala
1989-1991

AFFILIATION
Illuminating Engineering Society of North America

Brian has a long list of return clients!

Associate - Electrical Engineering

While providing electrical engineering at DSD Brian designs, develops electrical and oversees the installations of his strategies. He defines what new electronic equipment within a project should be provided, and designs the proper infrastructure to support client requirements. Brian calls on his math and science skills to solve intricate problems. Projects Brian works on can vary from the operation of electric power stations to lighting and wiring of buildings

Areas of Expertise

Brian excels at project coordination and client relations, engineering of lighting systems and has a diverse knowledge of electrical systems.

While on the project Brian keeps the entire team organized and running smoothly. He coordinates alongside all project members, tracking and communicating on project job needs. Because Brian is so good at this, he builds a strong team moral, and trust within the client. Brian has a long list of return clients due to these strong customer relations.

In design Brian develops energy efficient lighting solutions, which are a return on investment for the client. Brian calculates how much light is needed, where it will be powered from, and how it will fit to best meet project requirements.

Brian's diverse knowledge of electrical systems and exceptional people skills give him the opportunity to work on a vast portfolio of projects. He understands each project is unique, and uses each opportunity as a continued growth experience.

Representative Client Base

Automotive, Commercial, Developers, Corporate, Industrial, Manufacturing, Healthcare, Government, Municipal, Recreational, Retail, Higher Education, K-12, and Religious

Biography / Education

Mr. Dorner has over 30 years of experience as an architect/electrical engineer. Brian is knowledgeable in the preparation of contract documents, client interaction, and the overall direction of a project from start to finish. He specializes in lighting design, site development, power, electrical low voltage systems, and lighting calculations. Brian holds a Bachelor of Science in Architecture from LTU and is an active member of Illuminating Engineering Society of North America.

Paige. D. Henderson

CAD Designer

2 Year of Experience

28105 Greenfield Rd.
Southfield, MI 48076

248.569.1430

pchorkey@dsdonline.com

EDUCATION
Bachelor of Science in Architecture
Lawrence Technological University 2013 – 2018

EXPERIENCE
DiClemente Siegel Design Inc.
CAD Designer
2018 – Present

Willow Renovation LLC
Co-Owner
2017 – Present

Paige has a passion for sustainability in architecture. Stating "a design should complement its environment and not tarnish it".

Electrical CAD Designer

As an electrical CAD designer Paige is responsible for coordinating, and formatting electrical drawing models for electrical construction. While in this role, Paige practices strong attention to details and prioritizes her workload around project deadlines. Paige is an asset to the team with her easy going personality, and ability to quickly edit design drawings as needed. Paige helps to deliver client excellence experience we strive for at DSD.

Skills

- AutoCAD
- Revit
- Rhino
- Adobe Photoshop
- Adobe In-Design
- Adobe Illustrator
- Microsoft Word
- Microsoft Excel
- Graphic Design

Representative Client Base

Automotive, Commercial, Developers, Corporate, Industrial, Manufacturing, Healthcare, Government, Municipal, Recreational, Retail, Higher Education, K-12, and Religious

Biography / Education

Ms. Henderson has 1 year of experience in the industry. As a CAD Designer, she is responsible for DSD's project services on all types of drawings and details needed. The experience Paige will acquire while working in the electrical department will make her well rounded when she moves into other roles within the company. She will have a vast experience with construction drawings. Paige draws on her previous industry experiences as well as her educational training to assist the team in various types of projects. She is deeply committed to DSD's Electrical and architectural program. Paige holds a Bachelor of Science at Lawrence Technological University.

Résumé

Jason B. Stoops, P.E.
Associate / Project Manager

Jason is G2's Ann Arbor office manager. Over his 21-year career, he has provided geotechnical engineering for many new construction projects in the Greater Detroit / Ann Arbor area including office buildings, distribution centers, retail developments, schools, residential developments and building additions.

Some of his signature projects include:

- **Amazon Fulfillment Center, Romulus, MI** – special inspections and materials testing for $140 million, 850,000 square foot facility.
- **Dexter Community Schools Bond Program, Dexter, MI** – $71.7 million school improvements, including new elementary school, athletic campus, and building additions.
- **Oakland University Upper Fields Athletic Complex and Student Housing # 9, Rochester, MI.**
- **Arbor Hills Shopping Center, Ann Arbor, MI.**
- **Pavement investigation, condition evaluations, and design of repair programs** for city streets in Commerce Township, Ferndale, Eastpointe, Grosse Pointe, Grosse Pointe Woods, Roseville, Clawson, Saline, Dexter, Ypsilanti, Milan, Romulus, Brighton Twp., Novi, Farmington, and Harper Woods.
- **ITC Headquarters, Novi, MI** - Project Manager overseeing construction observation and testing for a six-story, 188,000 square foot new headquarters.
- **Apostolic Church, Auburn Hills, MI** - Field Engineer QA / QC testing during construction of new facility.
- **Waterford Mott High School, Waterford, MI** – Field Engineer QA / QC testing during construction of new additions.

Education

Bachelor of Science, Civil and Environmental Engineering – University of Michigan
Master of Science, Civil Engineering – University of Michigan

Professional Affiliations

- American Society of Civil Engineers (ASCE): Past President SE Branch
- Geo-Institute Legislative Committee Chair
- Geoprofessional Business Association (GBA) – Business Practice Committee Chair
- Urban Land Institute (ULI) of Michigan
- Engineering Society of Detroit
- American Council of Engineering Companies Michigan

Areas of Specialization

- Geotechnical Engineering
- Pavement Engineering
- Construction Quality Control Observation and Testing

2G CONSULTING GROUP

R®sum®

Michael G. Dagher, P.E.
Project Engineer

Michael has a strong background in soil mechanics, laboratory testing, and geotechnical drilling. He is responsible for maintaining accreditation through the American Association of Highway Transportation Officials and the Cement and Concrete Reference Laboratory. His technological experience catalyzes his ability to coordinate and execute geotechnical investigations, implement quality control and quality assurance plans, as well as, deliver high quality reports and analyses.

Michael's key projects include:

- Developed Civil 3D models for use slope stability analyses, slope restoration methods, and earthwork quantity estimation.
- Budgeted, executed, analyzed, and delivered various geotechnical investigations for geotechnical and pavement investigations for public and private construction projects including the Amazon Fulfillment Center in Romulus and several high-rise structures in Detroit.
- Contributed key seepage analyses used in expert witness testimony for litigation involving Katrina levee breaches.
- Participated in field exploration program to evaluate seismic stability of several coal ash retention structures for the Tennessee Valley Authority.
- Conducted field investigation for the evaluation of soil and rock stability adjacent to hydro-electric power plan owned by American Municipal Power.
- Designed and deployed instrumentation and monitoring program for several landmark projects throughout the eastern U.S.
- Designed and drafted temporary earth retention structures for use in I-96 redevelopment projects.
- Redeveloped Quality System Manual (AASHTO R 18) and related documentation to gain AMRL accreditation for both the Troy and Ann Arbor office locations.
- Provided training related to field and laboratory testing procedures in both the Troy and Ann Arbor office locations.
- Regularly implements automation scripting for various applications.
- Developed field and laboratory testing scope of work related to geotechnical building distress evaluations for numerous residential and commercial structures

Education
Bachelor of Science, Civil Engineering – University of Massachusetts – Dartmouth
Fundamentals of Professional Practice Course No. 27

Professional Affiliations
- American Society of Civil Engineers – Participating Member Since 2009

Areas of Specialization
- Geotechnical Engineering Analyses and Design
- Pavement Engineering Analyses and Design
- Geotechnical Building Distress Evaluation
- Construction Quality Control Observation and Testing
- Field and Laboratory Testing
- Desktop Computing

2G CONSULTING GROUP

OFFICE LOCATIONS

Bloomfield Hills
555 Hulet Drive
Bloomfield Hills, MI 48302
248-454-6300 | Fax: 248.454-6312

Delhi Township
2101 Aurelius Road, Suite 2
Holt, MI 48842
517-694-7760

Detroit
Buhl Building, Suite 1650
535 Griswold Street | Detroit, MI 48226
313-965-3330

Grand Rapids
1925 Breton Road SE, Suite 100
Grand Rapids, MI 49506
616-454-4286

Howell
105 West Grand River Avenue
Howell, MI 48843
517-552-9199

Jackson
401 S. Mechanic Street, Suite B
Jackson, MI 49201
517-292-1295

Kalamazoo
834 King Highway, Suite 107
Kalamazoo, MI 49001
269-665-2005

Traverse City
1501 Cass Street
Traverse City, MI 49684
231-714-5007

Troy
629 E Elmwood
Troy, MI 48083
248-454-6300

HRC
HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

ENGINEER. ENVIRONMENT. EXCELLENCE
248-454-6300 hrcengr.com

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD May 6, 2024

Meeting was called to order at 8:41 p.m. by Council Vice President Martha Ptashnik. Present: Scott Morgan, Laura Toy, Jim Jolly, Rob Donovic, Carrie Budzinski, and Vice President Martha Ptashnik. Absent: President Brandon McCullough.

Elected and appointed officials present: Lori Miller, City Clerk; Carter Fisher, City Attorney; Paul Bernier, City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

12. REQUEST TO APPROVE MEMBERSHIP AND FEE CHANGES AT THE JACK E. KIRKSEY RECREATION CENTER: Department of Parks and Recreation, re: in order to simplify offerings and increase value to the membership.

    Ted Davis, Superintendent of Parks and Recreation, presented the request to Council.

    Councilmember Budzinski suggested implementation of a Veteran rate that could be the same as the Senior rate.

    Councilmember Jolly offered an approving motion for the Consent agenda.

    DIRECTION: APPROVING CONSENT

LETTER TO THE LIVONIA CITY COUNCIL

12.

Parks and Recreation
April 10, 2024

MEETING DATE	PRESENTED BY
S050624/R052024	Ted Davis, CPRP, Superintendent of Parks and Recreation

AGENDA ITEM

REQUEST TO APPROVE MEMBERSHIP AND FEE CHANGES AT THE JACK E. KIRKSEY RECREATION CENTER: Department of Parks and Recreation, re: in order to simplify offerings and increase value to the membership.

BACKGROUND DETAILS

The Parks and Recreation Commission asks for your agreement with membership changes at the Jack E. Kirksey Recreation Center and outdoor pools.

#3958-24 **RESOLVED,** that the Commission approves the following changes:

Effective December 1, 2024, the elimination of Summer Membership and Outdoor Pool season passes.

Effective upon Council approval:

1. Addition of Corporate EFT fee which will be the same as the Business EFT fee.
2. Change EFT memberships to a two (2) month minimum.
3. Change the policy of a member being able to bring a maximum per visit of two (2)

youth visitors (age 4-12) and pay the resident rate to being able to bring a maximum of two (2) visitors any age and pay the age appropriate resident rate.

4. Allowing memberships to be placed “on-hold”.

A roll call vote was taken on the foregoing resolution with the following results:

AYES: Condon, Kevra, Summers, Jolly and Johnson

NAYES: None

The Chairperson declared the resolution **adopted.**

We feel these changes will simplify our offerings while we continue to add value to our membership.

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

Effective December 1, 2024, the elimination of Summer Membership and Outdoor Pool season passes.

Effective upon Council approval:

1. Addition of Corporate EFT fee which will be the same as the Business EFT fee.
2. Change EFT memberships to a two (2) month minimum.
3. Change the policy of a member being able to bring a maximum per visit of two (2) youth visitors (age 4-12) and pay the resident rate to being able to bring a maximum of two (2) visitors any age and pay the age appropriate resident rate.
4. Allowing memberships to be placed “on-hold”.

ATTACHMENTS

1. S050624 LTC Rec Center Membership fee chgs
2. Membership Rates 2023

APPROVED BY

Date: April 10, 2024

Ted Davis, CPRP, Superintendent of Parks and Recreation

Date: April 19, 2024

Maureen Miller Brosnan, Mayor

Membership Rates & Amenities Comparison 2023

Local Competitors:

Planet Fitness

37685 5 Mile Rd., Livonia, MI 48154
29475 7 Mile Rd., Livonia, MI 48152
27330 Plymouth Rd., Redford Charter Township, MI 48239
Hours: 24/7
No children under 13, 14+ must be with Adult
25 free fitness classes/wk.

Base Membership: $10/month + $49/yearly maintenance fee

Unlimited access to home club
Unlimited personal training

Black Card: $24.99/month + $49/yearly maintenance fee

Unlimited access to home club
Unlimited personal training
Reciprocal use of all PF franchise locations
Use of Tanning
Unlimited use of Massage Chairs
Unlimited Hydromassage
Bring a Guest

LA Fitness

30273 Plymouth Rd., Livonia, MI 48150
29659 7 Mile Rd., Livonia, MI 48152
Hours: M-Th 5am-11pm
F 5am-10pm
S & S 8am-8pm

Membership Adult : $49.99/month + $0 Joining fee
$39.99/month + $99 Joining fee
Two guests/visit: +$20.00/month

Pool
Gymnasium
Racquet Ball
Fitness Center
28 free fitness classes/week
Reciprocal use of most LA Fitness locations

Lifetime Fitness

1700 Haggerty Rd. North, Canton, MI 48187
Hours: 24/7 Pool: 4am-2am

Membership –	Adult	$139/month
	Adult +1	$199/month
	Additional members	$15/month

Lap Pool
Family Pool
Child Care Center
Outdoor Pools
Basketball courts
Rock Wall
Racquetball Courts
Squash Courts
Non-member hours limited
100+ classes free/week
Free Weights
Cardio Equipment
Free member events
Children under 13 receive 4 free group swim lessons

Similar community-based facilities:

Ford Community & Performing Arts Center

15801 Michigan Ave, Dearborn, MI 48126
Hours: M-F 5:30am-9 pm
Saturday 8am-8pm
Sunday 9am-6pm

Membership:	Resident	NR
Youth 4-12	$24/month	$34/month
Student 13-17	$26/month	$36/month
Individual	$35/month	$50/month
Senior 60+	$28/month	$40/month
Couple	$43/month	$60/month
Family (up to 6)	$50/month	$75/month

Monthly rates above plus $25 initiation fee

Day Passes:		
Youth	$5	$10
Student	$10	$15
Adult	$15	$20
Senior	$10	$10

Open Gym
Lap Pool
Zero-depth pool
Lazy River
Water Slides
Indoor Track
Cardio & Weight training equipment
Class option $22/month/member $17/month/sr. member $37-$42/month/non-member
50+ aerobics classes/week
Three and six-month memberships are available

Summit on the Park

46000 Summit Parkway, Canton, MI 48188
Hours: M-F 6 am-9 pm
Saturday 7 am-8 pm
Sunday 7 am – 8 pm

Membership:	Resident	Non-Resident
Individual	$33/month	$66/month
Senior	$24/month	$48/month
Student	$26/month	$52/month
Couple	$57/month	$119/month
Sr. Couple	$43/month	$86/month
Family	$65/month	$130/month

Day Pass:		
Child	$5	$10
Student	$6	$12
Adult	$7	$15
Senior	$6	$13

Aquatic Center
Gym
Racquetball court
Fitness Center
Steam & sauna rooms
Indoor track
50+ Fitness Classes/week
Discount on other programs
Three and six-month membership are available

Romulus Athletic Center

35765 Northline Rd., Romulus, MI 48174
Hours: M-F. 5am-9pm
Saturday/Sunday 8am-7pm

Membership:	Resident	Non-Resident
Individual	$33.25/month	$44.92/month
Couple	$53.67/month	$77/month
Family (6)	$56.50/month	$79.84/month
Senior	$26.69/month	$35.44/month
Senior Couple	$42/month	$59.50/month
Senior Family	$44.13/month	$61.63/month

Lap Pool
Family Pool
Gyms
Rock Wall
Free Weights
Cardio Equipment
$5 for guests

Plus Membership:	Resident	Non-Resident
Individual	$47.25/month	$58.92/month
Couple	$67.67/month	$91/month
Family (6)	$70.50/month	$93.83/month
Senior	$37.19/month	$45.94/month
Senior Couple	$52.50/month	$70/month
Senior Family	$54.63/month	$72.13/month

Day Pass:		
Individual	$10	$15
Senior	$6	$9

Lap Pool
Family Pool
Gyms
Rock Wall
Free Weights
Cardio Equipment
Free daycare for children on the membership
10 free guest passes/year
$5 for guests
25% off all facility programs
Priority registration

Macomb Township Recreation Center

20699 Macomb St., Macomb, MI 48042
Hours: M-F 6am-9pm
Saturday 8am-5pm
Sunday 10am-5pm

Membership:	Resident	Non-Resident
Adult (21+)	$30/month	$60/month
Children	$20/month	$40/month
Seniors (55+)	$20/month	$40/month

Day Pass:		
Individual	$8	$16

Fitness Center
Gym
Indoor Playground
Feature Pool
Activity Pool
Lazy River
Water Slide
Hot Tub
Discount on classes

Troy Community Center

3179 Livernois Rd., Troy, MI 48083
Hours: M-F 5am-9pm
Saturday 7am-5pm
Sunday 8am-5pm

Membership:	Resident	Non-resident
Adult	$27/month	$41/month
Youth (3-17)	$17/month	$26/month
Senior (60+)	$25/month	$41/month
Matinee	$22/month	$33/month

Aquatic Area (Therapy Pool, slides and water toys)
Fitness Room with strength, cardio and weight equipment
Gyms
Circuit Training Room
Discounts on classes

Flex into Fitness:		
Individual	$69-99/session	$45/month

30 fitness classes/week

Jack E. Kirksey Recreation Center

15100 Hubbard Rd., Livonia, MI 48154
Hours: M-F 5am-10pm
Saturday 6am-7pm
Sunday 7am-7pm

Membership:	Resident	Non-Resident	Business
Youth (4-17)	$21/month	$42/month	
Adult (18-61)	$25/month	$50/month	$28/month
Senior (62+)	$23/month	$46/month	
Adult +1	$41/month	$82/month	$61/month
Family (6)	$49/month	$98/month	$72/month
Additional Mem.	$5/month	$10/month	$10/month
Matinee	$22/month	$44/month	

Day Pass:		
Youth	$6	$12
Teen	$8	$16
Adult	$9.50	$19
Senior	$8	$16

Leisure Pool w/Lazy River, Hot Tub and Slide
Competition Pool
Tree Fort
Indoor Track
Fit Hub
Gyms
Indoor in-line rink
Discount on Rec Center offerings and priority registration
Rock Wall
Kids Quarters/child care
3 Outdoor Pools

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD May 6, 2024

Meeting was called to order at 8:41 p.m. by Council Vice President Martha Ptashnik. Present: Scott Morgan, Laura Toy, Jim Jolly, Rob Donovic, Carrie Budzinski, and Vice President Martha Ptashnik. Absent: President Brandon McCullough.

Elected and appointed officials present: Lori Miller, City Clerk; Carter Fisher, City Attorney; Paul Bernier, City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

13. AWARD OF CONTRACT: Department of Parks and Recreation, re: for the Jack E. Kirksey Recreation Center Hockey Rink Repaving Project, from budgeted funds.

    Ted Davis, Superintendent of Parks and Recreation, presented the request to Council.

    Councilmember Budzinski offered an approving motion for the Consent agenda.

    DIRECTION: APPROVING CONSENT

LETTER TO THE LIVONIA CITY COUNCIL

13.

Engineering
April 8, 2024

MEETING DATE	PRESENTED BY
S050624/R052024	Ted Davis, CPRP, Superintendent of Parks and Recreation

AGENDA ITEM

AWARD OF CONTRACT: Department of Parks and Recreation, re: for the Jack E. Kirksey Recreation Center Hockey Rink Repaving Project, from budgeted funds.

BACKGROUND DETAILS

The Parks and Recreation Department has asked the Engineering Division to prepare drawings and specifications for the removal and replacement of the existing in-line hockey rink at the Jack E. Kirksey Recreation Center. The Engineering Division arranged for the taking of bids on March 26, 2024 for the Jack E. Kirksey Recreation Center Hockey Rink Repaving project. In response to the advertisement on the Michigan Intergovernmental Trade Network (MITN), five bids were submitted.

The bids may be summarized as follows:

NAME OF BIDDER	AMOUNT OF BID
A & J Paving, Co. Willis, MI.	$162,572.00
Nagle Paving Company Livonia, MI.	$168,750.00 ($163,687.50 w/ Local Bidder Preference)
Best Asphalt, Inc. Romulus, MI.	$185,330.75
Brencal Contractors, Inc. Warren, MI.	$193,626.00 ($193.000.00 As-Read Total)
Anglin Civil, LLC Livonia, MI.	$337,168.75 ($327,053.69 w/ Local Bidder Preference)

This office has reviewed the bids and has checked the references for the low bidder, A & J Paving Company, Inc. and finds this company qualified to perform the work required under this contract, it is, therefore, recommended that the Council proceed as follows:

- Award a contract in the amount of $162,572.00 to A & J Paving Co., Inc., 14160 Oakville Waltz Road, Willis, Michigan 48191. The award should be on the basis of the bid unit prices, said amount

to be adjusted based upon quantities of work actually completed.

- Authorize an expenditure in the amount of $162,572.00 for the Jack E. Kirksey Recreation Center Hockey Rink Repaving Project from budgeted funds in Account No. 208-755-974-000 (Recreation Center Capital Fund).

- Authorize the City Engineer to approve minor adjustments in the work, as required.

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

This office has reviewed the bids and has checked the references for the low bidder, A & J Paving Company, Inc. and finds this company qualified to perform the work required under this contract, it is, therefore, recommended that the Council proceed as follows:

- Award a contract in the amount of $162,572.00 to A & J Paving Co., Inc., 14160 Oakville Waltz Road, Willis, Michigan 48191. The award should be on the basis of the bid unit prices, said amount to be adjusted based upon quantities of work actually completed.

- Authorize an expenditure in the amount of $162,572.00 for the Jack E. Kirksey Recreation Center Hockey Rink Repaving Project from budgeted funds in Account No. 208-755-974-000 (Recreation Center Capital Fund).

- Authorize the City Engineer to approve minor adjustments in the work, as required.

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

n/a

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

$162,572.00

DETAILED WORK BEING PERFORMED

Repaving of the Hockey Rink at the Jack E. Kirksey Recreation Center

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

$162,572.00 from Account No. 208-755-974-000 (Recreation Center Capital Fund)

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

Lowest Bidder - A & J Paving Co., Inc., 14160 Oakville Waltz Road, Willis, Michigan 48191, Contact: Austin Blaine, Chief Operating Officer

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

ATTACHMENTS

1. S050624 LTC Hockey Rink Paving Project
2. Bid Summary - March 26, 2024

APPROVED BY

Date: April 08, 2024

David Lear, Assistant City Engineer

Date: April 08, 2024

Ted Davis, CPRP, Superintendent of Parks and Recreation

Date: April 09, 2024

Michael Slater, Finance Director

Date: April 09, 2024

Paul Bernier, City Attorney

Date: April 10, 2024

Maureen Miller Brosnan, Mayor

Livonia Recreation Center
Hockey Rink Repaving

Bid Summary – Tuesday, March 26, 2024

1.	A & J Paving Co., Inc.	$ 162,572.00
2.	Nagle Paving Company	$ 168,750.00
3.	Best Asphalt, Inc.	$ 185,330.75
4.	Brencal Contractors, Inc.	$ 193,626.00 ($193,000.00 as-read total)
5.	Anglin Civil, LLC	$ 337,168.75

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD May 6, 2024

Meeting was called to order at 8:41 p.m. by Council Vice President Martha Ptashnik. Present: Scott Morgan, Laura Toy, Jim Jolly, Rob Donovic, Carrie Budzinski, and Vice President Martha Ptashnik. Absent: President Brandon McCullough.

Elected and appointed officials present: Lori Miller, City Clerk; Carter Fisher, City Attorney; Paul Bernier, City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

14. AWARD OF BID: Department of Parks and Recreation, re: for the replacement of the Kingsley House roof at Greenmead Historical Park, from budgeted funds.

    Ted Davis, Superintendent of Parks and Recreation, presented the request to Council.

    Councilmember Jolly offered an approving motion for the Consent agenda.

    DIRECTION: APPROVING CONSENT

LETTER TO THE LIVONIA CITY COUNCIL

14.

Parks and Recreation
April 10, 2024

MEETING DATE	PRESENTED BY
S050624/R052024	Ted Davis, CPRP, Superintendent of Parks and Recreation

AGENDA ITEM

AWARD OF BID: Department of Parks and Recreation, re: for the replacement of the Kingsley House roof at Greenmead Historical Park, from budgeted funds.

BACKGROUND DETAILS

On behalf of Greenmead Historical Park, we respectfully request the acceptance of a proposal from Cedar Preservation Systems (CPS) for the replacement of the cedar shake roof on the Kingsley House in the amount of $34,100.

Bids were solicited through MITN and opened on April 9, 2024, with only one company submitting a proposal:
Weatherseal Home Improvements: $39,673.

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

It is respectfully recommended that the Council take the following actions:

-Authorize a purchase order in the amount not to exceed $34,100 to Cedar Preservation Systems, 28243 Beck Rd. B-10, Wixom, MI 48383

-Authorize an expenditure in the amount of $34,100 from budget funds in the Greenmead Maintenance Account 101-821-931-220.

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

Kingsley House Roof replacement

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

$34,100

DETAILED WORK BEING PERFORMED

Roof replacement on Kingsley House at Greenmead Historical Park.

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

$34,100 from budget funds in the Greenmead Maintenance Account 101-821-931-220.

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

NA

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): We ask Council to award the project based upon the quote from Cedar Preservation Systems as the price was lower than the lone bid received from Weatherseal Home Improvements.

ATTACHMENTS

1. Greenmead Kinsley House reroof - 2023

APPROVED BY

Date: April 15, 2024

Ted Davis, CPRP, Superintendent of Parks and Recreation

Date: April 19, 2024

Debra Peck Lichtenberg, CPA, Finance Director

Date: April 19, 2024

Paul Bernier, City Attorney

Date: April 19, 2024

Maureen Miller Brosnan, Mayor

cedar
PRESERVATION SYSTEMS

Greenmead Historical Park
20501 Newburgh Rd
Livonia, MI 48152

12/14/2023

We are pleased to submit our proposal to you for a new Hand Split Cedar Shake roof on the Kingsley House at the above address. The following is a description of what we are proposing to do along with the costs.

Project management:

- **Mike Dwyer – Production manager. Mike will be overseeing the daily operation of the project. He will be your main contact during the process of installing your new roof. 248-882-9490**
- **John Fitzgerald – Owner. John will be handling the scheduling of the project. He also does all the material purchasing, all invoicing and final letter of completion. 248-694-1522**
- **Paul Allen – Area manager. Paul will be overseeing the project along with John and Mike. He is another contact person for you during the installation process. 248-408-8289**

References:

- **Chris Charlton 344 Provencal Rd. Grosse Pointe Farms, MI 48236 cell – 586-291-2118**
  Text message only please
- **Brian Boyse 3424 Franklin Rd. Bloomfield Hills, MI 48302 cell – 517-270-1676**
  Text message only please.
  New Construction project. PRM Custom Builders. 3823 Miller Way S. Bloomfield Hills, MI 48301
  Contact person: Evan Carpenter 248-990-5273. Text message only please.

I've already gotten approval for you to contact them to get their opinion of our company and the quality of service we offered to them. <u>Text message only please.</u>

Licenses, certifications and Insurance (see three attachments):

- **Builders Licenses no: 2102197044 Expiration Date 05/31/2026**
- **Cedar Shake & Shingle certified. Expiration Date 12/31/2023**
- **Liability Insurance: Auto Owners Insurance Company. #18988. We have never filed a claim in 15 years of business.**

Timeline:

- **Estimated start date – Winter 2024**
- **Estimated time to complete the work described below is 1 to 2 weeks**

Special Equipment:

- **Equipter RB4000 Roofing Trailer. This equipment is a large buggy that has a box the size of a pickup truck bed that can lift up to the height of the roof making the tear off process much more efficient and cleaner. It rides on large balloon tires so there is little to no damage to lawn and landscape. Keep in mind though, this is a large project and workers will be working all around the perimeter of the house and there will be some minor damage to delicate landscaping like ground cover and so on. We also set up scaffolding to help protect landscape and the sides of your home. We use a power lift ladder to make it safer and more efficient loading materials on your roof.**

  NOTE: Reroofing your home is a big undertaking and a major construction project. We do our best to work around your landscape without damage. We cannot be held responsible for damage to landscape.

  NOTE: Allowance has been made for all scrap metal to be cleared from site at our expense and as our property.

Builders license No. 2102197044 Insured

28243 Beck Rd, B-10, Wixom, MI 48393 • Tel: 248-694-1522 Fax: 248-479-2350 •
info@cedarps.com

cedar
PRESERVATION SYSTEMS

Greenmead Historical Park
20501 Newburgh Rd
Livonia, MI 48152

12/14/2023

CEDAR ROOF REPLACEMENT KINGSLEY HOUSE

A/ Tear off existing roofing materials and clear from site.

B/ Replace all rotted lumber as required, see rates below.

C/ Install 6ft of high performance Grace Ice & Water shield to all eave locations.

D/ Install a full width of high performance Grace Ice & Water shield to all valleys.

E/ Install high performance GAF breathable Deck Armor underlayment.

F/ Install #30 weight split roll roofing felt underlayment, interlace method.

G/ Install Kynar coated Aluminum drip Edge at all eave and rake locations.

H/ Install new Kynar coated Aluminum W crimp valley sections.

I/ Re-use counter flashings if possible. (if not reusable, replace with Kynar coated Aluminum)

J/ Install new concealed ridge vent system as required for proper attic ventilation.

K/ Install # 1 Grade Blue Label Western Red Cedar Hand Split Medium Shakes

L/ Install # 1 Grade Blue label Western Red Cedar preformed hip and ridge caps.

NOTE: Cedar shakes will be approved by the Cedar Shake & Shingle Bureau.

NOTE: All cedar shakes and hip and ridge to be secured with Stainless Steel fasteners.

NOTE: Permit cost is included in this proposal.

NOTE: Plywood replacement would be at $64.00 /sheet , 1 x 6 roof boards at $7.50/ft
Fascia boards would be at $9.00/ ft. Any structural work would be time & materials.

OPTION: To upgrade to Copper valleys and trim, add $3,200.00 to cost below. _____initial if wanted.

The cost to carry out all work as specified above is: $34,100.00

Payment terms: 40% when cedar is purchased, 30% at midpoint and balance on completion.

WARRANTY: Project will carry a 10 year contractor guarantee for labor and materials.

Authorized by: Paul Allen Date: 12/14/2023

Accepted by: _____ Date: _____

Note: This proposal is valid for 10 days from date of issuance.

Builders license No. 2102197044 Insured

28243 Beck Rd, B-10, Wixom, MI 48393 • Tel: 248-694-1522 Fax: 248-479-2350 •
info@cedarps.com

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD May 6, 2024

Meeting was called to order at 8:41 p.m. by Council Vice President Martha Ptashnik. Present: Scott Morgan, Laura Toy, Jim Jolly, Rob Donovic, Carrie Budzinski, and Vice President Martha Ptashnik. Absent: President Brandon McCullough.

Elected and appointed officials present: Lori Miller, City Clerk; Carter Fisher, City Attorney; Paul Bernier, City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

15. REQUEST FOR AUTHORIZATION TO PURCHASE ONE (1) 2024 FORD F550 PICKUP TRUCK THROUGH THE STATE OF MICHIGAN AND MACOMB COUNTY BID PROCESS: Public Works Division, re: for use by the Parks Department, from budgeted funds.

    Todd Zilincik, City Engineer, presented the request to Council.

    Councilmember Morgan offered an approving motion for the Consent agenda.

    DIRECTION: APPROVING CONSENT

LETTER TO THE LIVONIA CITY COUNCIL

15.

DPW
April 12, 2024

MEETING DATE	PRESENTED BY
S050624/R052024	Don Rohraff, Director of Public Works Douglas L. Moore, MSA, Assistant Director of Public Works

AGENDA ITEM

REQUEST FOR AUTHORIZATION TO PURCHASE ONE (1) 2024 FORD F550 PICKUP TRUCK THROUGH THE STATE OF MICHIGAN AND MACOMB COUNTY BID PROCESS: Public Works Division, re: for use by the Parks Department, from budgeted funds.

BACKGROUND DETAILS

Recommendation to purchase one 2024 Ford F550 pickup truck for use by the Parks Department (ID# 47) through the State of Michigan Procurement Agreement (071B7700180) and the Macomb County Contract (#21-18) from Lunghamer Ford, 1960 E. Main St., Owosso, MI 48867 at a cost of $64,618.00. Upfitting of said vehicle will be done by Truck & Trailer Specialties, 900 Grand Oaks Dr., Howell, MI 48843 at a cost of $62,598.00, through the Rochester Hills Co-Op agreement RFP-RH-20-023. The total cost is $127,216.00. This purchase will not increase our fleet size. A comparable unit will be disposed of through public auction.

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

The DPW respectfully requests authorization to purchase through the State of Michigan Procurement Agreement (071B7700180) and the Macomb County Contract (#21-18) one 2024 Ford F550 pickup truck from Lunghamer Ford, 1960 E. Main St., Owosso, MI 48867 at a cost of $64,618.00. Upfitting of said vehicle will be done by Truck & Trailer Specialties, 900 Grand Oaks Dr., Howell, MI 48843 at a cost of $62,598.00, through the Rochester Hills Co-Op agreement RFP-RH-20-023. Total cost is $127,216.00.

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

Sufficient funds are budgeted in capital outlay account no. 401-000-985-010.

Lunghamer Ford:	$ 64,618.00
Truck & Trailer:	$ 62,598.00
TOTAL:	$127,216.00

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

$127,216.00

DETAILED WORK BEING PERFORMED

n/a

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

401-000-985-010

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

na

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): Waive the formal bidding process in accordance with Section 3.04.140.E.4 of the Livonia Code of Ordinances, as amended since no advantage to the City would result from competitive bidding.

ATTACHMENTS

1. 2024 F550 - Parks #47 - Quote

APPROVED BY

Date: April 15, 2024

Don Rohraff, Director of Public Works

Date: April 19, 2024

Debra Peck Lichtenberg, CPA, Finance Director

Date: April 19, 2024

Maureen Miller Brosnan, Mayor

DEPARTMENT OF PUBLIC WORKS
PUBLIC SERVICE DIVISION
FLEET MAINTENANCE

GARY T. GARRISON
FLEET MANAGER

JAMES (BUZZ) KIRBY
FLEET MANAGER

13405 SURREY STREET
LIVONIA, MICHIGAN 48150-1527
(734)-466-2704
FAX: (734)-466-2662

April 4, 2024

Purchase of one 2024 Ford F550 Reg. Cab 4X4 Chassis, to be upfitted as a small Dump Truck to be used by the Parks Section of the DPW. The City Identification number will be #47.

The Parks Section is requesting the purchase of one 2024 Ford F-550, regular cab 4X4 chassis with a 169" wheelbase and a 84" CA to be upfitted as a small dump truck. This purchase will be made from Lunghamer Ford, 1960 E. Main St. Owosso, MI. 48867 using the State of Michigan Department of Vehicle Procurement contract number 071B7700180, and Macomb County Contract # 21-18 Bid. This truck will be used year-round and because of its size is better suited for smaller jobs where it is not practical to use a full-size dump truck. The cost for this purchase will be $64,618.00.

The upfitting for this truck will be completed by Truck & Trailer Specialties, inc. 900 Grand Oaks Drive, Howell Mi 48843 utilizing the City of Rochester Hills RFP-RH-20-023 contract CO-OP agreement. This truck will be upfitted with a dump body, Tarp System, Tailgate Spreader, Rexroth Spreader Control, Safety Lighting, and a Boss 9"2' Power-V DXT Plow. The cost for upfitting this truck will be $62,598.00.

The total cost for this truck will be $127,216.00. These funds will come from approved budgeted funds in account 401-000-985-010.

This truck will be replacing a truck that has outlived its reliable usefulness. The truck we are replacing will be disposed of through a public auction.

If you have any questions or require additional information, I can be reached on ext.2641.

Gary T. Garrison
Fleet Manager

Lunghamer Ford Of Owosso

February 28, 2024

City of Livonia DPW
Attn: Gary Garrison
12973 Farmington Road
Livonia, MI 48150

Dear Gary Garrison:

Price on 2024 Vehicle State of Michigan Contract# 071B7700180 and Macomb County Contract# 21-18 Bid:

(1) 2024 Ford F550 Reg. Cab 4x4 DRW Chassis 169" WB, 84" CA $64,618.00 ea

*** Roads# 47**

Order Cutoff Date: TBD.

Ford Motor Company does not guarantee delivery---Ford Motor Company will make reasonable efforts to schedule orders received prior to fleet order cut-off date.

Payment requirements: All departments to pay on delivery of vehicle. 10-day grace period will be given if previous arrangements have been made. A $9.50 per day floor plan will be charged if payment is not at the dealership within 10 days of delivery of the vehicle (s).

If you have any questions please call me, 888-92-FLEET (923-5338)

Respectfully Submitted,

Bill Campbell

Bill Campbell
Government & Fleet Sales

1960 E Main St Owosso, MI 48867, 888-92-FLEET (888.923.5338) Fax 517-625-5832

TRUCK & TRAILER Specialties, Inc.
900 Grand Oaks Drive | Howell, MI 48843 | www.ttspec.com | ph: (517) 552-3855 | fx: (517) 552-3666

April 2, 2024

City of Livonia
13405 Surrey Street, Livonia, MI 48150
Gary Garrison, ph: (734) 466-2641 & Buzz Kirby, ph: (734) 564-6594
HQO004205

Equipment Quotation

The following pricing will be based on City of Rochester Hills RFP-RH-20-023 contract awarded September 2020

Chassis information:
2024 Ford F550, 60" CA, Regular Cab, 4x4, 18,000# GVWR, 6.7L V8 Diesel including live power PTO provision, brake controller, 6 chassis switches, OEM backup alarm & snow plow prep
Truck: #47

Install **Crysteel 9' S-Tipper Dump Body including the following:**
108" long, 87" inside width, 96" outside width
Sides: 10-gauge 201 stainless steel, rigid sides 20" high
Tailgate: 10-gauge 201 stainless steel, 3-panel, 26" high with quick-drop release handle
Capacity: 4-5 cubic yards
Floor: 3/16" AR450 floor
Understructure: crossmemberless design
Boxed top rail
Square rear corner posts with integral tarp hooks and single 6" oval cut-out for S/T/T lights
¼ straight integral full-width cabshield, 201 stainless steel with punched window in bulkhead
Install two (2) weld-on grab handles at base of tailgate (10" wide, 2-3" standoff)
Install license plate brackets in upper-left corner of tailgate
Install two (2) shovel holders on bulkhead
Install 8" hardwood sideboards

Install **Crysteel Lo-Boy full-subframe scissor Hoist with body prop including the following:**
Model LBS-516 with double-acting hydraulics, 50-degree dump angle
Capacity: 9.8 tons

Install **Roll-Rite Tarp System, semi-automatic windowshade-style including the following:**
Wind deflector enclosure
Mesh-type tarp
Rear tarp hooks

Install **Central Hydraulic System to operate dump hoist, auger and spinner including the following:**
Muncie PTO with direct-mount gear pump, includes overspeed protection for PTO
25-gallon stainless steel hydraulic tank, 25-micron tank-mounted filter, filled with AW-32 hydraulic oil
Ball valve shut-off on supply line

Install **Rexroth 3m4-12 Control Valve with unloader lateral inlet (3,250 PSI) and the following sections:**
DA 12V on/off w/500 PSI A port LS relief section for Hoist (15 GPM)
SA EPC section w/ 2,000 PSI B port LS relief for Spinner (8 GPM)
SA EPC section w/ 2,000 PSI B port LS relief for Conveyor (15 GPM)
Two (2) valve extension cables
Stainless steel 16" valve enclosure with removable lid on side of chassis frame
Electric controls for the hoist in-cab

TRUCK & TRAILER Specialties, Inc.
900 Grand Oaks Drive | Howell, MI 48843 | www.ttspec.com | ph: (517) 552-3855 | fx: (517) 552-3666

Install **Rexroth CS620 Spreader Controller** that can operate in closed-loop groundspeed orientation, groundspeed-triggered or manual modes including pause & blast features
Stainless steel pipe hydraulic lines to rear for spreader
Stainless steel quick couplers for spreader with dust caps and plugs
All necessary hoses and fittings

Install **Monroe model MS966-OW-GB Undertailgate Spreader including the following:**
Type 201 stainless steel construction, unpainted
5:1 gear box with direct-mounted motor
6" auger with one-way flighting and 4" flight spacing for left-discharge
Parallelogram spinner with 18" poly spinner disc
Spinner motor shall include a seal-saver kit with grease zerk
Jumper hoses with stainless steel hydraulic couplers
Application-rate sensor built into auger motor

Install **Custom Lighting & Electrical including the following**:
Wired-Rite switch box includes body up, low oil & PTO indicator lights
Switch box includes momentary switch for hoist, PTO on/ override switch
Chassis auxiliary switches for warning lights and spreader work light
Eight (8) SoundOff mPower (mo. EMPS20V38-P) amber/green flashers flush-mounted:
- Two (2) in chassis grille (on separate switch)
- Four (4) on cabshield, two front-facing & two side-facing
- Two (2) at top of rear pillar, one each side

Two (2) SoundOff 6" oval LED S/T/T in bottom cut-out of rear pillar, one each side
One (1) Maxxima 4" LED spreader work light mounted at rear of dump
LED body marker lights
Install Betts Dri-box junction box at the rear
Remount OEM backup alarm

Install **Pro-Vision TV-205A Camera System without wash system including the following:**
Includes infrared camera and 5" LCD screen mounted on dash

Install **WeatherTech Floor Liners, Black** (mo. 4410541V)

Install **Luverne Grip-Step running boards** (mos. 415060 & 401721)

Install **¾" Rear Hitch Plate including the following:**
Pintle Hook model PH-20, mounted at 18" with multiple mounting holes
Heavy-duty D-rings for safety chains
Remount OEM chassis lights outside hitch plate
7-way round electrical connector
OEM integrated trailer brake controller (to come with chassis/confirmed at chassis order)

Install **Poly Fender Kit including all necessary mounting brackets**

Install **Boss 9'2" Power-V DXT Stainless Steel Blade Snow Plow including the following:**
Stainless steel, full-trip moldboard with trip-edge
Rubber snow deflector and blade guides
Includes truck under-carriage mount, wiring harnesses and in-cab SmartTouch2 controls
Plow lights with SmartLight3 LED lighting

Paint **Dump underbody, hoist and rear hitch painted Black**

Above installed equipment pricing: **$62,598.00 ea.**

Payment Terms: Net 30. Pricing effective for 30 days.

TRUCK & TRAILER Specialties, Inc.
900 Grand Oaks Drive | Howell, MI 48843 | www.ttspec.com | ph: (517) 552-3855 | fx: (517) 552-3666

FOB: City of Livonia
Delivery: 10-11 months ARO, depending on chassis arrival

Thank you for the opportunity to quote.

Respectfully submitted by,
Jon Luea/Brian Bouwman

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD May 6, 2024

Meeting was called to order at 8:41 p.m. by Council Vice President Martha Ptashnik. Present: Scott Morgan, Laura Toy, Jim Jolly, Rob Donovic, Carrie Budzinski, and Vice President Martha Ptashnik. Absent: President Brandon McCullough.

Elected and appointed officials present: Lori Miller, City Clerk; Carter Fisher, City Attorney; Paul Bernier, City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

16. REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: Engineering Division, re: from Livonia West Commerce Center 2, LLC, in conjunction with the construction of a storm drain system that provides adequate drainage for the newly constructed Livonia West Commerce Center - Phase 2 (Additional Trailer Staging) located at 13100 Eckles Road, in the North 1/2 of Section 30.

    Todd Zilincik, City Engineer, presented the request to Council.

    Councilmember Donovic offered an approving motion for the Consent agenda.

    DIRECTION: APPROVING CONSENT

LETTER TO THE LIVONIA CITY COUNCIL

16.

Engineering
April 8, 2024

MEETING DATE	PRESENTED BY
S050624/R052024	Todd Zilincik, P.E., City Engineer

AGENDA ITEM

REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: Engineering Division, re: from Livonia West Commerce Center 2, LLC, in conjunction with the construction of a storm drain system that provides adequate drainage for the newly constructed Livonia West Commerce Center - Phase 2 (Additional Trailer Staging) located at 13100 Eckles Road, in the North 1/2 of Section 30.

BACKGROUND DETAILS

In conjunction with the development of the property located east of Eckles Road, north of Amrhein Road, the City of Livonia required the proprietor to construct a storm drainage system to provide adequate drainage for the site at their own expense. In reference to this storm sewer system, the office has received the attached storm water maintenance agreement from the owner, Livonia West Commerce Center 2, LLC, 2575 S. Haggerty Road, Canton, Michigan 48150 requiring them to reimburse the City for any such maintenance that may become necessary.

The Engineering Division has approved the storm sewer plans and respectfully recommends that the City Council take the actions:

- Accept the Storm Water Management System (SWMS) for the Livonia West Commerce Center – Phase 2 (Additional Trailer Staging), located east of Eckles Road, North of Amrhein Road in the N. ½ of Section 30.

- Authorize the Mayor and the City Clerk to execute the Storm Water Facilities Maintenance Agreement on behalf of the City.

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

The Engineering Division has approved the storm sewer plans and respectfully recommends that the City Council take the actions:

- Accept the Storm Water Management System (SWMS) for the Livonia West Commerce Center – Phase 2 (Additional Trailer Staging), located east of Eckles Road, North of Amrhein Road in the N. ½ of Section 30.

- Authorize the Mayor and the City Clerk to execute the Storm Water Facilities Maintenance Agreement on behalf of the City.

ATTACHMENTS

1. S050624 LTC Storm Water Agr Liv W Comm Center 2
2. Signed Livonia West Commerce Center - Phase 2 (Addtl. Trailer Staging) Storm Water Agreement

APPROVED BY

Todd Zilincik, P.E., City Engineer — Date: April 08, 2024

Don Rohraff, Director of Public Works — Date: April 09, 2024

Paul Bernier, City Attorney — Date: April 09, 2024

Maureen Miller Brosnan, Mayor — Date: April 10, 2024

STORM WATER FACILITIES MAINTENANCE AGREEMENT

THIS AGREEMENT is made this _____day of _____, 20____, by and between the City of Livonia, a municipal corporation, with principal offices located at 33000 Civic Center Drive, Livonia, Michigan 48154, hereafter "City" and

Livonia West Commerce Center 2, LLC

a Michigan limited liability company with principal offices located at 2575 S. Haggerty Road, Canton, Michigan 48188 hereafter "Proprietor".

RECITALS

1. The Proprietor has developed certain property located in the City of Livonia, Wayne County, Michigan, as Livonia West Commerce Center – Phase 2 (Additional Trailer Staging), 13100 Eckles Road, Livonia, Michigan 48150 ("Development") as more particularly described in Exhibit "A" attached hereto.

2. The Proprietor constructed a storm drainage system that provides adequate drainage to the Development.

3. Such storm drainage system encompasses or impacts storm runoff from the Development.

4. The City has issued a permit ("Permit") authorizing the construction, operation and maintenance of the storm drainage system which is located within the Development and/or the City of right-of-way and/or drain, on or adjacent to the Development described in the Permit as Exhibit "A" attached hereto and incorporated herein by reference.

5. The Permit signed by the City benefits the Proprietor and the Development.

NOW, THEREFORE, for and in consideration of the mutual covenants and benefits to be derived hereunder, the receipt, adequacy and sufficiency of which is hereby acknowledged, the City and the Proprietor agree as follows:

1. The Proprietor shall assume the obligations of the City under the Permit, as follows:

    a. The Proprietor agrees that Proprietor will maintain, at Proprietor's own expense, the storm drainage system which is located within the Development and/or the City of Livonia's right-of-way and/or drain, and on or adjacent to the Development described in the Permit as Exhibit "A" attached hereto and incorporated herein by reference. In the event the Proprietor fails to maintain the storm drainage system as herein agreed and after the City has notified Proprietor in writing of such failure, the City may enter upon said premises for the purposes of maintaining said storm drainage system, in which event the Proprietor agrees to pay the City all reasonable charges and

expenses incurred thereon. The City will provide sufficient written notice prior to performing any work for which the Proprietor will be charged.

b. In the event of any failure or settlement in the Development, resulting from said storm drainage system, the City shall take immediate steps, after providing notice to the Proprietor, to correct the situation so that the public health, safety and welfare shall not be endangered nor the road improvement damaged. All reasonable expenses to perform the foregoing, including engineering will be remitted by the Proprietor to the City.

c. If it is found necessary to repair all or any portion of said storm drainage system within the Development because of work initiated by Proprietor, the City shall cause such repair to be accomplished, after providing notice to the Proprietor, and all reasonable expenses to perform the foregoing, including engineering, will be remitted by the Proprietor to the City. Prior to any work being performed in a City of Livonia road right-of-way, a separate permit shall be secured from the Engineering Department.

2. Without limitation of the foregoing, Proprietor, its successors and assigns, at its sole cost and expense shall perform maintenance of the storm water facilities described in the City of Livonia's Storm Water Management and Long Term Maintenance Plan as Exhibit "B" attached hereto and incorporated herein by reference.

3. The Proprietor, its agents, representatives, successors and assigns shall defend, indemnify and hold the City harmless from and against any claims, demands, actions, damages, injuries, costs or expenses of any nature whatsoever, hereinafter "Claims", fixed or contingent, known or unknown, arising out of or in any way connected with the design, construction, use, maintenance, repair or operation (or omission in such regard) of the storm drainage system referred to in the permit hereto, appurtenances, connections and attachments thereto which are the subject of this Agreement. This indemnity and hold harmless shall include any costs, expenses and attorney fees incurred by the City in connection with such Claims or the enforcement of this Agreement.

4. In accordance with 1976 PA 453, the parties hereto covenant: (1) not to discriminate against any employee or applicant for employment with respect to hire, tenure, terms, conditions or privileges of employment, or a matter directly or indirectly related to employment, or a matter directly or indirectly related to employment because of race, color, religion, national origin, sex, age, height, weight or marital status.

5. That this Agreement shall be recorded at the Proprietor's expense with the Wayne County Register of Deeds.

IN WITNESS WHEREOF, the Proprietor and City have executed this Agreement on the day and year first above written.

Livonia West Commerce Center 2, LLC
a Michigan limited liability company

By: **Ashley Capital, LLC**
a Michigan limited liability company
Its: Agent

By: Susan M. Harvey

Print Name: Susan Harvey

Its: Senior Vice President

STATE OF Michigan)
) ss.
COUNTY OF Wayne)

On this 13th day of July 2023, before me personally appeared Susan Harvey to me personally known, who being by me sworn, did for herself say that they are Senior Vice President of Ashley Capital, LLC, agent of Livonia West Commerce Center 2, LLC which executed the within instrument, and the said instrument was signed and sealed on behalf of said limited liability company and acknowledged said instrument to be the free act and deed of said limited liability company.

Julia Anne Gibbs
Notary Public

JULIA ANNE GIBBS
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires December 20, 2027
Acting in the County of Wayne

County of Wayne
My Commission Expires On: 12/20/27

CITY OF LIVONIA
a municipal corporation

By:_____
Maureen Miller Brosnan

Its: Mayor

By:_____
~~Susan M. Nash~~
Lori L. Miller

Its: City Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

On this _____day of _____, 20_____, before me, a Notary Public in and for said County, appeared Maureen Miller Brosnan and Lori L. Miller to me personally known, who, being sworn, did for themselves say that they are respectively the Mayor and the City Clerk of the City of Livonia, the municipal corporation named in and which executed the within instrument and acknowledged said instrument the free act and deed of said municipal corporation.

.

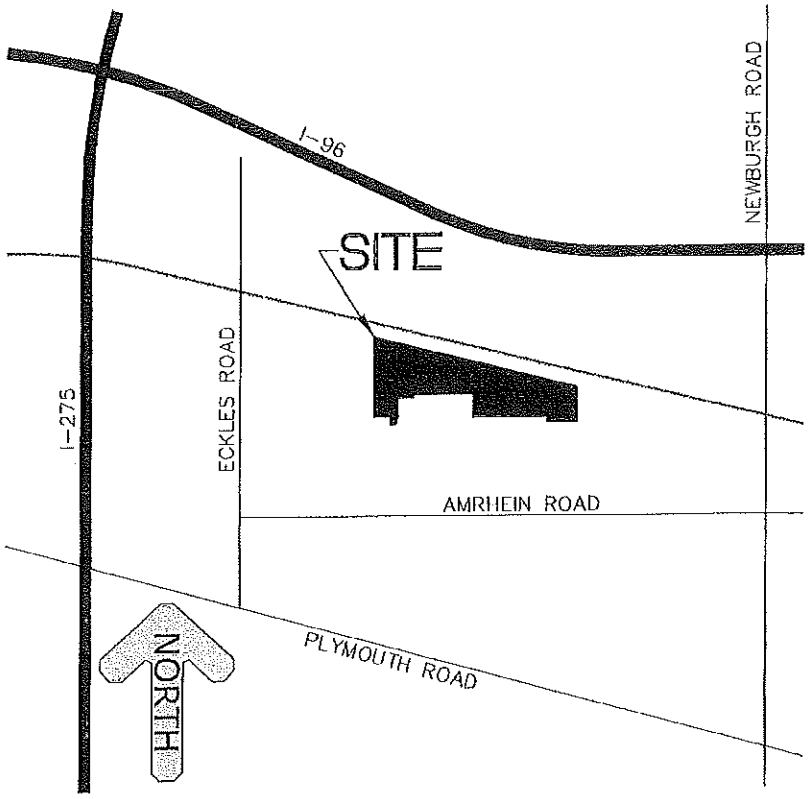
_____
Notary Public

_____ County, Michigan
My Commission Expires On:

INSTRUMENT DRAFTED BY:
Todd J. Zilincik, P.E.
City Engineer
City of Livonia
12973 Farmington Road
Livonia, MI 48150

WHEN RECORDED RETURN TO:
City of Livonia
33000 Civic Center Drive
Livonia, MI 48154
Attn: Engineering Division

Engineering:M:Storm Water Facilities: Agreement



LOCATION MAP

NO SCALE

PARCEL #46-118-99-001-009 (13100 ECKLES ROAD)

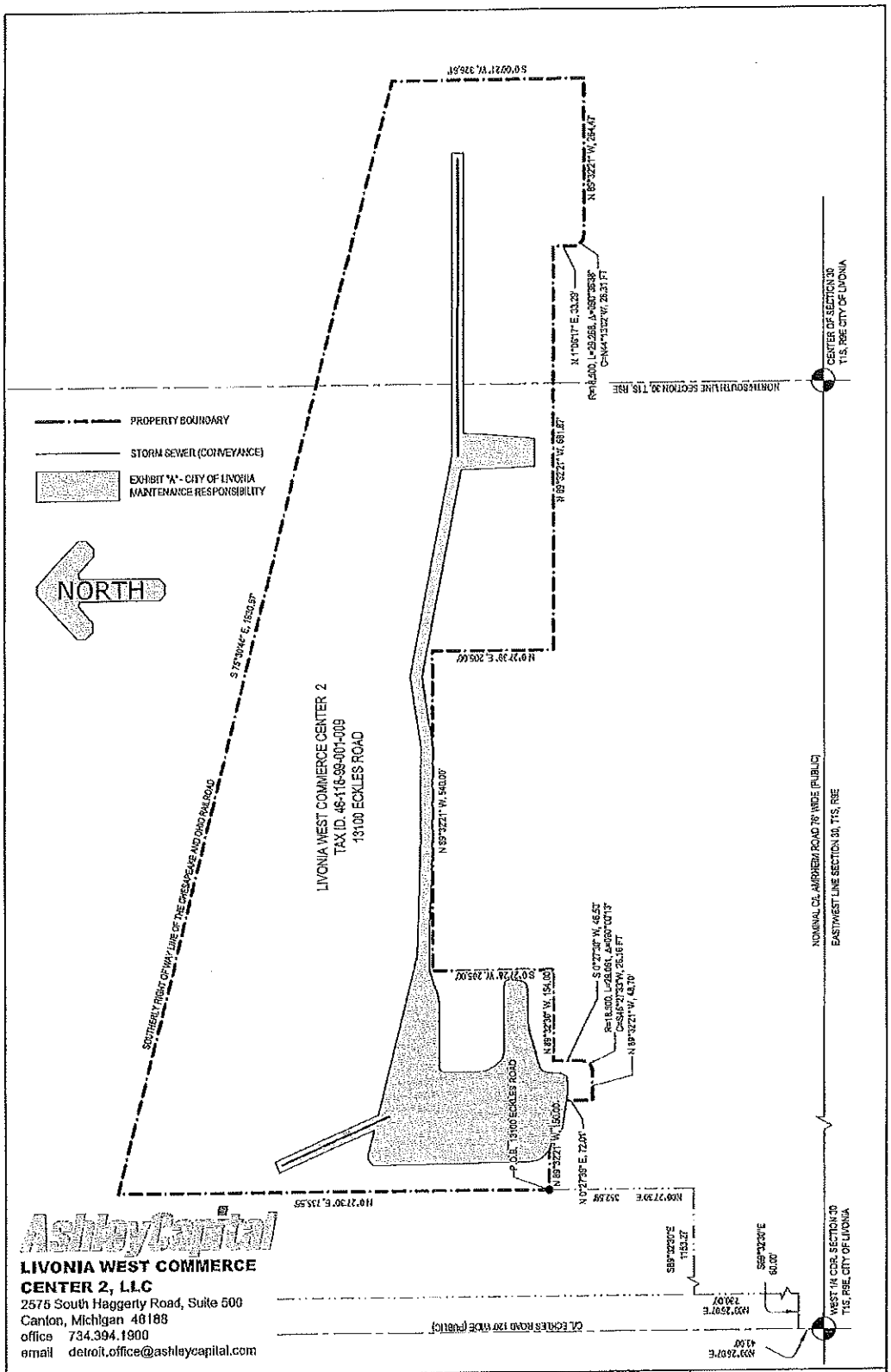
FEE PARCEL 2: A PART OF THE NORTH 1/2 OF SECTION 30, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 30; THENCE NORTH 00 DEGREES 26 MINUTES 07 SECONDS EAST 43.00 FEET ALONG THE WEST LINE OF SECTION 30; THENCE SOUTH 89 DEGREES 32 MINUTES 30 SECONDS EAST 60.00 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 07 SECONDS EAST 730.00 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 30 SECONDS EAST 1120.00 FEET; THENCE CONTINUING SOUTH 89 DEGREES 32 MINUTES 30 SECONDS EAST 33.27 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 30 SECONDS EAST 352.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 27 MINUTES 30 SECONDS EAST 735.56 FEET; THENCE SOUTH 75 DEGREES 30 MINUTES 44 SECONDS EAST (M) SOUTH 75 DEGREES 29 MINUTES 32 SECONDS EAST (R) 1930.67 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE CHESAPEAKE AND OHIO RAILROAD; THENCE SOUTH 00 DEGREES 00 MINUTES 21 SECONDS WEST 326.62 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 21 SECONDS WEST 264.46 FEET; THENCE 29.27 FEET ALONG THE RADIUS OF A 18.50 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90 DEGREES 38 MINUTES 37 SECONDS WITH A CHORD BEARING NORTH 44 DEGREES 13 MINUTES 02 SECONDS WEST 26.31 FEET; THENCE NORTH 01 DEGREES 06 MINUTES 17 SECONDS EAST 33.29 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 21 SECONDS WEST 681.87 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 39 SECONDS WEST 205.00 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 21 SECONDS WEST 540.00 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 39 SECONDS WEST 205.00 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 30 SECONDS WEST 154.00 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 30 SECONDS WEST 46.50 FEET; THENCE 29.06 FEET ALONG THE ARC OF A 18.50 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90 DEGREES 09 MINUTES 00 SECONDS AND A CHORD BEARING SOUTH 45 DEGREES 27 MINUTES 30 SECONDS WEST 26.16 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 21 SECONDS WEST 46.70 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 30 SECONDS EAST 72.00 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 21 SECONDS WEST 160.00 FEET TO THE PLACE OF BEGINNING.

EASEMENT PARCEL: ALL BENEFITS CREATED, LIMITED AND DEFINED BY DECLARATION OF EASEMENT RECORDED IN LIBER 54974, PAGE 238, AS AMENDED BY
AFFIDAVIT OF SCRIVENER'S ERROR RECORDED IN LIBER 57274, PAGE 725, WAYNE COUNTY RECORDS

Ashley Capital

LIVONIA WEST COMMERCE CENTER 2, LLC
2575 South Haggerty Road, Suite 500
Canton, Michigan 48188
office 734.394.1900
email detroit.office@ashleycapital.com

NO SCALE	**STORM WATER MAINTENANCE EXHIBITS**	WEI PROJECT No. 23.367
Webb Engineering civil site design & planning		DATE 06/27/2023
		DRAWN BY TDO
		CHECKED BY JNW
314 Pauline Boulevard, Ann Arbor, Michigan 48103 o: 248.783.4105 f: 248.783.1109 e: info@webbeng.com	LIVONIA WEST COMMERCE CENTER BUILDING No. 2 13100 ECKLES ROAD, CITY OF LIVONIA, MICHIGAN 48150	**Exhibit A** SHEET 1 of 2



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2575 South Haggerty Road, Suite 500
Canton, Michigan 48188
office 734.394.1900
email detroit.office@ashleycapital.com

1 INCH = 200 FEET

Webb Engineering
Civil Site Design & Planning
314 Pauline Boulevard, Ann Arbor, Michigan 48103
o: 248.743.1105 f: 248.789.1107 e: info@webbeng.com

STORM WATER MAINTENANCE EXHIBITS

LIVONIA WEST COMMERCE CENTER BUILDING No. 2
13100 ECKLES ROAD, CITY OF LIVONIA, MICHIGAN 48150

WEI PROJECT No.	23.367
DATE	06/27/2023
DRAWN BY	TDO
CHECKED BY	JNW

Exhibit A
SHEET 2 of 2

CITY OF LIVONIA STORM WATER MAINTENANCE AGREEMENT "EXHIBIT B"
Long-Term Maintenance Schedule
13100 ECKLES ROAD

	System Component									
Maintenance Activities	Catch Basins, Inlets & Storm Sewers	Channels & Vegetated Swales	Inlets to Pretreatment Systems & Detention/Retention Systems	Flow Restrictors, Overflow Structures & Outlet Pipes	Emergency Spillways	Riprap	Buffer Strip	Manufactured Treatment System	Underground Detention Systems	**Frequency**
Monitoring/Inspection										
• Inspect for sediment accumulation**/clogging of stone filter	X	X	X					X	X	Annually
• Inspect for floatables, dead vegetation and debris	X	X	X	X				X	X	Annually and after major events
• Inspect for erosion and integrity of banks and berms		X	X			X				Annually and after major events
• Inspect all components during wet weather and compare to as-built plans	X	X	X	X		X		X	X	Annually
• Monitor plantings/vegetation		X								2 times per year
• Ensure means of access for maintenance remain clear/open	X	X	X	X		X		X	X	Annually
Preventative Maintenance										
• Mowing		X								only*
• Remove accumulated sediment	X	X						X	X	As needed**
• Remove floatables, dead vegetation and debris	X	X	X	X						As needed
• Replace or wash/reuse stone riser filters						X				as needed***
• Remove invasive plant species		X								Annually
• Per Manufacturer's maintenance recommendations				X				X	X	
Remedial Actions										
• Repair/stabilize areas of erosion		X	X			X				As needed
• Replaced dead plantings, bushes, trees		X								As needed
• Reseed bare areas		X								As needed
• Structural repairs	X		X	X		X		X	X	As needed
• Make adjustments/repairs to ensure proper functioning	X	X	X	X		X		X	X	As-needed

AshleyCapital

LIVONIA WEST COMMERCE CENTER 2, LLC
2575 South Haggerty Road, Suite 500
Canton, Michigan 48188
office 734.394.1900
email detroit.office@ashleycapital.com

NO SCALE

Webb Engineering
Civil Engineers & Surveyors
314 Pauline Boulevard, Ann Arbor, Michigan 48103
p: 248.363.1105 f: 248.793.1109 e: info@webbeng.com

STORM WATER MAINTENANCE EXHIBITS

LIVONIA WEST COMMERCE CENTER BUILDING No. 2
13100 ECKLES ROAD, CITY OF LIVONIA, MICHIGAN 48150

WEI PROJECT No.	23.367
DATE	06/27/2023
DRAWN BY	TDQ
CHECKED BY	JNW

Exhibit B
SHEET 1 of 1

COMMITTEE OF THE WHOLE MEETING
MONDAY, APRIL 3, 2024
7:00PM

A Committee of the Whole meeting was held on Monday, April 3, 2024, in the City Council Chambers of Livonia City Hall.

Committee Members Present: Brandon McCullough, Council President and Chair
Martha Ptashnik, Council Vice President
Carrie Budzinski
Rob Gjonaj Donovic
Jim Jolly
Scott Morgan

Committee Members Absent: Laura M Toy

City Officials Present: Lori Miller, City Clerk
Mike Fisher, Assistant City Attorney
Mark Taormina, Planning and Economic Dev. Director

1. **CR 05-24** The subject matter of raising residential chickens within the City.

Meeting commenced at 7:01.

Council President McCullough introduced the item.

Councilmember Budzinski gave background on the subject matter. She provided examples of communities that have a similar ordinance in place.

Several residents spoke on behalf of this subject matter.

Mike Johnson from Ordinance gave background on complaints regarding chickens and animal control provided examples.

Councilmember Donovic offered a motion for the Administration to draft a formal procedure for residents to own chickens in RUF.

Councilmember Jolly offered a motion for the Administration to research and provide a report and recommendation on best practices.

The Committee recommends:

1. For the Administration to draft a formal procedure for residents to own chickens in residential areas.
2. For the Administration to research and provide a report and recommendation on best practices.

Note: This item will remain in Committee.

This item is to be placed on the **Regular Meeting Agenda of May 20, 2024**

2. **CR 116-24** The subject matter of the Noble Library and Sheldon Park issues.

Council President McCullough introduced the item and provided background.

Councilmember Jolly explained that funding is limited but acknowledged more needs to be done. He asked to be on record stating that he will not be in support of selling the property.

Councilmember Toy stated she is happy to get the conversation moving.

Councilmember Budzinski also stated she is happy to start the dialogue.

Councilmember Budzinski offered a motion for the Administration to conduct a formal building inspection with specific construction estimates and testing results.

Councilmember Jolly requested the next committee meeting on this subject matter be held onsite.

Councilmember Jolly offered a motion that the Administration maintain the property to prevent further damage.

Several residents spoke on behalf of this subject matter; there were 45 residents in the audience.

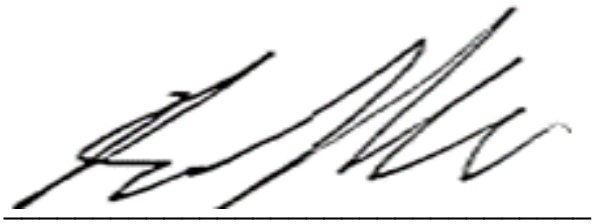
The Committee recommends:

1. For the Administration to conduct a formal building inspection with specific construction estimates and testing results.

2. For the Administration to maintain the property to prevent further damage.

Note: This item will remain in Committee.

This item is to be placed on the **Regular Meeting Agenda of May 20, 2024**



Brandon McCullough, City Council President

COMMITTEE OF THE WHOLE MEETING
WEDNESDAY, APRIL 3, 2024, 7:00PM

NAME	DEPT OR CONTACT INFO FOR NOTIFICATIONS* *PERTAINING TO THE SUBJECT MATTER OF THIS MEETING
MAUREEN GIZOWSKI	
Ava Gizowski	
JANE LESAGE	
Cindy Fleming	SAVE Alfred Noble
DAS for Yvette Warren	HRC
Pat Pyle	
Jenda Steckel	
JOE PAQUETTE	NOBLE!!
Michelle Chambers	save Noble
DON Shekell	SAVE Noble
JOHN BOSONETTO	
Larry Bickham	Save Noble
Janeane Bickham	Save Noble
A LATHAM	—
Paula Johnson	Save Noble
Penny Vert	Save Noble
Eileen McDonnell	Save Noble.
The Engler Family	Save Noble
Lori Miller	

COMMITTEE OF THE WHOLE MEETING
WEDNESDAY, APRIL 3, 2024, 7:00PM

NAME	DEPT OR CONTACT INFO FOR NOTIFICATIONS* *PERTAINING TO THE SUBJECT MATTER OF THIS MEETING
BRAD POPIEL	SAVE ALFRED NOBLE
Monica Hall	Save Library
Adam Kenyx	Save Alfred Noble Lib.
BOB GUELCE	" "
Arb Christiansen	Save Noble
Barbara Glover	Save Noble

Here is my best attempt at a cliff note version of "chicken issues". Below I have noted several notable cases that required hours of investigations, search warrants, medical write ups and/ or the removal of both live and deceased fowl. The current zoning requirements, specifically a half-acre or larger, has many benefits. In leu of eliminating the lot size requirement, I would encourage the removal of the RUF requirement and the implementation of an application/ permit process. This would better manage the issues discussed. Leaving the half acre or more requirement allows Animal Control to better manage overcrowding issues, nuisance violations due to noise and odor complaints and disease transmission concerns. Implementing an application/ permit, with the idea to approve or deny the request, would allow for housing and lot requirements to be checked prior to obtaining the animals. Essentially it works as a checks and balance system. Currently many communities across Michigan require a permit to be obtained for keeping fowl or livestock in accordance with local ordinances. Troy, Lincoln Park, Ann Arbor, Ypsilanti, Roseville, and Grand Rapids just to name a few. A record is kept with the address which also allows for easier notification if a disease concern were to arise. This would also help with the reporting of lost/ found animals. This process would eliminate time spent on rechecks of properties when animals must be removed due to a violation from both Animal Control and Ordinance.

As a whole the most frequent calls received regarding chickens are due to noise, odor, sanitary conditions and running at large. I would state that a very small percentage of complaints arise simply because the fowl exist and there are no other factors at play. I have attached two links, one to MSU and one to MDARD regarding the spread of avian influenza in Michigan. It currently has not been found in Wayne County but has been found in Oakland and Washtenaw County.

Disease Links-
https://www.michigan.gov/mdard/animals/diseases/avian/avian-influenza
https://cvm.msu.edu/vdl/news/2023/avian-influenza-information-and-resources

18927 Bainbridge- Keeping of chickens (5-10 fowl), more than one enforcement action taken. Owner was also sited for illegal kennel operation. (Lot size of .28)

20115 Parkville- Animal cruelty/ neglect. Total of 4 fowl, 3 ducks, 1 chicken. Complaint originated due to odor and nuisance violations. Open sores and necrotic tissue in feet. Open wounds under wings. Flies and maggots present. Rectum compacted with feces. (Lot size of .44)

18234 Fremont- Unsanitary conditions, animal cruelty/ neglect. A total of 45 live animals removed, 32 were fowl. Live and deceased animals on scene. Complaint originated from neighbors finding deceased and live animals on their property. (Lot size of .14)

19323 Hillcrest- Overcrowding and overheating of birds (15 fowl). Animal cruelty/ neglect. Complaint of birds near road with improper shelter. (Lot size of .76)

19320 Lathers- Overcrowding, neglect, and sanitary conditions. 100s of fowl on site, multiple species. Strong odor of ammonia and improper shelter. (Lot size of .75)

19604 Farmington- Animal cruelty/ neglect. Deceased fowl frozen to ground on property with live fowl. Total of 12 fowl, 10 deceased and 2 live. Emaciated, no food, water, and improper shelter. Complaint made by city during rental inspection. (Lot size of .62)

20244 Parkville- Fowl kept for consumption (20-30 total). Many other species on site including rabbits, guinea pigs and cock roaches for food/ sale. DNR issues with euthanizing wildlife. Complaint made due to living conditions. (Lot size of .52)

20218 Floral- 3 fowl harbored on property. No response, removed via search warrant. (Lot size of .25)

34850 Norfolk- Large quantity of fowl. Estimated 75+ fowl on property. Improper shelter for fowl. Inadequate care due to improper shelter, food, and water sources. Complaint made by neighbors of noise and odor. (Lot size of 1.5)

18217 Foch- Running at large, ticket issued. (Lot size of .3)

Below are photos from the above cases depicting the frequent issues seen with properties housing fowl.

20115 Parkville

18234 Fremont

19320 Lathers

19604 Farmington

34850 Norfolk

CAM
08/08/2019-19:29:38Z 8600173 USER01

Please return Permit Application, Diagram, and $55 Fee to:

City Clerk's Office
301 E. Huron St.
Ann Arbor, MI 48104

Application to keep up to 6 chickens.

5-year permit from date of issuance.

1 OR 2 YEAR

CITY OF ANN ARBOR PERMIT TO KEEP BACKYARD CHICKENS

THIRTY DAYS NOTIFICATION AND $55 FEE REQUIRED

Please allow up to five weeks for processing. ~~A minimum 21-day neighbor notification waiting period is required per Section 9:42 of the Ann Arbor City Code.~~

Applicant/Contact Name: _____

~~**Primary or Secondary School Name (if applicable):**~~ _____

Phone Number: _____ **Email:** _____

Permit Address (where backyard chickens will be housed): _____

~~**Single-family Dwelling** ☐~~ ~~**Two-family Dwelling** ☐~~ ~~**Primary or Secondary School** ☐~~

Number of Backyard Chickens to be kept at the Permit Address (6-Bird Maximum): _____

REQUIRED: Attach a diagram of the property that includes the following:

- Proposed location(s) of all enclosures that will be used to keep chickens/ducks
- Distances from the enclosure(s) to neighboring residential structures (neighbors' homes)
- Distances from the enclosure(s) to the property lines

NO WAIVER

NOTE: A covered enclosure or fenced enclosure shall not be located closer than ten (10) feet from a property line of an adjacent property nor shall it be located closer than forty (40) feet to any residential structure on an adjacent property. ~~Only the forty (40) foot requirement can be waived with written statements of all occupants of the building (two-family dwelling) and all adjacent landowners.~~

~~**Are you requesting a waiver of the 40-feet requirement? YES ☐ NO ☐**~~
~~**If Yes: Complete the attached 40-feet Distance Waiver Consent form and instruct neighboring Property Owners and Occupants (if applicable) to sign their consent to this waiver.**~~

If the requirements of Chapter 107 are not complied with, the City may revoke any permit granted and/or initiate prosecution for a civil infraction violation. A person who has been issued a permit shall submit it for examination upon demand by any police officer or code enforcement officer. Fenced enclosures are subject to all provisions of Chapter 104 (Fences). Notwithstanding the issuance of a permit by the City, private restrictions on the use of property shall remain enforceable and take precedence over a permit. Private restrictions include but are not limited to deed restrictions, condominium master deed restrictions, neighborhood association by-laws, and covenant deeds. A permit issued to a person whose property is subject to private restrictions that prohibit the keeping of chickens is void. The interpretation and enforcement of the private restriction is the sole responsibility of the private parties involved.

I understand the above restrictions on the permit and am submitting this application in compliance with Chapter 107 (Animals) of the Code of the City of Ann Arbor.

_____

Applicant Signature *Date*

Property Owner Consent to Permit (if not the Applicant/Occupant):

_____

Property Owner (or School Principal) *Date*

OFFICE USE ONLY

Approved by Clerk's Office: _____ Expiration Date: _____

Comments: _____

Copy: Applicant/Planning and Development/City Clerk's Office (retains original)

Chapter 107 (Animals) - 9:42 - Keeping of Chickens. As Amended by Ann Arbor City Council on May 15, 2017 and Effective May 27, 2017

ONLY 1 LIMIT 3 1 EXPIRATION

(1) Any person who keeps chickens in the City shall, depending on the number of chickens the person will keep, obtain either a 2-bird permit or a 6-bird permit from the city prior to acquiring the chickens. A 6-bird permit is required for the keeping of more than two (2) chickens. No 6-bird permit shall be issued to a person, by the city, and no chickens shall be allowed to be kept if one or more of the persons to whom notice is sent as provided in subsection (2) objects to the issuance of the 6-bird permit. A 2-bird permit is required for the keeping of one (1) or two (2) chickens and may be issued despite the objection(s) by any person(s). To qualify for a 2-bird permit an individual must have no violations of this Chapter for the previous five (5) years. Written statements waiving the distance requirement in subsection (3) below are required for both 2-bird and 6-bird permits and shall be submitted at the time of application and become a part of the permit if issued. Application shall be made to the City Clerk and the fee for the permit shall be as determined by Council resolution.

6-bird permits expire and become invalid five (5) years after the date of issuance. 2-bird permits expire and become invalid one (1) year after the date of issuance. A person who wishes to continue keeping chickens shall have obtained a new permit on or before the expiration date of the previous permit. Application for a new permit shall be pursuant to the procedures and requirements that are applicable at the time the person applies for a new permit.

(2) Once a completed application form for a 6-bird permit and application fee have been submitted to the City Clerk, the City Clerk shall, within ten (10) business days, send written notice of the application for a 6-bird permit to all owners of adjacent properties as shown in the City Assessor's records.

(a) For purposes of this section, adjacent property means all parcels of property that the applicant's property comes into contact with at 1 or more points, except for parcels that are legally adjacent to but are in fact separated from the applicant's property by a street or private street.

(b) The written notice described in this subsection shall be sent to the address(es) of all owner(s) of adjacent property and also to the physical property address of an adjacent property, if the address of the owner of an adjacent property is different from the physical property address.

(c) If the applicant for the 6-bird permit is not the owner of the property on which the applicant wants to keep chickens, the applicant must also provide the written consent of the owner of the property. Without such written consent, the application for the 6-bird permit may not be granted.

(d) The application for the 6-bird permit may not be granted if, within twenty-one (21) days from the mailing of the written notice of the application, the City Clerk receives any objection to the issuance of a 6-bird permit from any owner or tenant of any adjacent property.

(e) A 6-bird permit shall be issued to the applicant if the City Clerk receives no objections to the issuance of a 6-bird permit from any owner or tenant of any adjacent property within twenty-one (21) days from the mailing of the written notice of the application and all other requirements are met.

(3) Notwithstanding the issuance of a permit by the city, private restrictions on the use of property shall remain enforceable and take precedence over a permit. Private restrictions include but are not limited to deed restrictions, condominium master deed restrictions, neighborhood association by-laws, and covenant deeds. A permit issued to a person whose property is subject to private restrictions that prohibit the keeping of chickens is void. The interpretation and enforcement of the private restriction is the sole responsibility of the private parties involved.

(4) A person who keeps or houses chickens on a property shall comply with all of the following requirements:

a. Have been issued the permit required under subsection (1) of this section.

b. Keep no more than six (6) chickens if the person has been issued a 6-bird permit ~~and keep no more than two (2) chickens if the person has been issued a 2-bird permit~~.

c. The principal use of the person's property is for a single-family dwelling, ~~2-family dwelling, or a primary or secondary school~~.

d. No person shall keep any rooster.

e. No person shall slaughter any chickens.

f. The chickens shall be provided with a covered enclosure and must be kept in the covered enclosure or a fenced enclosure at all times. Fenced enclosures are subject to all provisions of Chapter 104 (Fences).

g. A person shall not keep chickens in any location on the property other than in the backyard. For purposes of this section, "backyard" means that portion of a lot enclosed by the property's rear lot line and the side lot lines to the points where the side lot lines intersect with an imaginary line established by the rear of the single-family or 2-family structure and extending to the side lot lines. For properties where the principal use is a primary or secondary school, a person shall not keep chickens in that property's front setback as defined under Chapter 55 of this Code.

h. No covered enclosure or fenced enclosure shall be located closer than 10 feet to any property line of an adjacent property;

i. All enclosures for the keeping of chickens shall be so constructed or repaired as to prevent rats, mice, or other rodents from being harbored underneath, within, or within the walls of the enclosure. A covered enclosure or fenced enclosure shall not be located closer than 40 feet to any residential structure on an adjacent property provided, however, this requirement can be waived as follows:

(i) If the principal use of applicant's property is for a single-family dwelling, or a primary or secondary school, to obtain such a waiver the applicant shall present at the time of applying for a permit the written statements of all owners of adjacent property that there is no objection to the issuance of the permit.

(ii) If the principal use of the applicant's property is for a 2-family dwelling, to obtain such a waiver the applicant shall present at the time of applying for a permit the written statements of all adjacent property and of the occupants of the other dwelling stating that there is no objection to the issuance of the permit.

j. All enclosures for the keeping of chickens shall be so constructed or repaired as to prevent rats, mice, or other rodents from being harbored underneath, within, or within the walls of the enclosure.

k. All feed and other items associated with the keeping of chickens that are likely to attract or to become infested with or infected by rats, mice, or other rodents shall be protected so as to prevent rats, mice, or other rodents from gaining access to or coming into contact with them.

l. If the above requirements are not complied with, the city may revoke any permit granted under this section and/or initiate prosecution for a civil infraction violation.

(5) A person who has been issued a permit shall submit it for examination upon demand by any police officer or code enforcement officer.

(6) Permits that were issued under this section when the maximum number of chickens allowed was four (4) chickens and before the effective date of the amendment to this section that increased the maximum number of chickens allowed to six (6) under a 6-bird permit shall continue to allow a maximum number of only 4 (four) chickens until the permit expires. A person may keep more than four (4) chickens and up to a maximum of six (6) chickens only by obtaining a new 6-bird permit on or after the effective date of the amendment to this section that increased the maximum number of chickens allowed to six (6).

President McCullough and Councilmember Budzinski reported on the Committee of the Whole meeting held on February 5, 2024, regarding the subject matter of raising residential chickens within the City (CR 05-24).

This item will remain in Committee.

UNFINISHED BUSINESS ITEM 16e (Regular Meeting of February 28,2024)

Present: **Morgan, Toy, Jolly, Ptashnik, Donovic, Budzinski, McCullough**
Absent: **None**

COMMITTEE OF THE WHOLE MEETING
MONDAY, FEBRUARY 5, 2024
7:00PM

A Committee of the Whole meeting was held on Monday, February 5, 2024, in the City Council Chambers of Livonia City Hall.

Committee Members Present: Brandon McCullough, Council President and Chair
Martha Ptashnik, Council Vice President
Carrie Budzinski
Rob Gjonaj Donovic
Jim Jolly
Scott Morgan

Committee Members Absent: Laura M Toy

City Officials Present: Paul Bernier, City Attorney
Mark Taormina, Planning and Economic Dev. Director
Jerome Hanna, Director of Inspection

Additional attendees: See attached.

1. **CR 03-24** The subject matter of a proposed amendment to the Livonia Code of Ordinances amending the ordinance so that the Council Administrator would report to and be under the direction of the City Council rather than the City Clerk.

The meeting convened at 7:05 PM

The meeting was led by Council President Brandon McCullough.

Councilmember Donovic made a motion to change the ordinance to allow the Council Administrator to report directly to The City Council President, rather than City Clerk.

Dialogue continued with the City Attorney about the process of making the changes.

The Council President stated that he supports the motion.

Councilmember Donovic modified his motion to ask the Law Department to draft an ordinance to change the Council Administrator to report to the City Council President.

The Committee recommends:

1. For the Law Department to prepare an amendment to the ordinance to change the Council Administrator to report to the City Council President.

Note: This item will be out of Committee.

This item is to be placed on the **Regular Meeting Agenda of February 28, 2024**

2. **CR 198-21** The subject matter of appointments to the Zoning Board of Appeals by Councilmembers.

The meeting was led by Council President Brandon McCullough who provided background on the subject matter. To date, there is no process for City Council to appoint members to the ZBA. In years past, this did provide issues and the goal is to enact a policy.

Councilmember Jolly had a brief discussion with the City Attorney about ways to craft the motion.

Councilmember Jolly proposed that the appointment order would go by tenure, then recent election finish.

The Committee recommends:

1. For the Law Department to prepare a resolution regarding the ZBA appointment order to go first by tenure, then recent election finish.

Note: This item will be out of Committee.

This item is to be placed on the **Regular Meeting Agenda of February 28, 2024**

3. **CR 154-21** The subject matter of residential blight.

Inspection Director, Jerome Hanna, gave an update on the subject matter. The Administration is still working to get a report back to Council.

The Committee recommends:

1. To keep this item in Committee.

Note: This item will remain in Committee.

This item is to be placed on the **Regular Meeting Agenda of February 28, 2024**

4. **CR 130-23** The subject matter of the vacant and abandoned fee schedule.

Inspection Director, Jerome Hanna, gave an update on the subject matter. The Administration is still working to get a report back to Council.

The Committee recommends:

1. To keep this item in Committee.

Note: This item will remain in Committee.

This item is to be placed on the **Regular Meeting Agenda of February 28, 2024**

5. **CR 05-24** The subject matter of raising residential chickens within the City.

Councilmember Budzinski gave background on the subject matter. She provided examples of communities that have a similar ordinance in place.

Vice President Ptashnik spoke specifically in reference to limits on chickens, structures, and permitting.

Several residents spoke on behalf of this subject matter.

Councilmember Morgan voiced that he is open to the idea, just would like to proceed with caution.

The Committee recommends:

1. To keep this item in Committee.

Note: This item will remain in Committee.

This item is to be placed on the **Regular Meeting Agenda of February 28, 2024**

6. **CR 06-24** The subject matter of restricting gas stations to two (2) at any intersection.

Councilmember Donovic provided background on this subject matter to limit the number of gas stations to (2) two at intersections within the city.

Councilmember Donovic made a motion for law to draft an ordinance to limit intersections to (2) gas stations.

The Committee recommends:

1. For the Law Department to draft an ordinance to limit intersections to (2) gas stations.

Note: This item will be out of Committee.

This item is to be placed on the **Regular Meeting Agenda of February 28, 2024**

The meeting adjourned at 8:06 PM.

Brandon McCullough, Council President

LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
January 25, 2024

MEETING DATE	PREPARED BY
COW020524/R021224	Sara Kasprowicz, Council Office Manager,

AGENDA ITEM

The subject matter of raising residential chickens within the City (CR 05-24)

BACKGROUND DETAILS

At the Regular Meeting of January 17, 2024:
On a motion by Councilmember Budzinski, supported by Councilmember Toy and unanimously adopted it was:
#005-24 RESOLVED, that upon the motion by Councilmember Carrie Budzinski, seconded by Councilmember Laura Toy, at the Regular Meeting held January 17, 2024, regarding the subject matter of raising residential chickens within the City, the Council does hereby refer this item to the Committee of the Whole for its report and recommendation.

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

To discuss the subject matter as presented.

ATTACHMENTS

None

APPROVED BY

On a motion by Councilmember Budzinski, supported by Councilmember Toy and unanimously adopted it was:

> **#005-24** RESOLVED, that upon the motion by Councilmember Carrie Budzinski, seconded by Councilmember Laura Toy, at the Regular Meeting held January 17, 2024, regarding the subject matter of raising residential chickens within the City, the Council does hereby refer this item to the Committee of the Whole for its report and recommendation.

RESOLUTION REQUESTED BY COUNCIL (Regular Meeting of January 17,2024)

Motion:	**Budzinski**
Second:	**Toy**
Ayes:	**Ptashnik, Donovic, Budzinski, Toy, Jolly, McCullough**
Nays:	**None**
Absent:	**Morgan**

LETTER TO THE LIVONIA CITY COUNCIL

2.

Council Office
March 21, 2024

MEETING DATE	PREPARED BY
COW040324/R041524	Sara Kasprowicz, Council Office Manager,

AGENDA ITEM

The subject matter of the Noble Library and Sheldon Park issues. (CR 116-24)

BACKGROUND DETAILS

At the Regular Meeting of March 20, 2024:
RESOLVED, that upon the motion by Council President Brandon McCullough, seconded by Councilmember Carrie Budzinski, at the Regular Meeting held March 20, 2024, the Council does hereby refer the subject matter of the Noble Library and Sheldon Park issues to the Committee of the Whole for its report and recommendation. (CR 116-24)

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

To discuss the subject matter as presented.

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

.

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

DETAILED WORK BEING PERFORMED

.

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

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

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

ATTACHMENTS

1. R071023 Subject matter of the future of Noble Library to COI CR 202-23

APPROVED BY

On a motion by Councilmember McCullough, supported by Councilmember Donovic and unanimously adopted, it was:

> **CR# 202-23** RESOLVED, that upon the motion by Councilmember Brandon McCullough, seconded by Councilmember Rob Donovic, at the Regular Meeting held July 10, 2023, the Council does hereby refer the subject matter of the future of Noble Library to the Capital Outlay and Infrastructure Committee for its report and recommendation.

Darryl Smith, 14006 Brookfield, said he is happy to see action taken.

RESOLUTION REQUESTED BY COUNCILMEMBER B. MCCULLOUGH
(Regular Meeting of July 10, 2023)

Motion:	**McCullough**
Second:	**Donovic**
Ayes:	**McCullough, McIntyre, Toy, Bahr, Donovic, Morgan, Jolly**
Nays:	**None**
Absent:	**None**

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD May 6, 2024

Meeting was called to order at 8:41 p.m. by Council Vice President Martha Ptashnik. Present: Scott Morgan, Laura Toy, Jim Jolly, Rob Donovic, Carrie Budzinski, and Vice President Martha Ptashnik. Absent: President Brandon McCullough.

Elected and appointed officials present: Lori Miller, City Clerk; Carter Fisher, City Attorney; Paul Bernier, City Attorney; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

1. BLOCK PARTY: Ray Franges, re: to be held Saturday, August 24, 2024, from 1:00 p.m. to 10:00 p.m., on Brentwood Street between Jacquelyn Drive and Meadowlark Street, with a rain date of Sunday, August 25, 2024.

   Vice President Ptashnik presented the request to Council.

   Councilmember Jolly offered an approving motion for the Regular agenda since the petitioner was not present.

   DIRECTION: APPROVING REGULAR

LETTER TO THE LIVONIA CITY COUNCIL

1.

Clerk
April 18, 2024

MEETING DATE	PRESENTED BY
S050624/R052024	

AGENDA ITEM

BLOCK PARTY: Ray Franges, re: to be held Saturday, August 24, 2024, from 1:00 p.m. to 10:00 p.m., on Brentwood Street between Jacquelyn Drive and Meadowlark Street, with a rain date of Sunday, August 25, 2024.

BACKGROUND DETAILS

They will host a block party with a bounce house, water balloons, face painting, swimming, painted rock find, cake walk, and music.

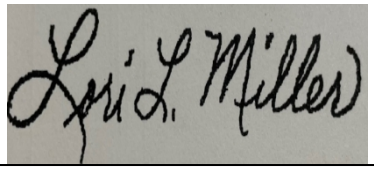
PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

Approve as submitted.

ATTACHMENTS

1. R050624 Block Party and Noise Waiver Ray Franges

APPROVED BY



Lori Miller, MiPMC, City Clerk

Date: April 19, 2024

REQUEST FOR NOISE WAIVER BLOCK PARTY and/or BARRICADING OF CITY STREETS

Send to: Livonia City Council, c/o City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097
or hand deliver to the City Clerk's Office **at least 8 weeks prior to the planned event**

PLEASE PRINT

Date of Application: 4/16/24 Date to appear at a Council Meeting: _____

Name of Neighborhood Representative: Ray Franges

Address (please include zip code): 14430 Brentwood St 48154

Telephone Number with area code: Home: 734-812-2305 Office: Same

Email: rpfranges@yahoo.com

Please circle what is being requested – **"BLOCK PARTY"** and/or **"STREET BARRICADING"**

8/24/24 — Date of Block Party and/or Barricading

8/25/24 — Rain Date

1pm to 10pm — Start/end time of Block Party and/or Barricading
End time is no later than 10:00 p.m.

Location of Block Party and/or Barricading: (Be specific. Indicate which streets and between which boundaries).

Cover of Jacqueline St and Brentwood St to Brentwood to Medowlark

Type of Event: Briefly (Describe activities planned. Music, barbecue, games, etc.) Barbecue, Bounce House Water Balloons, Face painting, Swimming, painted rock find, Cake walk, music

How many barricades are you requesting (max. 10)? 4

Approximate Number Attending: 40

Date of Council Approval/Denial: _____

Council Resolution Number: _____

City Council Office Document
Revised August 2021
A:Block Party Form

RECEIVED
OFFICE OF THE CITY CLERK
2024 APR 17 AM 9:17

An email communication received from Jim Harper, dated May 1, 2024, with respect to this item, was received and placed on file for the information of the Council.

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

#158-24 RESOLVED, that having considered a communication from the Department of Assessment, bearing the signatures of the Planning Director and the City Engineer, dated April 1, 2024, approved for submission by the Mayor, with regard to a request from Robert Tomanovich, 19831 Purlingbrook Road, Livonia, MI 48152, and in accordance with the provisions of 1967 PA 288, as amended, as well as Code of Ordinances Section 16.32.030 and Section 7.21 of the Livonia Zoning Ordinance, both as amended, the Council does hereby approve of the proposed Division of Tax Item No. 006-99-0022-000, located on the south side of Eight Mile Road, east of Merriman Road, just north of Pembroke, 19831 Purlingbrook Road, into two (2) parcels, the legal descriptions of which shall read as follows:

Parcel A Description:

A parcel of land located in the N.W. ¼ of Section 2, T.1.S.,R.9.E., City of Livonia, Wayne County, Michigan, described as follows:

Commencing at the center of Section 2; thence due north along the N. & S. ¼ Line 233.30 feet to the point of beginning; thence S.89Á58ô12ò W. 240.0 feet; thence due south 100.0 feet; thence S.89Á58ô12ò W. 213.53 feet; thence N. 00Á03ô17ò N.E. 197.66 feet; thence N.89Á40ô28ò E 453.35 feet to the N. & S. ¼ line of said Sec.2; thence due south 100.0 feet to the point of beginning, containing 1.45 acres, except the east 30 feet thereof.

Parce B Description:

A parcel of land located in the N.W. ¼ of Section 2, T.1.S.,R.9.E., City of Livonia, Wayne County, Michigan, described as follows:

Commencing at the center of Section 2; thence due north along the N. & S. ı line133.30 feet to the point of beginning; thence S. 89Á58ô12ò W. 240.0 feet; thence due north 100.0 feet; thence N. 89Á58ô12ò E.240.0 feet to the N. & S. ¼ line of said sec. 2; thence due south 100.0 feet to the point of beginning, containing 0.48 acres, except the east 30 feet thereof.

as shown on the map attached to the aforesaid communication which is made a part hereof by reference; FURTHER, in accordance with Section 16.32.030 of the Livonia Code of Ordinances, as amended, and Section 7.21 of the Livonia Zoning Ordinance, as amended, the Council does hereby waive the lot width-to-depth ratio requirement set forth in the Livonia Zoning Ordinance relative to parcel a of this property division, supported by findings of facts as follows: (i) the proposed parcel a complies with the lot width requirement, and (ii) the proposed parcel a would be consistent with the size, shape and width of lots in the vicinity, AND the City Clerk is hereby requested to cause a certified copy of this resolution to be recorded in the Office of the Wayne County Register of Deeds.

Charles Haapala, 19991 Purlingbrook, asked why other lots are 5/8 of an acre but Parcel B is only a half an acre. He also asked if the whole area had been rezoned. He voiced his opposition to the lot split.

Jim Harper, 30560 Pembroke, indicated his concern is what will be done with the property if the lot split is approved.

The motion to approve the foregoing resolution was withdrawn by Councilmember Donovic.

A substitute motion was offered by Councilmember Donovic to table this item for a later meeting, which was supported by Councilmember Toy, and unanimously approved.

UNFINISHED BUSINESS ITEM 15 (Regular Meeting of May 6, 2024)

Present: **Budzinski, Morgan, Jolly, Toy, Donovic, Ptashnik**
Absent: **McCullough**

LETTER TO THE LIVONIA CITY COUNCIL

15.

Assessing
April 1, 2024

MEETING DATE	PRESENTED BY
S041524/R050624/R052024	Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

REQUEST FOR COUNCIL APPROVAL ON A PROPOSED LOT SPLIT: Department of Assessment, re: for the property located South of Eight Mile Road, and East of Merriman Road, just North of Pembroke in the Northwest 1/4 of Section 2 (19831 Purlingbrook Road) and to waive the lot width-to-depth ratio issue relative to Parcel A.

BACKGROUND DETAILS

April 1, 2024

Honorable Members of City Council
City of Livonia, Michigan 48154

SUBJECT: **PROPOSED LOT SPLIT (Petition 2022-02-LS-02)**
TAX ITEM NUMBER: 006-99-0022-000
LOCATION: South of Eight Mile and East of Merriman Road
ADDRESS: 19831 Purlingbrook Road

Dear Council Members,

This office has been requested by Robert Tomanovich, owner of 19831 Purlingbrook Road, to split the subject property according to the attached survey and legal descriptions.

Attached are the responses from the Law, Planning, Engineering, and Inspection Departments with their comments and recommendations.

This approval is being submitted to Council, inasmuch as Parcel A would exceed the lot -width to depth ratio as stipulated in the Land Division Act.

Respectfully submitted,

_____
Mark Taormina
Planning Director

_____
Todd Zilincik
City Engineer

APPROVED FOR SUBMISSION

_____
Maureen Miller Brosnan, Mayor

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

.Approval to be determined based on Department comments and recommendations.

ATTACHMENTS

1. Purlingbrook lot split

APPROVED BY

Date: April 04, 2024

Mark Taormina, Planning and Economic Development Director

Date: April 04, 2024

Todd Zilincik, P.E., City Engineer

Date: April 05, 2024

Maureen Miller Brosnan, Mayor

OFFICE OF THE MAYOR

Maureen Miller Brosnan
MAYOR

Linda Gosselin
ASSESSOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2201
mayor@ci.livonia.mi.us

April 1, 2024

Honorable Members City Council
City of Livonia, Michigan 48154

SUBJECT: **PROPOSED LOT SPLIT (Petition 2022-02-LS-02)**
TAX ITEM NUMBER: 006-99-0022-000
LOCATION: South of Eight Mile and East of Merriman Road
ADDRESS: 19831 Purlingbrook Road

Dear Council Members,

This office has been requested by Robert Tomanovich, owner of 19831 Purlingbrook Road to split the subject property according to the attached survey and legal descriptions.

Attached are the responses from the Law, Planning, Engineering, and Inspection Departments with their comments and recommendations.

This approval is being submitted to Council inasmuch as Parcel A, would exceed the lot width to depth ratio as stipulated in the Land Division Act.

Respectfully submitted,

Mark Taormina
Planning Director

Todd Zilincik
City Engineer

APPROVED FOR SUBMISSION

Maureen Miller Brosnan, Mayor

Siterlet, Kathie

From: Fisher, Mike
Sent: Thursday, April 28, 2022 9:45 AM
To: Siterlet, Kathie; Taormina, Mark; Miller, Scott
Cc: Smyser, Brenda
Subject: 19831 Purlingbrook/Parcel 006-99-0022-000

Hello, everyone!

I read Kathie's memo and Scott's attachment regarding this property. Scott has identified only one nonconformity – a violation of the maximum 4:1 width-to-depth requirement. I agree with Scott – that's the only violation I can see. It is fixable via Council action pursuant to Code of Ordinances Section 16.32.030(b)(2), which provides, in pertinent part:

[T]he depth-to-width requirement may be waived if the Council finds that the proposed split meets two (2) or more of the following tests:

(i) The proposed lot complies or substantially complies (disregarding the depth-to-width ratio) with the otherwise applicable lot width requirement;
(ii) The proposed lot would be consistent with the size, shape and width of lots existing in the vicinity of the proposed split; and/or
(iii) Due to topographical features of the property, the buildable portion of the lot complies with the four to one (4:1) depth-to-width ratio requirement.

This is a matter of the intersection between the state's Land Division Act and the Code of Ordinances. The Livonia Vision 21 Zoning Ordinance does not affect the lot split, and this property appears to comply with the applicable zoning anyhow. The only barrier to approval is the requirement that Council can only waive a violation of the 4:1 rule by finding two of the three factors set forth in section 16.32.030(b)(2). That would not appear to be the greatest barrier . . . .

Mike

Mike Fisher
Chief Assistant City Attorney

PLANNING COMMISSION

IAN WILSHAW, Chairman
GLEN W. LONG, JR., Vice Chairman
SAM CARAMAGNO, Secretary
DAVID BONGERO
ELIZABETH McCUE
CAROL A. SMILEY
PETER H. VENTURA

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2290

MAUREEN MILLER BROSNAN
MAYOR

MARK TAORMINA
PLANNING & ECONOMIC DEVELOPMENT DIRECTOR

JACOB UHAZIE
PLANNING & ECONOMIC DEVELOPMENT COORDINATOR

SCOTT O. MILLER
PLANNER IV

DATE: **February 23, 2022**

TO: **Kathie Siterlet, Assessment**

FROM: **Scott Miller, Planner IV**

SUBJECT: **Proposed Lot Split (Petition 2022-02-LS-02)**
Tax Items 006-99-0022-000 (19831 Purlingbrook Road)

Per your request, the Planning Department has reviewed the above-referenced lot split request submitted by Robert Tomanovich for compliance with the Livonia Vision 21 Zoning Ordinance. The property involved in this request is located on the west side of Purlingbrook Road between Pembroke Avenue and Eight Mile Road in the Northwest ¼ of Section 2. The zoning is RUF, Rural Urban Farm, which requires a minimum lot size of 15,000 square feet and minimum lot dimensions of 75 feet in lot width by 150 feet in lot depth, provided however, the lot depth shall not exceed four (4) times the lot width as set forth in Section 560.109(1)(b) of the Michigan Land Division Act, P.A. 288 of 1976, as amended.

This is a revision to a previous lot split request (Pet. 2021-10-LS-09) submitted in October 2021. The existing parcel measures 200.00 feet in frontage along Purlingbrook Road by a depth of 453.53 feet, for a total lot area of approximately 84,071 square feet. This site is currently developed with a single-family home located in the southeast corner of the property.

The submitted survey shows that the parcel would be split into two (2) parcels, identified as Parcel "A" and Parcel "B". Proposed Parcel "B" contains the existing house and outbuilding and measures 100.00 feet in width by 240.00 feet in depth for a total area of 24,000 square feet. The survey shows that the existing outbuilding on Parcel "B" would sit 10.5 feet from the rear property line. This is an increase from the previous lot split request and this building's setback now conforms to Section 7.09 of the Zoning Ordinance which specifies that detached residential accessory buildings must be located at least two feet (2') from a rear lot line.

Proposed Parcel "A", which contains no structures, would have 100.00 feet of frontage on Purlingbrook Road and a depth of 453.35 feet along its north lot line for a total area of approximately 63,162 square feet. As proposed, Parcel "A" would exceed the lot width to depth ratio as stipulated in the Land Division Act. The Livonia City Council is empowered to waive this requirement pursuant to Sections 16.32.030a) and 16.32.110 of the Livonia Code of Ordinances.

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
City Engineer

DAVID W. LEAR
Assistant City Engineer

MAUREEN MILLER BROSNAN
MAYOR

DONALD R. ROHRAFF
Director of Public Works

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2571
FAX: (734) 466-2195

June 15, 2021

Mrs. Kathie Siterlet
Assessor's Department
City of Livonia

Re: Lot Split Request

006-99-0022-000 #19831 Purlingbrook Road

Dear Mrs. Siterlet;

The Engineering Division of Public Works has reviewed the legal descriptions and drawings provided to this office on June 14, 2021 to split the above referenced parcel. We have no objections to the proposed split, although we would like to note the following items:

1. The address of #19831 Purlingbrook Road shall continue to be used for the southerly parcel "B", and the new address of **#19855 Purlingbrook Road** should be used for the newly created northerly parcel "A" if the split is approved.
2. The newly created northerly parcel "A" would have access to public sanitary sewer and water main within the Purlingbrook Road right-of-way. There would be no access to storm sewer, so any new developments would need to find an alternate drainage outlet for sum pumps and surface runoff.
3. As required for any new lot split, the owner will need to contact DTE Energy and provide a land split application for service planning. (see attached application)

If you have any questions, or need any additional information, please feel free to contact me at (734) 466-2608.

Sincerely,

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

cc: File

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: May 13, 2022

TO: Kathie Siterlet

FROM: Jerome Hanna

SUBJECT: Lot Split
006-99-0022-000 – 19831 Purlingbrook

Pursuant to your request, the Inspection Department has reviewed the proposed lot split made by Christian Ulrich Vichos to divide the property referenced above. The property is located on the Westside of Purlingbrook between Navin St and Pembroke Ave in the NW ¼ of Section 02. The property is zoned RUF-A (Rural Urban Farm). This zoning requires a minimum lot size of ½ acre and a lot width of ¼ the depth.

The original parcel is approximately 2.0 acres, 200 feet wide, and a depth of 453.73 feet as depicted on the attached survey which encompasses a Single-Family Residence approximately 1,470 square feet. The Residence will remain.

The individual parcel analysis follows:

1) **Parcel A** is approximately 1.42 acres, 100 feet wide at the road and irregular in depth at 213/453.5 feet. The lot will remain vacant. The proposed parcel does conform to the lot size per Livonia Vision 21 Section 4.02.

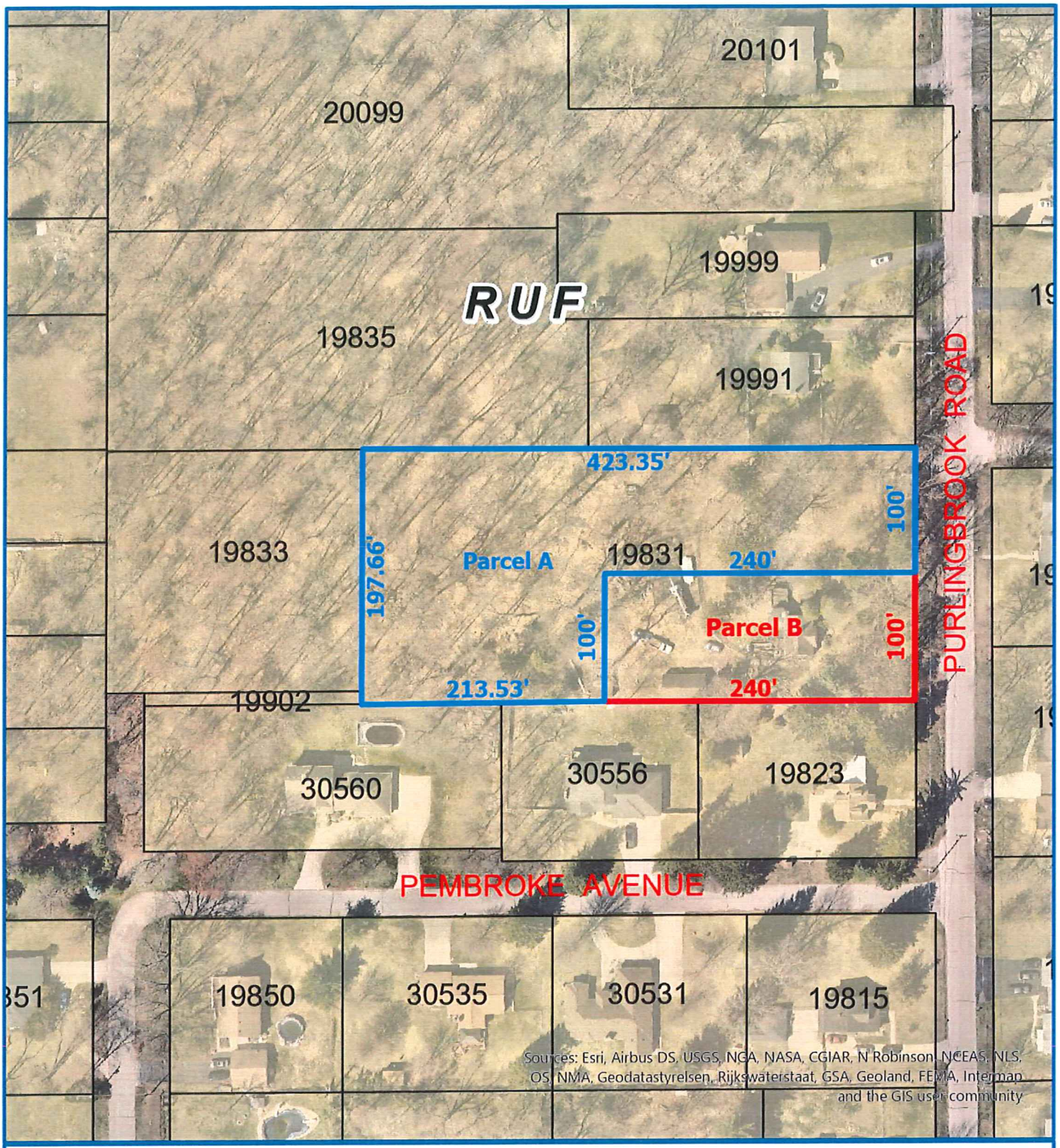
2) **Parcel B** is approximately 0.6 acres, 100 feet wide, a lot depth of 240 feet and a lot area of 24,000 square feet, which will include the existing single-family house, detached garage and shed. The proposed parcel does conform to the lot size per Livonia Vision 21 Section 4.02. The existing dwelling and its setbacks are conforming to Ordinance Livonia Vision 21. The existing south side yard setback of the accessory building is existing nonconforming at 1.3 feet, where 2 feet is required.

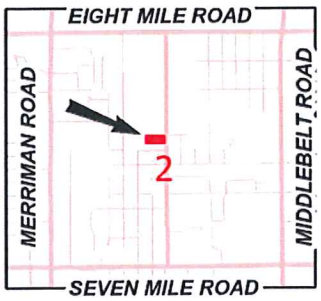
This property has outstanding ordinance violations mostly pertaining to trash and debris.

I trust this provides the requested information.

Jerome Hanna
Director of Inspection

JH/kdt





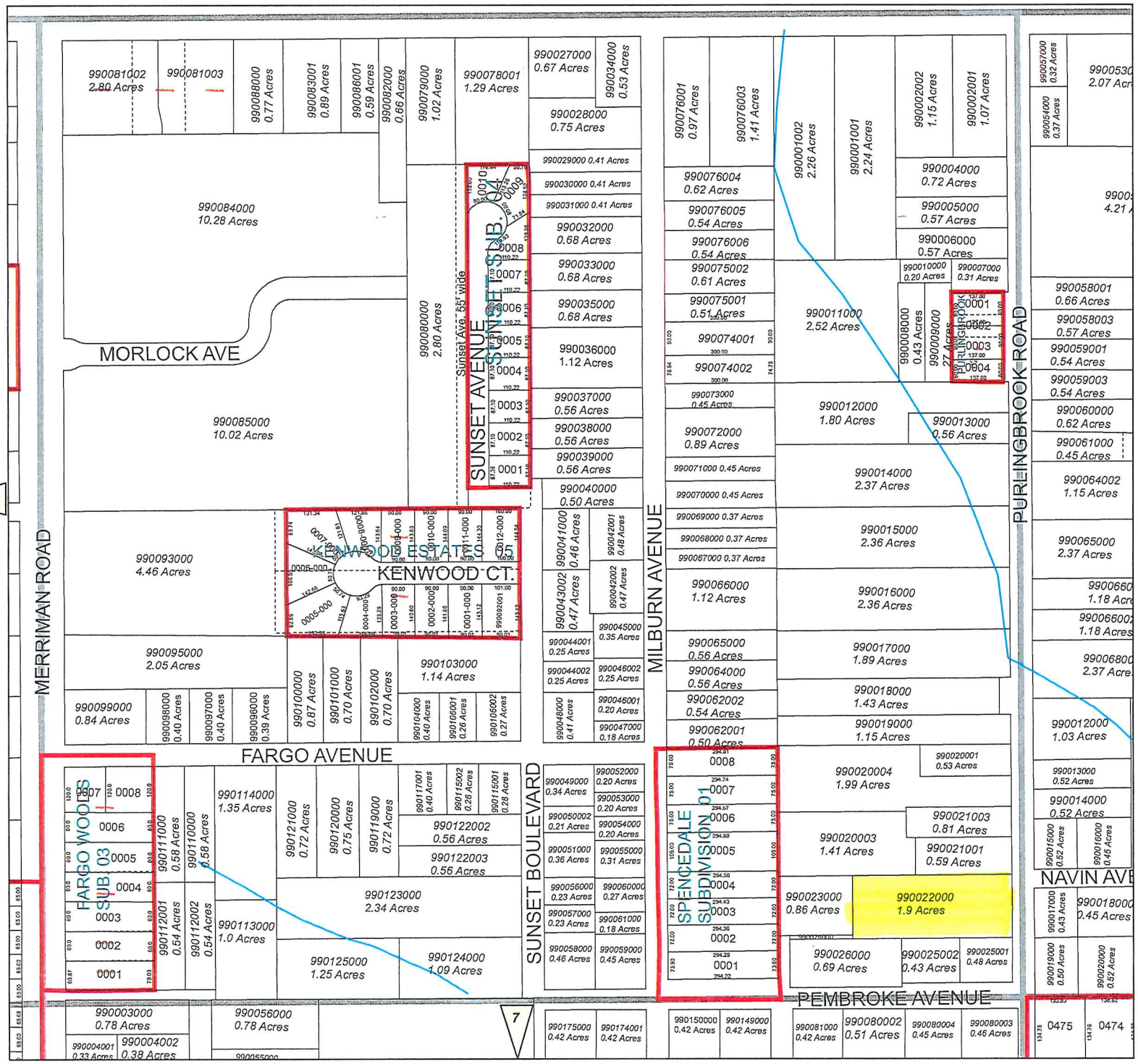
Map

Petition 2022-02-LS-02
Robert Tomanovich
19831 Purlingbrook Road
Lot Split

N

Not to Scale

City of Livonia
Planning Department



N.W. 1/4 Section 2

City of Livonia

T. 1 south, R. 9 east

Wayne County, Michigan

Copyright 2001, City of Livonia

300 150 0 300 Feet

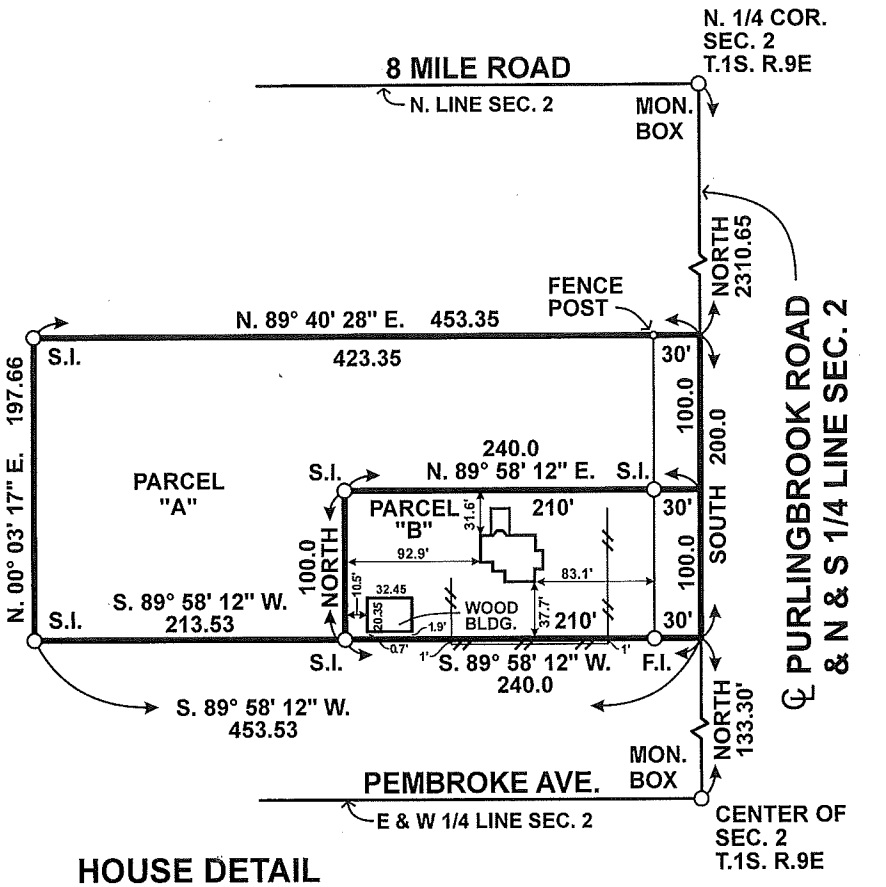
Information herein deemed reliable but not guaranteed
Updated: May 2008

Revised

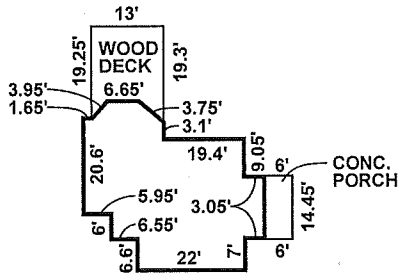
Prepared for:
Robert Tumanovich
20301 PurlingBrook
Livonia, MI 48152

Certificate of Survey

SHEET 1 OF 2



HOUSE DETAIL



2 STY. WOOD & STUCCO
FRAME HSE. W/ BASM'T.
#19831

LEGEND	
S.I.	SET IRON
F.I.	FOUND IRON
//////	EXISTING FENCE

1" = 100'

0 50 100 200

Date	Scale	Job No.
5/28/2021 REV. 2/15/2022	1" = 100'	21004-S

I hereby certify that I have surveyed and mapped the above platted and/or described on **5-21-21** and that the ratio of closure on the unadjusted field observations of such survey was **1:20,361** and that all the requirements of P.A. 132, 1970 have been complied with.

NORMAN C. KAIPIO
Registered Land Surveyor

LAND SURVEYING &
CONSTRUCTION LAYOUT

30175 St. Martins
Livonia, MI 48152
(248) 474-7607

STATE OF MICHIGAN
NORMAN C. KAIPIO
LAND SURVEYOR
No. 25851
REGISTERED LAND SURVEYOR

By N. C. Kaipio
Registered Land Surveyor

Prepared for:
Robert Tumanovich
20301 PurlingBrook
Livonia, MI 48152

Certificate of Survey

EXHIBIT "A" continued

ORIGINAL LEGAL DESCRIPTION (PARCELS "A" & "B" COMBINED)

A PARCEL OF LAND LOCATED IN THE N.W. 1/4 OF SECTION 2, T.1 S., R.9 E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

THE NORTH 3 ACRES OF THE S 1/2 OF THE S. 1/2 OF THE S. 1/2 OF THE E. 1/2 OF THE E 1/2 OF THE N.W. 1/4 OF SEC. 2, EXCEPT THE EAST 30 FEET THEREOF, ALSO EXCEPT THE WEST 200 FEET THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 2; THENCE DUE NORTH ALONG THE N. & S. 1/4 LINE 133.30 FEET TO THE POINT OF BEGINNING; THENCE S 89° 58' 12" W. 453.53 FEET; THENCE N 00° 03' 17" ~~W~~ NE 197.66 FEET; THENCE N. 89° 40' 28" E 453.35 FEET TO THE N. & S. 1/4 LINE OF SAID SEC. 2; THENCE DUE SOUTH 200.0 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 30 FEET THEREOF, CONTAINING 1.93 ACRES.

PARCEL "A" DESCRIPTION

A PARCEL OF LAND LOCATED IN THE N.W. 1/4 OF SECTION 2, T.1 S., R.9 E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 2; THENCE DUE NORTH ALONG THE N. & S. 1/4 LINE 233.30 FEET TO THE POINT OF BEGINNING; THENCE S. 89° 58' 12" W. 240.0 FEET; THENCE DUE SOUTH 100.0 FEET; THENCE S. 89° 58' 12" W. 213.53 FEET; THENCE N. 00° 03' 17" ~~W~~ NE 197.66 FEET. THENCE N. 89° 40' 28" E 453.35 FEET TO THE N. & S. 1/4 LINE OF SAID SEC. 2; THENCE DUE SOUTH 100.0 FEET TO THE POINT OF BEGINNING, CONTAINING 1.45 ACRES, EXCEPT THE EAST 30 FEET THEREOF.

PARCEL "B" DESCRIPTION

A PARCEL OF LAND LOCATED IN THE N.W .1/4 OF SECTION 2, T.1 S., R.9 E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 2; THENCE DUE NORTH ALONG THE N. & S. 1/4 LINE 133.30 FEET TO THE POINT OF BEGINNING; THENCE S. 89° 58' 12" W. 240.0 FEET; THENCE DUE NORTH 100.0 FEET; THENCE N. 89° 58' 12" E. 240.0 FEET TO THE N. & S. 1/4 LINE OF SAID SEC. 2; THENCE DUE SOUTH 100.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.48 ACRES, EXCEPT THE EAST 30 FEET THEREOF.

STATE OF MICHIGAN
NORMAN C. KAIPIO
LAND SURVEYOR
NO. 25851
REGISTERED LAND SURVEYOR

Date	Scale	Job No.
5/28/2021 REV. 2/15/2022	1" = 100'	21004-S

I hereby certify that I have surveyed and mapped the above platted and/or described on **5-21-21** and that the ratio of closure on the unadjusted field observations of such survey was **1:20,361** and that all the requirements of P.A. 132, 1970 have been complied with.

NORMAN C. KAIPIO
Registered Land Surveyor

LAND SURVEYING &
CONSTRUCTION LAYOUT

30175 St. Martins
Livonia, MI 48152
(248) 474-7607

By N. C. Kaipio
Registered Land Surveyor

NEW DATA RECEIVED FOR THE REGULAR MEETING OF MAY 6, 2024, ITEM 15

From: Jim Harper
To: CityCouncil; Jolly, Jim; Toy, Laura; Morgan, Scott; Donovic, Rob; Budzinski, Carrie; Ptashnik, Martha; McCullough, Brandon; Brosnan, Maureen Miller; Buhagiar, Daniel
Subject: proposed lot split @ 19831 purlingbrook
Date: Wednesday, May 1, 2024 5:40:39 PM

Hello city council members,

Before any final decision it would be nice to know what will be done with the property. If you look at the code enforcement violation at 19831 purlingbrook and 20301 purlingbrook they don't seem to comply with the city. Since the beginning of the issues with these properties some has been taken care of, but many have not been changed. If the property is going to be improved that would be fine. If the property is used for other than residential purposes we don't think it should be allowed. If the city would talk with Dan Buhagiar (for code enforcement) you'll see the property is more used for commercial use. The property was used for tree service work, which was loud, smell of diesel equipment and multiple workers in and out. Not something we want and feel no one else would want in their neighborhood either. Whatever is done with the property, it should be done in a timely manner approved by the city. Thank you. Any questions please feel free to contact me. Jim Harper, 734 925-3473

Councilmember Jolly gave first reading to the following Ordinance:

> AN ORDINANCE AMENDING SECTION 26 TO ARTICLE VI OF ORDINANCE NO. 543, AS AMENDED, KNOWN AND CITED AS "THE CITY OF LIVONIA ZONING ORDINANCE"

The foregoing Ordinance, when adopted, is filed in the Journal of Ordinances in the Office of the City Clerk and is the same as if word for word repeated herein. The above Ordinance was placed on the table for consideration at an upcoming Regular meeting.

UNFINISHED BUSINESS ITEM 17 (Regular Meeting of May 6, 2024)

Present: **Budzinski, Morgan, Jolly, Toy, Donovic, Ptashnik**
Absent: **McCullough**

LETTER TO THE LIVONIA CITY COUNCIL

17.

Law
March 26, 2024

MEETING DATE	PRESENTED BY
PH042224/R050624	Paul Bernier, City Attorney Carter Fisher, City Attorney

AGENDA ITEM

LANGUAGE CHANGE: Planning Commission, re: Petition 2024-02-06-01 submitted by resolution of the City Council, on its own motion, to the City Planning Commission, to determine whether or not to amend Section 6.26 of the Livonia Zoning Ordinance, as amended, to provide that no more than two (2) gasoline service stations may be located within 500 feet of any intersection of two (2) or more major thoroughfares, including boulevards, arterial highways, arterial streets, and city major roads, as indicated on the Future Transportation Map of the Livonia Vision 21 Master Plan.
Public Hearing held on April 22, 2024.

BACKGROUND DETAILS

At your Public Hearing meeting of April 22, 2024, you unanimously approved Petition 2024-02-06-01, submitted by the City Planning Commission, pursuant to Council Resolution 006-24, and requested the Department of Law to prepare the appropriate ordinance. The proposed ordinance provides that no more than two (2) gasoline service stations may be located within 500 feet of any intersection of two (2) or more major thoroughfares, including boulevards, arterial highways, arterial streets, and city major roads, as indicated on the Future Transportation Map of the Livonia Vision 21 Master Plan.

Accordingly, herewith submitted for your consideration is the proposed ordinance amendment prepared by the Department of Law.

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

First Reading

ATTACHMENTS

1. Proposed Ordinance - 6.26 Gasoline Stations
2. PH042224 Petition 2024-02-06-01 (City Council) Minutes
3. PH042224 LTC Pet 2024-02-06-01 Gas station ord
4. 2024-02-06-01_Gas Stations_E-COUNCIL Pkt
5. R022824 Gas station ordinance Refer to PC CR 69-24

APPROVED BY

Date: April 23, 2024

Carter Fisher, City Attorney

Date: April 26, 2024

Maureen Miller Brosnan, Mayor

AN ORDINANCE AMENDING SECTION 26 TO ARTICLE VI OF ORDINANCE NO. 543, AS AMENDED, KNOWN AND CITED AS "THE CITY OF LIVONIA ZONING ORDINANCE"

THE CITY OF LIVONIA ORDAINS:

Section 1. Section 26 of Article VI of the City of Livonia Zoning Ordinance, as amended, is hereby amended to read as follows:

Section 6.26 - Gasoline Service Station.

In order to regulate and control the problems of noise, odor, light, fumes, dust, danger of fire and explosion, and traffic congestion which is likely to result from the unrestricted and unregulated construction and operation of gasoline service stations, and to avoid, if possible, and control the adverse effects which these factors and other characteristics incident to the gasoline service station may have upon adjacent and surrounding land and uses, the following special requirements and regulations governing the erection of gasoline service stations are hereby established:

(1) ~~Districts Permitted~~Location. Gasoline service stations may, pursuant to ~~T~~the following standards~~, apply~~ be erected in the C-2 District as a waiver use and in the C-3 District as a permitted use~~.~~, provided that no more than two gasoline service stations may be located within 500 feet of any intersection. "Intersection," as used in this subsection, means any intersection of two (2) or more major thoroughfares, including boulevards, arterial highways, arterial streets, and city major roads, as indicated on the Future Transportation Map.

(2) **Minimum Lot Area and Lot Width.** Gasoline service stations shall always be located on a plot of ground with frontage along a commercial street of not less than one hundred fifty (150) feet and which shall have a minimum area of not less than twenty-two thousand five hundred (22,500) square feet.

(3) **Setbacks.** Gasoline service stations shall provide a setback (area between the adjacent road right-of-way line(s) and the building line) of sixty (60) feet from any road with a right-of-way width of one hundred twenty (120) feet or more and/or any freeway service drive as designated on the Future Transportation Map and at least one side yard of not less than twenty (20)

feet. The area within the setback and side yards shall not be used for vehicular storage or for any other service facilities.

(4) **Maximum Height.** Gasoline service stations including any part of the façade, shall not exceed thirty-five (35) feet in height; provided, however, that canopies shall not exceed eighteen (18) feet in height.

(5) **Access.** Gasoline service stations when located on a corner lot shall provide vehicular entrances or exits (curb cuts) no less than a minimum of twenty-five (25) feet from the intersection of the property lines parallel to the two (2) streets pavement. All curb openings whether on a corner lot or not shall not exceed thirty-five (35) feet in width at the curb. There shall always be a minimum of thirty (30) feet measured along the property line between any series of driveways. On corner lots, no driveway from a side street shall be less than fifteen (15) feet from rear property line as measured along the side street property line. Curbs shall be provided to prevent ingress or egress except at the required locations.

(6) **Enclosure.** All lubrication equipment, motor vehicle equipment, hydraulic hoists, and pits shall be enclosed entirely within the building. All gasoline pumps shall be located not less than twenty (20) feet from any lot line and shall be arranged so that motor vehicles shall not be supplied with gasoline or serviced while parked upon or overhanging any public sidewalk, street or right-of-way.

(7) **Screening.** Where a gasoline service station use adjoins any property located in any residential district or is separated from such property by a public alley, a protective wall shall be erected and maintained as provided in Article X of this Ordinance.

(8) **Lighting.** All exterior lighting on the property, including illuminated signs, shall be erected and hooded, shielded and recessed so as to be deflected away from any adjacent or neighboring residential property.

(9) **Outdoor Storage.** Outdoor storage of disabled, abandoned, junked, wrecked, and/or unlicensed vehicles is prohibited. Outdoor storage of rubbish and junked equipment or parts is prohibited unless such rubbish, junked equipment, or parts are stored adjacent and to the rear of the principal building and are enclosed by a masonry wall. When such a wall is provided, rubbish, junked equipment, or parts shall not be stored at a height exceeding the height of the wall; provided, further, that such rubbish and junked equipment or parts shall be removed from the property at least once every week.

(10) **Parking.**

A) No part of any parcel of land used for gasoline service station purposes shall be utilized for outdoor storage, placement, or display of merchandise; provided, however, that the foregoing prohibition shall not apply to the display, on a pump island only, of oil or oil-based products including, by way of example, but not limitation, motor oil, transmission oil, oil and gasoline additives, windshield solvent, and windshield wipers.

B) No more than one (1) tow truck may be parked in the front or side yard abutting a street.

C) Outside parking or storage of recreational equipment, or commercial vehicles or automobiles which are not used in the operation of the business is prohibited; provided, however, that such prohibition shall not apply to any equipment or vehicle which is temporarily on the premises for repair or service and which is stored or parked in a designated parking space; and provided, further, that no such equipment or vehicle shall be parked within one hundred (100) feet of the intersection of the property lines of two (2) intersecting public streets.

(11) **Free Air.** Free air shall be provided at all times station is open for business. The free air shall be dispensed at the point of service without having to enter the station or the performance of any extra action in order to obtain the air without charge.

(12) **Compliance.** Gasoline service stations must meet all the requirements of the Police and Fire Departments. The petitioner shall receive written approval by the Police and Fire Departments before the City Council can validly consider this use within a multi-story structure.

(13) **Signs.** Gasoline service stations only may display the following type, size, and number of signs which are deemed customary and necessary to their respective business:

A) One (1) ground sign per development site not to exceed a maximum area of forty (40) square feet at a maximum height above grade not to exceed twelve (12) feet and a minimum setback of five (5) feet from any right-of-way line.

B) Wall signs and all window signage, including those signs attached to the service buildings or to the canopy fascia, shall not in sum total exceed two (2) square feet in area for each one (1) lineal foot of building frontage with a maximum total area of one hundred (100) square feet.

C) Customary lettering or other insignia on a gasoline pump consisting of the brand of gasoline sold, lead warning information, and any other data not exceeding a total of three (3) square feet on each pump.

(14) **Alcohol Sales Prohibited.** Alcohol sales (Specially Designated Merchant [SDM] and Specially Designated Distributor [SDD]) licenses shall be strictly prohibited in connection with the operation of a gasoline service station.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 3. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

_____

CITY OF LIVONIA
PUBLIC HEARING

Minutes of Meeting Held on Monday, April 22, 2024

A Public Hearing of the Council of the City of Livonia was held at the Livonia City Hall Auditorium on April 22, 2024.

MEMBERS PRESENT: Brandon McCullough, President
Martha Ptashnik, Vice President
Carrie Budzinski
Rob Donovic
Jim Jolly
Scott Morgan

MEMBERS ABSENT: Laura M. Toy

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

The Public Hearing was called to order at 7:59 p.m. with Council President Brandon McCullough presiding. This item is regarding Petition 2024-02-06-01 submitted by resolution of the City Council, on its own motion, to the City Planning Commission under Section 13.15(1)A) of the Livonia Zoning Ordinance, as amended, to determine whether or not to amend Section 6.26of the Livonia Zoning Ordinance, as amended, to provide that no more than two (2)gasoline service stations may be located within 500 feet of any intersection of two(2)or more major thoroughfares, including boulevards, arterial highways, arterial streets, and city major roads, as indicated on the Future Transportation Map of the Livonia Vision 21 Master Plan.

This item will be moved to the Regular Meeting of **May 6, 2024**.

The Public Hearing is now open. There were approximately 5 persons in the audience.

McCullough Mr. Taormina.

Taormina Thank you. This is a language amendment that was initiated by City Council. Planning Commission did hold a Public Hearing. The language was prepared by the Law Department in conjunction with Planning. The Planning Commission is recommending approval with one exception, in that the restriction on the number of gas stations per intersection not apply in cases of intersections along the I 96. expressway.

McCullough Thank you. Is there any audience communication on this matter?

King This happened because the Sheetz petitioner came forward and wanted to put a gas station at Five and Newburgh. This is a way to kind of like,

prevent them from doing that, which just seems kind of unfair to other gas station owners. It's kind of like it's protecting them. And I don't know why they should be protected from competition, quite honestly. Because we already have three or four gas stations at multiple intersections. But you're basically giving an unfair advantage to those two existing stations right there at Five and Newburgh. So, I just was hoping that, I don't know if this, in the future, if this amendment, maybe I guess you revisit it if a petitioner comes forward, you can always change the amendment, I guess.

McCullough All right. Thanks. Thanks, Mr. King, Mr. Jolly.

Jolly Thank you, Mr. President. I'm going to offer an approving for the Committee of the Whole here. Mr. King, part of the, just in response to what you said, so, the only intersections in the city that have more than two intersections are actually the ones that are exempted on the expressway. So, they did a survey of that.

King There's no other intersection?

Jolly Not other than on 96 Corridor there's not.

McCullough Hard to believe.

Donovic Mr. President.

McCullough Councilman Donovic.

Donovic I was the one that actually offered this motion some time ago, and I was actually not sure, I was shocked that we didn't already have an ordinance like this. There are no gas stations and no intersections in this community to have more than two gas stations. None. I personally checked with the exception of Merriman and Farmington along I-96 freeway. I'm going to make a motion for an approving for the Regular. I think Planning has already discussed this at great length. I think City Council has discussed this at great length. So, I'd like to see this approving for the Regular. There's been a lot of due diligence on this, other communities as well. And I think this is protecting the development of our community. Thank you. I'd like to reflect that I made the motion.

Jolly I'll withdraw my motion.

McCullough Did you want to say something on this item?

Budzinski Name and address for the record.

Unknown (Illegible) Glengarry. At Plymouth and Inkster, there are two on the Redford side. Hypothetically, if the Mobile in Livonia closes, someone could still move in there? Just make sure we're protecting Livonia.

McCullough We’re going to adjourn the meeting at 8:04 p.m.

As there were no further questions or comments, the Public Hearing was declared closed at 8:04 p.m.

LETTER TO THE LIVONIA CITY COUNCIL

2.

Planning
March 7, 2024

MEETING DATE	PREPARED BY
	Stephanie Reece, Program Supervisor,

AGENDA ITEM

Petition 2024-02-06-01 submitted by resolution of the City Council, on its own motion, to the City Planning Commission under Section 13.15(1)A) of the Livonia Zoning Ordinance, as amended, to determine whether or not to amend Section 6.26 of the Livonia Zoning Ordinance, as amended, to provide that no more than two (2) gasoline service stations may be located within 500 feet of any intersection of two (2) or more major thoroughfares, including boulevards, arterial highways, arterial streets, and city major roads, as indicated on the Future Transportation Map of the Livonia Vision 21 Master Plan.

BACKGROUND DETAILS

March 7, 2024

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2024-02-06-01 – Gas Station Ordinance

Dear Council Members:

At the 1,210th Public Hearings and Regular Meeting held by the City Planning Commission on March 5, 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)

#03-08-2024 RESOLVED, That the City Planning Commission does hereby recommend to City Council that Petition 2024-02-06-01 submitted by resolution of the City Council, on its own motion, to the City Planning Commission under Section 13.15(1)A) of the Livonia Zoning Ordinance, as amended, to determine whether or not to amend Section 6.26 of the Livonia Zoning Ordinance, as amended, to provide that no more than two (2) gasoline service stations may be located within 500 feet of any intersection of two (2) or more major thoroughfares, including boulevards, arterial highways, arterial streets, and city major roads, as indicated on the Future Transportation Map of the Livonia Vision 21 Master Plan, be approved, as modified below, for the following reasons:

1. The limitation of two (2) gas stations per intersection shall not apply to Schoolcraft Road and the I-96 Expressway.

2. This amendment will help prevent an undesirable concentration of gasoline service stations at intersections within the city.

3. This amendment reinforces the city's existing land use pattern, which has served the community well without limiting choices or resulting in unfair competition.

4. This amendment will help reduce traffic conflicts and accidents at major intersections by reducing the driveways that gasoline service stations often require.

5. This amendment will serve to further the implementation of the goals and objectives of the Livonia Vision 21 Master Plan and is in the best interests of the community.

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

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

DETAILED WORK BEING PERFORMED

PH042224/R050624

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

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

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

ATTACHMENTS

1. 2024-02-06-01_Gas Stations_E-COUNCIL Pkt
2. R022824 Gas station ordinance Refer to PC CR 69-24

APPROVED BY

Date: March 07, 2024

Mark Taormina, Planning and Economic Development Director

Date: March 15, 2024

Maureen Miller Brosnan, Mayor

Petition 2024-02-06-01 submitted by resolution of the City Council, on its own motion, to the City Planning Commission under Section 13.15(1)A) of the Livonia Zoning Ordinance, as amended, to determine whether or not to amend Section 6.26 of the Livonia Zoning Ordinance, as amended, to provide that no more than two (2) gasoline service stations may be located within 500 feet of any intersection of two (2) or more major thoroughfares, including boulevards, arterial highways, arterial streets, and city major roads, as indicated on the Future Transportation Map of the Livonia Vision 21 Master Plan.

ADOPTED BY THE LIVONIA CITY COUNCIL AT THE REGULAR MEETING OF January 17, 2024

On a motion by Councilmember Donovic, supported by Vice President Ptashnik and unanimously adopted, it was:

#006-24 RESOLVED, that upon the motion by Councilmember Rob Donovic, seconded by Council Vice President Martha Ptashnik, at the Regular Meeting held January 17, 2024, regarding the subject matter of restricting gas stations to two (2) at any intersection, the Council does hereby refer this item to the Administration for its report and recommendation.

MINUTES OF THE 1,210th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, March 5, 2024, the City Planning Commission of the City of Livonia held its 1,210th Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

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

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

Members absent: Sam Caramagno

Mr. Mark Taormina, Planning Director, and Stephanie Reece, Program Supervisor, were also present.

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

ITEM #2 PETITION 2024-02-06-01 Gas Station Ordinance

Mr. Bongero, Acting Secretary, announced the next item on the agenda, Petition 2024-02-06-01 submitted by resolution of the City Council, on its own motion, to the City Planning Commission under Section 13.15(1)A) of the Livonia Zoning Ordinance, as amended, to determine whether or not to amend Section 6.26 of the Livonia Zoning Ordinance, as amended, to provide that no more than two (2) gasoline service stations may be located within 500 feet of any intersection of two (2) or more major thoroughfares,

including boulevards, arterial highways, arterial streets, and city major roads, as indicated on the Future Transportation Map of the Livonia Vision 21 Master Plan.

Mr. Wilshaw: Thank you, Mr. Secretary. This is a petition that came to us from City Council. Mr. Taormina, would you like to give us information about this?

Mr. Taormina: Thank you. This text amendment was initiated by the City Council. It would amend Section 6.26 of the zoning ordinance to prohibit more than two gas stations at a single intersection. Currently, two intersections within the city have more than two gasoline stations. These are both along Schoolcraft Road and include Merriman and Farmington Roads. Because the language proposing a restriction on the number of gas stations would be a special requirement of a waiver use, the Council would have the ability to waive or modify this requirement, allowing for more than two gas stations at an intersection. In other words, the ordinance contains a provision that would allow the Council to override this limitation and allow more than two gas stations, subject to a separate resolution in which five members of the Council concur. The Law Department prepared the change, limiting the distance to 500 feet of any intersection of two or more major thoroughfares as that term is used on the Future Transportation Map. There's no correspondence related to this.

Mr. Wilshaw: Okay, and this is a motion by the city so there is no Petitioner on this. We are the petitioner. Is there any questions from any of the commissioners for our planning staff?

Mr. Wilshaw: Mr. Long.

Mr. Long: So, Mr. Taormina, just to be clear, this is up to us to review and offer any other recommendations or thoughts that we may have on it. The one thing that I thought about or I don't have a problem with three gas stations on the corners at the freeway, and if the rest of the commission agrees with me, I would suggest that we craft or carve out for that. Other than that, I think this is a wise policy.

Mr. Wilshaw: Okay, thank you, Mr. Long. Any other comments from any of our commissioners? Items of discussion? If not, it is a public hearing? Is there anyone in our audience wishing to speak for or against this? We have one person in the audience feel free to come forward.

Christine Papaioaninou: 38552 Lancaster, Livonia, MI 48154. I think it'd be ridiculous to have more than two gas stations at an intersection that's not off of the service drive. One, you know, we are proud of our city, it's a beautiful city, why would we create another eye sore like that? My other concern is having now adult young children who when they were drivers, it just creates more traffic, you know, more congestion, and more risk of auto accidents, you know, people coming in and out and how many times have you been like going down the road and someone's cutting across the traffic, you know, to make a left when they shouldn't be out of a gas station, when there's a light there, I just think that it would just create havoc, you know, higher risk of fatalities, let's say. And in addition, let's think about the environmental aspects of this with you know, EPA concerns, you know, gas spills, the tanks that we're going to put under the ground to hold this fuel. I just think that, you know, and also the additional cars, the additional fumes from the gas stations, it just wouldn't be wise and wouldn't be healthy for us, you know, as the aspect of, you know, our air quality. And, you know, like I said, the extra traffic it will bring and heaven forbid fatalities, and we've seen that happen so many times, even at smaller intersections, we just don't need that headache here. Off of a service drive, you know, on the express way, off back onto the expressway fine, but not coming into our subdivisions in our homes, especially with if there's an elementary school there, or I think you understand. So, thank you for your time. I appreciate that.

Mr. Wilshaw: Thank you for your comments. We have another gentleman who would like to speak on this item.

Lance Gilmore, 15359 Susanna Circle, Livonia, MI. I believe that we have plenty of gas stations in the City of Livonia. I think two on each corner is plenty. When I drive by gas stations, I'm not seeing cars lined up 5,6,7,8 cars deep. There's plenty of gas stations in the city right now. We don't need any more. Grass and trees is good. We don't need any more mortar and bricks. We got plenty to backfill. Okay. Thank you.

Mr. Wilshaw: Thank you for your comments. Is there anyone else wishing to speak on this item?

Michael O'Meara, 15622 Nola Circle, Livonia, MI. I agree with Mr. Long. I think having no more than two gas stations on the corner, especially if it's not in the areas of a service drive is the way to go. You know we haven't…we do have enough gas stations in Livonia. I'm at

Newburgh and Five Mile and we've got gas stations over on Haggerty, Newburgh and Five, we got them up at Seven Mile. We have plenty of gas stations. So, I agree with Mr. Long, I think just having two, I am in full agreement with that plan. So great.

Mr. Wilshaw: Thank you for your comments. Anyone else in the audience wishing to speak on this? We do appreciate all the audience input on this item as well. Thank you. If there's no other audience communication, I think I can close the public hearing. Is there anyone? Any other comments, I should say from any of the commissioners before I close the public hearing? I don't see any other comments. Again, I think I can close the public hearing then at this time, and a motion would be an order.

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

#03-08-2024 ***RESOLVED***, That the City Planning Commission does hereby recommend to City Council that Petition 2024-02-06-01 submitted by resolution of the City Council, on its own motion, to the City Planning Commission under Section 13.15(1)A) of the Livonia Zoning Ordinance, as amended, to determine whether or not to amend Section 6.26 of the Livonia Zoning Ordinance, as amended, to provide that no more than two (2) gasoline service stations may be located within 500 feet of any intersection of two (2) or more major thoroughfares, including boulevards, arterial highways, arterial streets, and city major roads, as indicated on the Future Transportation Map of the Livonia Vision 21 Master Plan, be approved, as modified below, for the following reasons:

1. The limitation of two (2) gas stations per intersection shall not apply to Schoolcraft Road and the I-96 Expressway.

2. This amendment will help prevent an undesirable concentration of gasoline service stations at intersections within the city.

3. This amendment reinforces the city's existing land use pattern, which has served the community well without limiting choices or resulting in unfair competition.

4. This amendment will help reduce traffic conflicts and accidents at major intersections by reducing the driveways that gasoline service stations often require.

5. This amendment will serve to further the implementation of the goals and objectives of the Livonia Vision 21 Master Plan and is in the best interests of the community.

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.

6. **CR 06-24** The subject matter of restricting gas stations to two (2) at any intersection.

Councilmember Donovic provided background on this subject matter to limit the number of gas stations to (2) two at intersections within the city.

Councilmember Donovic made a motion for law to draft an ordinance to limit intersections to (2) gas stations.

The Committee recommends:

1. For the Law Department to draft an ordinance to limit intersections to (2) gas stations.

Note: This item will be out of Committee.

This item is to be placed on the **Regular Meeting Agenda of February 28, 2024**

The meeting adjourned at 8:06 PM.

Brandon McCullough, Council President

PETITION 2024-02-06-01

The undersigned, Ian Wilshaw, Chairman of the City of Livonia Planning Commission, does hereby certify that a Public Hearing will be held on March 5, 2024, on the following petition:

> **Petition 2024-02-06-01 submitted by resolution of the City Council**, on its own motion, to the City Planning Commission under Section 13.15(1)A) of the Livonia Zoning Ordinance, as amended, to determine whether or not to amend Section 6.26 of the Livonia Zoning Ordinance, as amended, to provide that no more than two (2) gasoline service stations may be located within 500 feet of any intersection of two (2) or more major thoroughfares, including boulevards, arterial highways, arterial streets, and city major roads, as indicated on the Future Transportation Map of the Livonia Vision 21 Master Plan.
>
> (Proposed ordinance amendments attached)
>
> **FURTHER RESOLVED**, that notice of such hearing shall be given in accordance with the provisions of Section 13.13(5) of the Livonia Zoning Ordinance, as amended, and that thereafter there shall be a report and recommendation submitted to the City Council.

IN WITNESS WHEREOF, the undersigned has hereunto affixed his signature on this 13th day of February 2024.

APPROVED AS TO FORM
Department of Law
By: Michael E. Fisher

Date: 2/9/2024

Dated: February 13, 2024

Ian Wishaw, Chairman
City Planning Commission

AN ORDINANCE AMENDING SECTION 6.26 TO ARTICLE IV OF ORDINANCE NO. 543, AS AMENDED, KNOWN AND CITED AS "THE CITY OF LIVONIA ZONING ORDINANCE"

THE CITY OF LIVONIA ORDAINS:

Section 1. Section 26 of Article VI of the City of Livonia Zoning Ordinance, as amended, is hereby amended to read as follows:

Section 6.26 - Gasoline Service Station.

In order to regulate and control the problems of noise, odor, light, fumes, dust, danger of fire and explosion, and traffic congestion which is likely to result from the unrestricted and unregulated construction and operation of gasoline service stations, and to avoid, if possible, and control the adverse effects which these factors and other characteristics incident to the gasoline service station may have upon adjacent and surrounding land and uses, the following special requirements and regulations governing the erection of gasoline service stations are hereby established:

(1) Location. Gasoline service stations may, pursuant to the following standards, be erected in the C-2 District as a waiver use and in the C-3 District as a permitted use, provided that no more than two gasoline service stations may be located within 500 feet of any intersection. "Intersection," as used in this subsection, means any intersection of two (2) or more major thoroughfares, including boulevards, arterial highways, arterial streets, and city major roads, as indicated on the Future Transportation Map.

(2) **Minimum Lot Area and Lot Width.** Gasoline service stations shall always be located on a plot of ground with frontage along a commercial street of not less than one hundred fifty (150) feet and which shall have a minimum area of not less than twenty-two thousand five hundred (22,500) square feet.

(3) **Setbacks.** Gasoline service stations shall provide a setback (area between the adjacent road right-of-way line(s) and the building line) of sixty (60) feet from any road with a right-of-way width of one hundred twenty (120) feet or more and/or any freeway service drive as designated on the Future Transportation Map and at least one side yard of not less than twenty (20) feet. The area within the setback and side yards shall not be used for vehicular storage or for any other service facilities.

(4) **Maximum Height.** Gasoline service stations including any part of the façade, shall not exceed thirty-five (35) feet in height; provided, however, that canopies shall not exceed eighteen (18) feet in height.

(5) **Access.** Gasoline service stations when located on a corner lot shall provide vehicular entrances or exits (curb cuts) no less than a minimum of twenty-five (25) feet from the intersection of the property lines parallel to the two (2) streets pavement. All curb openings whether on a corner lot or not shall not exceed thirty-five (35) feet in width at the curb. There shall always be a minimum of thirty (30) feet measured along the property line between any series of driveways. On corner lots, no driveway from a side street shall be less than fifteen (15) feet from rear property line as measured along the side street property line. Curbs shall be provided to prevent ingress or egress except at the required locations.

(6) **Enclosure.** All lubrication equipment, motor vehicle equipment, hydraulic hoists, and pits shall be enclosed entirely within the building. All gasoline pumps shall be located not less than twenty (20) feet from any lot line and shall be arranged so that motor vehicles shall not be supplied with gasoline or serviced while parked upon or overhanging any public sidewalk, street or right-of-way.

(7) **Screening.** Where a gasoline service station use adjoins any property located in any residential district or is separated from such property by a public alley, a protective wall shall be erected and maintained as provided in Article X of this Ordinance.

(8) **Lighting.** All exterior lighting on the property, including illuminated signs, shall be erected and hooded, shielded and recessed so as to be deflected away from any adjacent or neighboring residential property.

(9) **Outdoor Storage.** Outdoor storage of disabled, abandoned, junked, wrecked, and/or unlicensed vehicles is prohibited. Outdoor storage of rubbish and junked equipment or parts is prohibited unless such rubbish, junked equipment, or parts are stored adjacent and to the rear of the principal building and are enclosed by a masonry wall. When such a wall is provided, rubbish, junked equipment, or parts shall not be stored at a height exceeding the height of the wall; provided, further, that such rubbish and junked equipment or parts shall be removed from the property at least once every week.

(10) **Parking.**

A) No part of any parcel of land used for gasoline service station purposes shall be utilized for outdoor storage, placement, or display of

merchandise; provided, however, that the foregoing prohibition shall not apply to the display, on a pump island only, of oil or oil-based products including, by way of example, but not limitation, motor oil, transmission oil, oil and gasoline additives, windshield solvent, and windshield wipers.

B) No more than one (1) tow truck may be parked in the front or side yard abutting a street.

C) Outside parking or storage of recreational equipment, or commercial vehicles or automobiles which are not used in the operation of the business is prohibited; provided, however, that such prohibition shall not apply to any equipment or vehicle which is temporarily on the premises for repair or service and which is stored or parked in a designated parking space; and provided, further, that no such equipment or vehicle shall be parked within one hundred (100) feet of the intersection of the property lines of two (2) intersecting public streets.

(11) **Free Air.** Free air shall be provided at all times station is open for business. The free air shall be dispensed at the point of service without having to enter the station or the performance of any extra action in order to obtain the air without charge.

(12) **Compliance.** Gasoline service stations must meet all the requirements of the Police and Fire Departments. The petitioner shall receive written approval by the Police and Fire Departments before the City Council can validly consider this use within a multi-story structure.

(13) **Signs.** Gasoline service stations only may display the following type, size, and number of signs which are deemed customary and necessary to their respective business:

A) One (1) ground sign per development site not to exceed a maximum area of forty (40) square feet at a maximum height above grade not to exceed twelve (12) feet and a minimum setback of five (5) feet from any right-of-way line.

B) Wall signs and all window signage, including those signs attached to the service buildings or to the canopy fascia, shall not in sum total exceed two (2) square feet in area for each one (1) lineal foot of building frontage with a maximum total area of one hundred (100) square feet.

C) Customary lettering or other insignia on a gasoline pump consisting of the brand of gasoline sold, lead warning information, and any other data not exceeding a total of three (3) square feet on each pump.

(14) **Alcohol Sales Prohibited.** Alcohol sales (Specially Designated Merchant [SDM] and Specially Designated Distributor [SDD]) licenses shall be strictly prohibited in connection with the operation of a gasoline service station.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 3. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

_____

PLANNING COMMISSION STAFF NOTES

PREHEARING ITEMS

ITEM 2

Petition 2024-02-06-01 submitted by resolution of the City Council, on its own motion, to the City Planning Commission under Section 13.15(1)A) of the Livonia Zoning Ordinance, as amended, to determine whether or not to amend Section 6.26 of the Livonia Zoning Ordinance, as amended, to provide that no more than two (2) gasoline service stations may be located within 500 feet of any intersection of two (2) or more major thoroughfares, including boulevards, arterial highways, arterial streets, and city major roads, as indicated on the Future Transportation Map of the Livonia Vision 21 Master Plan.

February 20, 2024, Planning Commission Study Meeting:

On a resolution offered by Councilman Donovic at its meeting on January 17, 2024, the City Council directed the Law Department to prepare an amendment to the Zoning Ordinance prohibiting more than two (2) gas stations per intersection. Precipitating this request, more than likely, is a petition by Sheetz to change the zoning of the property at the southeast corner of Five Mile and Newburgh Roads, an intersection that presently has two (2) gas stations—one at the northwest corner and another at the southwest corner. A review of the locations and distribution of gas stations throughout the City shows that only two (2) intersections currently have more than two (2) gasoline service stations. These are Merriman and Schoolcraft Roads and Farmington and Schoolcraft Roads, which have three (3) gas stations within 500 feet of each other. Before 2015, Six Mile and Farmington Roads's southwest, northwest, and northeast corners had gas stations operating simultaneously. In 2015, the station at the northeast corner was demolished and replaced with a multi-tenant retail building.

Because the language proposing a restriction on the number of gasoline service stations per intersection is a special requirement of a waiver use, the City Council would be able to waive this requirement under Section 13.13(6) by a separate resolution in which two-thirds (2/3) of the members of the City Council concur.

Section 6.26 of Article VI of the Zoning Ordinance would be amended to read as follows:

> <u>Section 6.26 - Gasoline Service Station.</u>
>
> In order to regulate and control the problems of noise, odor, light, fumes, dust, danger of fire and explosion, and traffic congestion which is likely to result from the unrestricted and unregulated construction and operation of gasoline service stations, and to avoid, if possible, and control the adverse effects which these factors and other characteristics incident to the gasoline service station may have upon adjacent and surrounding land and uses, the following special requirements and regulations governing the erection of gasoline service stations are hereby established:
>
> (1) ~~**Districts Permitted.**~~ **Location.** Gasoline service stations may, pursuant to ~~T~~the following standards, ~~apply~~ be erected in the C-2 District as a waiver use and in the C-3 District as a permitted use~~.~~, provided that no more than two (2) gasoline

service stations may be located within 500 feet of any intersection of two (2) or more major thoroughfares, including boulevards, arterial highways, arterial streets, and city major roads, as indicated on the Future Transportation Map.

(2) **Minimum Lot Area and Lot Width.** Gasoline service stations shall always be located on a plot of ground with frontage along a commercial street of not less than one hundred fifty (150) feet and which shall have a minimum area of not less than twenty-two thousand five hundred (22,500) square feet.

(3) **Setbacks.** Gasoline service stations shall provide a setback (area between the adjacent road right-of-way line(s) and the building line) of sixty (60) feet from any road with a right-of-way width of one hundred twenty (120) feet or more and/or any freeway service drive as designated on the Future Transportation Map and at least one side yard of not less than twenty (20) feet. The area within the setback and side yards shall not be used for vehicular storage or for any other service facilities.

(4) **Maximum Height.** Gasoline service stations including any part of the façade, shall not exceed thirty-five (35) feet in height; provided, however, that canopies shall not exceed eighteen (18) feet in height.

(5) **Access.** Gasoline service stations when located on a corner lot shall provide vehicular entrances or exits (curb cuts) no less than a minimum of twenty-five (25) feet from the intersection of the property lines parallel to the two (2) streets pavement. All curb openings whether on a corner lot or not shall not exceed thirty-five (35) feet in width at the curb. There shall always be a minimum of thirty (30) feet measured along the property line between any series of driveways. On corner lots, no driveway from a side street shall be less than fifteen (15) feet from rear property line as measured along the side street property line. Curbs shall be provided to prevent ingress or egress except at the required locations.

(6) **Enclosure.** All lubrication equipment, motor vehicle equipment, hydraulic hoists, and pits shall be enclosed entirely within the building. All gasoline pumps shall be located not less than twenty (20) feet from any lot line and shall be arranged so that motor vehicles shall not be supplied with gasoline or serviced while parked upon or overhanging any public sidewalk, street or right-of-way.

(7) **Screening.** Where a gasoline service station use adjoins any property located in any residential district or is separated from such property by a public alley, a protective wall shall be erected and maintained as provided in Article X of this Ordinance.

(8) **Lighting.** All exterior lighting on the property, including illuminated signs, shall be erected and hooded, shielded and recessed so as to be deflected away from any adjacent or neighboring residential property.

(9) **Outdoor Storage.** Outdoor storage of disabled, abandoned, junked, wrecked, and/or unlicensed vehicles is prohibited. Outdoor storage of rubbish and junked equipment or parts is prohibited unless such rubbish, junked equipment, or parts are stored adjacent and to the rear of the principal building and are enclosed by a masonry wall. When such a wall is provided, rubbish, junked equipment, or parts shall not be stored at a height exceeding the height of the wall; provided, further, that such rubbish and junked equipment or parts shall be removed from the property at least once every week.

(10) **Parking.**

A) No part of any parcel of land used for gasoline service station purposes shall be utilized for outdoor storage, placement, or display of merchandise; provided, however, that the foregoing prohibition shall not apply to the display, on a pump island only, of oil or oil-based products including, by way of example, but not limitation, motor oil, transmission oil, oil and gasoline additives, windshield solvent, and windshield wipers.

B) No more than one (1) tow truck may be parked in the front or side yard abutting a street.

C) Outside parking or storage of recreational equipment, or commercial vehicles or automobiles which are not used in the operation of the business is prohibited; provided, however, that such prohibition shall not apply to any equipment or vehicle which is temporarily on the premises for repair or service and which is stored or parked in a designated parking space; and provided, further, that no such equipment or vehicle shall be parked within one hundred (100) feet of the intersection of the property lines of two (2) intersecting public streets.

(11) **Free Air.** Free air shall be provided at all times station is open for business. The free air shall be dispensed at the point of service without having to enter the station or the performance of any extra action in order to obtain the air without charge.

(12) **Compliance.** Gasoline service stations must meet all the requirements of the Police and Fire Departments. The petitioner shall receive written approval by the Police and Fire Departments before the City Council can validly consider this use within a multi-story structure.

(13) **Signs.** Gasoline service stations only may display the following type, size, and number of signs which are deemed customary and necessary to their respective business:

A) One (1) ground sign per development site not to exceed a maximum area of forty (40) square feet at a maximum height above grade not to exceed twelve (12) feet and a minimum setback of five (5) feet from any right-of-way line.

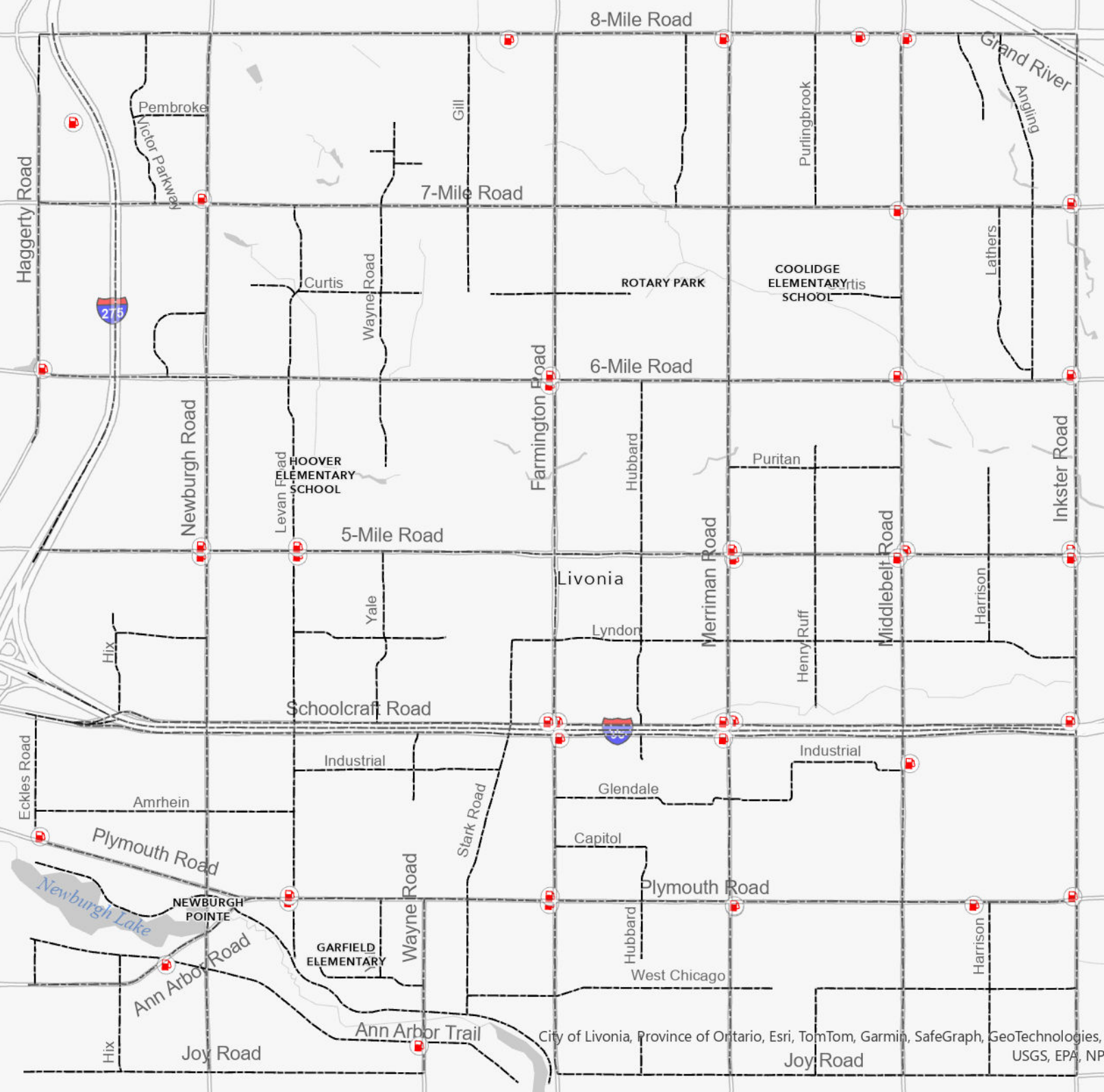
B) Wall signs and all window signage, including those signs attached to the service buildings or to the canopy fascia, shall not in sum total exceed two (2) square feet in area for each one (1) lineal foot of building frontage with a maximum total area of one hundred (100) square feet.

C) Customary lettering or other insignia on a gasoline pump consisting of the brand of gasoline sold, lead warning information, and any other data not exceeding a total of three (3) square feet on each pump.

(14) **Alcohol Sales Prohibited.** Alcohol sales (Specially Designated Merchant [SDM] and Specially Designated Distributor [SDD]) licenses shall be strictly prohibited in connection with the operation of a gasoline service station.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 3. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.


8-Mile Road
Grand River
Pembroke
Victor Parkway
Gill
Purlingbrook
Angling
Haggerty Road
7-Mile Road
Lathers
Curtis
Wayne Road
ROTARY PARK
COOLIDGE ELEMENTARY SCHOOL
Curtis
275
6-Mile Road
Farmington Road
Newburgh Road
Levan Road
HOOVER ELEMENTARY SCHOOL
Hubbard
Puritan
Inkster Road
5-Mile Road
Merriman Road
Middlebelt Road
Livonia
Yale
Harrison
Hix
Lyndon
Henry Ruff
Schoolcraft Road
Eckles Road
Industrial
Industrial
Glendale
Amrhein
Stark Road
Capitol
Plymouth Road
Plymouth Road
Newburgh Lake
NEWBURGH POINTE
Wayne Road
Hubbard
Harrison
GARFIELD ELEMENTARY
Ann Arbor Road
West Chicago
Ann Arbor Trail
Hix
Joy Road
Joy Road
City of Livonia, Province of Ontario, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, USGS, EPA, NP

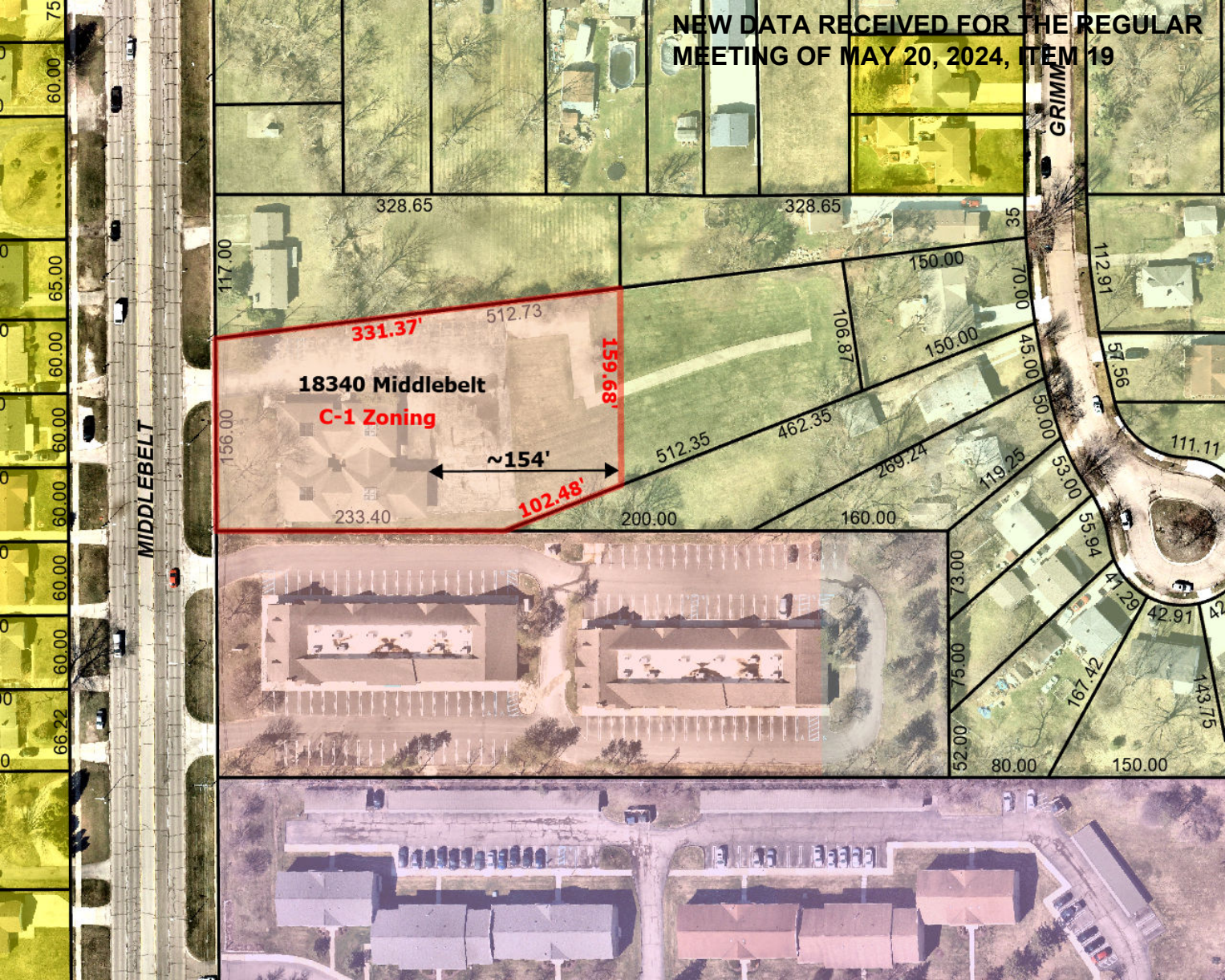
On a motion by Councilmember Donovic, supported by Councilmember Toy and unanimously adopted, it was:

> **#069-24** RESOLVED, that having considered the report and recommendation of the Committee of the Whole, dated February 5, 2024, submitted pursuant to Council Resolution 06-24, in connection with a proposed amendment to Section 26 of Article VI of the Livonia Zoning Ordinance regarding the subject matter of restricting the number of gas stations to two (2) at any intersection, the Council does hereby refer this matter to the City Planning Commission for the holding of a Public Hearing in accordance with provisions of Law and City Ordinance.

UNFINISHED BUSINESS ITEM 16f (Regular Meeting of February 28,2024)

Motion:	**Donovic**
Second:	**Toy**
Ayes:	**Morgan, Toy, Jolly, Ptashnik, Donovic, Budzinski, McCullough**
Nays:	**None**
Absent:	**None**

NEW DATA RECEIVED FOR THE REGULAR MEETING OF MAY 20, 2024, ITEM 19



<u>18340 Middlebelt Road Rezoning Legal Description</u>
Sidwell #046 01 0002 001

Parts of lots 2 and 3 of Thomas F. O'Connor's Middlebelt Sub., T. 1 S., R. 9 E., Livonia Township (now City of Livonia) as recorded in Liber 68, Page 96, Wayne County Records,
More particularly described as Beginning at the southwest corner of said lot 3 and proceeding N 00°10'30" W, 156.00 feet; thence N 83°02'09" E, 331.37 feet; thence S 00°10'30" E, 159.68 feet; thence S 68°47'00" W, 102.48 feet; thence N 89°51'20" W, 233.40 feet to the Point of Beginning. Containing 1.292 acres, more or less.

PUBLIC HEARING
DIRECTION

MONDAY APRIL 22, 2024

Proposed rezone the property at 18340 Middlebelt Road, located on the east side of Middlebelt Road between Six Mile Road and Pickford Avenue in the Northwest ¼ of Section 12, from RUF (Rural Urban Farm) to C1 (Local Business).

DIRECTION:
1) APPROVING AS SUBMITTED
2) APPROVING A PORTION
3) DENYING
4) COMMITTEE OF WHOLE **REGULAR**

THESE ITEMS ARE TO BE PLACED ON THE AGENDA FOR THE REGULAR MEETING OF MAY 20, 2024

CC: Council, Mayor, Law, Clerk

NEW DATA RECEIVED REGARDING PETITION 2024-01-01-01, SR&D DEV.

From: noreply@civicplus.com
To: CityCouncil
Subject: Online Form Submittal: City Council Inquiries
Date: Wednesday, April 24, 2024 10:51:42 PM

City Council Inquiries

This form is for any questions, comments, or concerns you may have for the City in regards to city council meetings or other city council inquiries. If you leave contact information, the City will reply within 2 business days. If this is an emergency, please dial 9-1-1.

First Name	Carmen
Last Name	Kelley
Address	18359 Grimm St.
Email Address	Carmen_Kelley3@outlook.com
Phone Number	3132932312
Topic	City Council Meetings
Date of Issue	4/22/2024
Attachment (Optional)	*Field not completed.*
Comments	During the City Council meeting on April 22, 2024, the contentious issue of rezoning the property situated at 18340 Middlebelt was fervently debated by myself and fellow neighbors. Please let this email serve as written correspondence staunchly reiterating my opposition to the proposal to rezone the property in question from Residential Urban Farming (RUF) to Commercial (C1). It is imperative to underscore the adverse effects this rezoning would inflict upon the adjacent neighbors and the established residential atmosphere. Such a shift in zoning could potentially disrupt the tranquility and character of the neighborhood, leading to increased light/noise pollution and a decrease in residential property values. It remains paramount to prioritize the preservation of the residential integrity and the well-being of the community amidst urban development initiatives.

Email not displaying correctly? View it in your browser.

CITY OF LIVONIA
PUBLIC HEARING

Minutes of Meeting Held on Monday, April 22, 2024

A Public Hearing of the Council of the City of Livonia was held at the Livonia City Hall Auditorium on April 22, 2024.

MEMBERS PRESENT: Brandon McCullough, President
Martha Ptashnik, Vice President
Carrie Budzinski
Rob Donovic
Jim Jolly
Scott Morgan

MEMBERS ABSENT: Laura M. Toy

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

1. The Public Hearing was called to order at 7:00 p.m. with Council President Brandon McCullough presiding. This item is regarding Petition 2024-01-01-01 submitted by SR&D Development under Sections 13.13 and 13.15 of the City of Livonia Zoning Ordinance, as amended, requesting to rezone the property at 18340 Middlebelt Road, located on the east side of Middlebelt Road between Six Mile Road and Pickford Avenue in the Northwest ¼ of Section 12, from RUF (Rural Urban Farm) to C1 (Local Business).

This item will be moved to the Regular Meeting of **May 20, 2024**.

The Public Hearing is now open. There were approximately 7 persons in the audience.

McCullough Mr. Taormina.

Taormina Thank you. This rezoning petition involves a single parcel 20340 Middlebelt Road, as you indicated, it's on the east side of Middlebelt between Six and Seven Mile Roads. This site is 1.87 acres in area it has 156 feet of frontage on Middlebelt, and the depth is roughly 512 feet, the properties abutting the site to the north to the west, and to the east are all zoned Single Family and then to the south is an office complex zoned C-1 local business. Despite the RUF zoning of this property, it does have a long history of commercial uses from 1959 to 1992. The site was occupied by a landscape business and a retail nursery. In 1993, the Zoning Board of Appeals granted a variance that allowed for the construction of a physical therapy rehabilitation clinic and that operated up until about two years ago. The current owner and applicant SR&D Development purchased a property late last year and is currently renovating the building

for reuse as a wellness health center. The building on the site is about 10,000 square feet in size. It's located near the front of the property it has parking available at the rear and along the north side. The developed portions of the site, including the building and parking areas, are mainly on the west half of the property. The east half extending for a distance of about 285 feet is undeveloped and maintained mainly as grass. There is a protective wall that runs along the property's north side. The remaining section along the north property line and the east and the south sides contain wooden fences.

The Zoning Board of Appeals in 1983 did grant a waiver to the protective wall in these other areas along the portion of the north and south sides. Then in 2005, the previous property owner, Theramatrix, entered into a five-year separation agreement with the adjoining properties. Those have since expired. So, one of the issues that has to be resolved with this property still is either continuing that separation agreement with the property owners to allow the wooden fences to remain or the construction of the wall. Changing the zoning would eliminate the non-conformity with respect to the commercial use of the property. In addition, it would facilitate the owners' desire to someday expand the use, realizing that any proposal to either construct a new building or in the large, the existing building will require site plan approval. The Planning Commission reviewed this item at a meeting I believe in February and is recommending approval of the rezoning of the property. Thank you.

McCullough Thank you Mr. Taormina. I'm gonna open it up to the Council and then I'm gonna open it up to the audience. Council? Councilmember Donovic.

Donovic Thanks, Mr. President. Mr. Taormina help me understand. Are we voting on, since we're talking about rezoning this. We are not currently talking about the site plan exterior facades or are we doing it all at the same time? How are we handling this?

Taormina We are not. The work that is being undertaken right now to the interior of the building is all being done under permit. So, there's no review with respect to the use of the property or any exterior improvements. It only affects the zoning. And I will add this. Mr. Fisher and I dealt with the buyer as Miss Durant had been negotiating the purchase of this property for several months and was inquiring about the use and what would be required. It was determined that the change of use was consistent with the long-standing use of the property. And we asked her, what we would like is for her to seek the rezoning of the property in order to eliminate the nonconformity. So, to a large extent, this petition is really one that was suggested by the city in order to correct the non-conformity. One issue I think the Council may want to delve into is whether the entire property should be rezone to the C-1 or whether a portion of it should be rezoned. Miss Durant does have some future plans to expand the building, but at

this point, it would not involve using an entire property for that purpose. So that is something that I think is worthy of a discussion.

Dominic Because I was just thinking about that and I love the plans in the right areas. My girlfriend spent the weekend looking at your social media, and reviewing the renderings. And it's really, I hope it happens, because it's very impressive. But to Mr. Taormina, I'm just thinking about from a Council's perspective, since we're not looking at a site plan, where things like the dumpster enclosure are taken into consideration. Talks about adding additional building there, look at that red area, and then when we typically oversee renderings, I like that, but we're not going to have any, any input on that. So, I'm just trying to understand it.

Taormina Well, no, this is actually a visualization of what she would like to do in the future, for the back of the property for the area immediately behind the building. And that's something that we're considering tonight. I think what she wants to do is just illustrate what her long-term plans are for the property. This is certainly something that would have to come back before you.

Donovic Okay. Thanks Mr. Taormina, thanks Mr. President.

McCullough Councilman Jolly.

Jolly So, Mark, this picture. That would be a second, completely new building?

Taormina Yeah, so one of the concepts, let me just describe the site. So, this may be a little hard to read. But this is the property. And you can kind of match that up with the aerial photograph and the other information we provided to you. This is the main building, this is Middlebelt Road on the left-hand side. This is the main building. This is the parking area, the shaded area currently, this area of this square area behind it is where she would like to someday expand the use of the property. The complication here is a sanitary sewer easement that runs directly behind the existing building. So, it puts a constraint on the ability to expand the building anywhere along the rear at this time. So, one of the concepts, one of the thoughts, and I'll let the petitioner describe this, would be to potentially build a second building on the property directly behind. So, in looking at this plan, the question I raised is, do you want to see this whole area back here, zoned commercial, I don't think it's necessary. It's probably somewhere along this back portion where we could have a split zone parcel, there is some opportunity, I think, in the future for some of this surplus land in the back to either be combined with some of the adjacent residential property. So that's, that's something we can look at in terms of long-term future uses.

Jolly And I know we're not at this point yet, but in terms of the secondary building, would that be for a similar purpose as the intended use of the

first building now? Or would it be some kind of new additional service or use of the property?

Taormina That has not been really brought forward to the city, but I'll let the petitioner address it.

Jolly I'd like to hear what the plan is, not just yet, but and then Mark, what's the sidewalk that looks like runs in the middle of the grass area?

Taormina That was more than likely an access path. So, when the site was used as a nursery, I believe there were either temporary structures on the property or plant material that people could then gain access, so that allows for service vehicles and probably patrons of the nursery to go back there and look at the nursery stock.

Jolly Thank you, sir.

McCullough Ms. Ptashnik.

Ptashnik This is for Mr. Taormina as well. So, if we were to not rezone the entire property C-1, but only part of it that have been advantage of that leaving the back half for lack of a better description, RUF, the purpose being so it can be sold off to adjacent residential or become I mean, what would be the reason that we would want to split the zoning versus just going to C-1?

Taormina It would mostly be to maintain some consistency with the surrounding zoning. So, if you look at how the property is configured, that extends quite a distance into what is developed RUF land. So, I think what it does more than anything is that it limits the commercial activities to the rear portion of that property, which could present a nuisance to those homes.

Ptashnik So, would we be looking at like a 2/3, 1/3, kind of?

Taormina I actually drew it up today, just to give some idea, respecting the petitioners desire to maybe do something in the future. These are all pictures of what she provided for how she wants to develop the interior of the space. This kind of gives an illustration of what we might want to consider and that those boundaries are fixed by any means. It's just something that the Planning Department prepared as a suggestion.

Donovic Not to belabor it, but we already know what the petitioners eventual desire is to build on that portion of land back there. So, does it make sense to just get it over with now so that when the petitioner does come back in the future, they can come back for a site plan, as opposed to going through rezoning and everything in the future? What will be the logic?

Taormina I will only, again, the petitioner is going to have to, I think respond to some of these questions. But the one thing, and I don't know what her situation is right now with the property, but oftentimes, when they go to get a permanent mortgage on the property, the issue of the zoning becomes a barrier or a factor. So, it might make sense, I think, to at least rezone a portion of it immediately, because it's kind of confirming the long-standing use of this property. Then in the future, if there's a need to extend that boundary one way or the other, beyond the line, if that is what the Council desires, then we can address it at that time. You can leave that issue open, while she develops her plans for the future. I think she's probably got her plate full over just getting existing building renovated and up and running. So, I think she'll give you a better sense of her timing for doing anything beyond just the current project.

Donovic Thank you.

McCullough I do have one question for Mr. Taormina. Did we have any neighbors or around the area have an issue with this any complaints?

Taormina Written? I don't believe we received any written correspondence. I believe there's one or two neighbors here this evening that might want to speak on this issue. And I can't remember if they were at the Planning Commission, the minutes would reflect if anyone spoke at that meeting. I can't remember.

McCullough Well, if the Council is good, I'm gonna go to the audience first, and then we can go to the petitioner. If you wouldn't mind, name and address for the record and you've got two minutes. Okay.

Kelley Good evening. My name is Carmen Kelley, my address is 18359 Grimm Street. My property is the entire southern border of the property in question. So, the wooden fence line is my entire thing. At the previous meeting, I expressed my concern for what a nuisance it would be because on the other side of the property line, there's an office complex, I deal with trash, I deal with light pollution. I currently have a complaint with the City Ordinance Office because of a light pollution coming from that property. At the previous meeting, you know, I expressed that the back end of that property is 30 feet from my back door. None of us want a business being built 30 feet from our back door. So, that's what my concern is. I know we talked about future plans. That's not what's on the books right now. But you know, all of us think about our futures. That's how we plan, and I've lived in Livonia for five years, I purchased my house five years ago, and it's been great. I have no complaints. This has been my only thing. And the previous meeting was really disappointing because I even passed out photos of the current issues that I'm dealing with the other property, and it was okay. Okay, okay and then it was business first. Not Livonia family first. And with this, with the future in mind, you know, and the subject of splitting the property where the back half is still zoned as RUF, I don't

really have a problem with that. I have a problem with that extending all the way to my back door. How does that affect my utilities when they're in the process of construction, when you don't have water right now, you don't have lights right now, you don't have all of these things. The motto of Livonia on every sign when we go into the community is Family First. I have a family. And the neighbors that surround me, we are a community, we look out for each other. And so, we would expect the businesses in our community to do the same. I work for a company in the community, literally at the end of my street, so I am about this community. But you know, it just seemed in the last meeting, it was businesses first. And really, this is about people.

McCullough Thank you so much. One thing, and I'll open it up to some of my colleagues. But the one thing I if you could, there are cards right up at the podium. Can you send the ordinance complaints that you guys have currently with those two businesses? Can you send us some correspondence? And then obviously, thank you for coming up and giving your opinion on the lot split. So, I appreciate it. Anybody else from the audience? How are you sir?

Sielicki I'm doing well. Thank you. My name is Nicholas Sielicki, I reside at 18347 Grimm Street. I would like to echo all of the sentiments that my neighbor Carmen, Miss Kelley has just shared, I myself am also dealing with light pollution that is currently affecting both of our homes. When I purchased the home, I was fully aware that there was a commercial residence to the left. However, I am not comfortable with a commercial residence now surrounding both areas of my backyard. Should this move forward, it would render my backyard essentially useless because we would be sharing essentially, a parking lot, or the back end of a business building would be in the middle of my backyard as well. I will also say that I have never attended one of these meetings before. This is my first time speaking like this, but please know that that this is just the level of disagreement that I have for the rezoning of this property to put a business at our backdoors. I also don't know if this is the appropriate forum to ask. But, if possible, I would like to have some sort of market data research that indicates that this business would actually be successful in our community. My fear, as well as that of our neighbors, is that the business fails, and then now we have a vacant, abandoned building in our backyards, which only brings further safety concerns for blight, pillaging, whatever the case may be. And so, I fear what it may do to our property values as well.

McCullough Thank you for coming up and thanks for hanging out with us for the first meeting. So, I will tell you this. As for market data, I mean this it's more for the businesses and real estate and that I would assume that the business has done their due diligence to want to open up the business. So unfortunately, in the packet, if you got a chance to review the packet,

that's going to give you pretty much every information that's public. I appreciate you coming out and letting us know your feelings.

Sielicki Thank you for your time.

McCullough Good evening, sir.

Clinton Good evening. My name is Douglas Clinton. I live at 18339 Grimm and I'm here to voice my opposition to the committee's results. You need go no further than onto Middlebelt Road. Go up by Seven Mile. Boston Market empty for months or around the corner the old VFW hall on Seven Mile between Middlebelt and Maple. It's been vacant for well over a decade. The Up North Bar down by Gildan, abandoned and deteriorating. You go down to Antigo and Ressler on the north side of Seven Mile, empty storefronts. Back out to Middlebelt, between Vassar and St. Martin's, the old Livonia Pavilion, it's vacant and vandalized. Just up the road from that at Norfolk, the old Ram's Horn Restaurant, a large piece of commercial property just sitting empty. Sears. That probably speaks for itself. This is just a small snippet within a mile of this property. I know a city needs businesses to be vibrant, to be a good city. But I just feel it's much better if businesses could use the existing commercial property that we already have and renovate those and use that and not rezone other commercial properties, when I don't feel it's needed. I think that would be much better to have residential development on this property. The light pollution, the noise pollution, the traffic congestion would be so much less. And it would increase the property values of all the surrounding homeowners if there were more new residential homes in there. And if they did in the lot on Seven Mile, they built new houses on Harrison, those were all sold. They're all full. On the north side of Seven Mile, they put in that condo development. Just north of Gilman, I believe. They're all full and vibrant. So, I just feel that it's just not a good idea to add more commercial property to the maximum we already have a gaunt of commercial property.

McCullough I appreciate it, sir. That's the two minutes. Okay. But thank you so much for coming out and voicing your opinion.

Clinton Just in closing, where business comes first is not the city model. It's where families come first. Thank you.

McCullough Mr. King.

King Steve King. 33950 Coventry. Yeah, just wanted to echo the sentiments. It's always great when a petitioner comes forward and wants to renovate an existing property. And that's fantastic. And everybody's hoping that they do more of that. But it is very clear that area around there has a lot of vacant property. We desperately need housing, more housing in the city area, across the whole country, we know that. So, if it's a change of residential. It doesn't make sense here. If a house is good, it could be built

on that. That would be fantastic. Of course, you gotta find somebody who wants to do it. So, I just wanted to add my voice to the rest of it thanks.

McCullough Thank you, Mr. King. Anything else from the audience? Seeing none, I'm going to ask the petitioner if you wouldn't mind, make your way to the podium. And if Council has any questions for the petitioner, now it's time.

Durant Hello.

McCullough Would you mind maybe just give it a little brief history when you're looking to do with property?

Durant Yes. So, right now, what we're looking to do is offer a fitness and wellness center. So, this will be an all-encompassing center, it will have a fitness area, a spa area, child friendly areas as well. And our main focus behind this is actually to provide something for the community. So, all the families that live there actually don't have access anything like this, you actually won't find anything like this and all of Michigan, there, it's almost like putting a resort for people to come and enjoy without even having the need to travel. And the reason why I specifically picked the city like the Livonia, I could have easily put it in West Bloomfield, but I feel like a lot of times more of the luxury wellness businesses go out to these areas, and then no one has access to them. No one's gonna drive 30-40 minutes. To answer their questions.

McCullough Really fast. What's your name and address? I forgot to mention that in the beginning.

Durant It's Sahar Durant and the address is 200 North St. Clair, Toledo, Ohio. I know, Miss Kelly, last time did mention that the light pollution bothers her house. I did say this last time. So, even right now if you look at the current renderings, the light starts from the bottom. I personally hate it when businesses light up the whole streets in people's eyes. So, our lights actually come from the bottom, we're not going to be distracting any of the neighbors. And for any future addition we do, and probably follow the same model. And I know there was a discussion with how much you guys would let us use. And I know many people are against that. But in terms of the value that we're offering, we are investing millions into just this property alone. And we plan to invest even more to do any addition. So, along this property, when we purchased, it was going for $85 a square foot and then he got raised for $350 a square foot so we drastically increase the value for even other businesses. So, if anyone here even wants to open a business, their property value is automatically going to go up. And in regards to data. We have been in business for 10 years and we do have a big market rate. I would not invest millions if I didn't believe in the vision and didn't think that there is a need for it. And since we have finally that are unveiling, we actually have 1000s of people on the waitlist to register with us. And these are all people specifically looking for

community space that can offer them the amenities we're offering. A lot of them work in Livonia, Farmington Hills, Dearborn, Bloomfield, I mean, people are driving to us. And we have a whole list of that.

I know there's a lot of vacant businesses in Livonia. And that wasn't even a concern for us when we decided to purchase the property. But because I do believe that sometimes all it takes is one business to go in there and they flourish and other businesses will want to come. And we've already had people even reach out to us if we can rent them space inside that want to be in a space like this. So, I feel like sometimes even if we don't offer that rental space to people, if we are next to them, they're gonna want to rent the property next to us make it look nice, because now there's a lineup of nicer buildings, and they're willing to invest in improve, which I feel like will overall improve the value for homes as well. I feel like I covered most of what they said I missed anything.

McCullough Thank you. I'm gonna hand it over to Councilmember Jolly.

Jolly Can you, I've seen some of the pictures here in this photo packet. Can you give us a layout of what the business model is, you've said community, does that mean like a monthly membership? And also, if you could expand upon that, what's the range of services that you will be offering here? I look at the pictures and it looks like, I can guess what these pictures are presuming to tell us but I'd rather hear from you.

Durant So basically, we have like a cafe lounge area. And that one, even if you're not a member, you're more than welcome to come in there. You want to be on your laptop, have a coffee, grab a healthy snack. So that's going to be our cafe area here. And then we have also a spa area that's also open, whether you're a member or not, you want to get a massage or facial. What you see here is a salt room, which helps with like breathing. So, there's like a machine that goes in the back and breaks on the salt particles. This is the sauna room. And so, these are basically member amenities, what you're looking at. So, this is the stuff we would be offering for people who are members of the facility. This is just kind of the layout that we renovated the basement area. And then what you see over there is that Blue Room, it’s basically called an ice room. So, basically what we're offering there, it's like these beds, its dry ice, lay in it, and engulfs you, this one is actually very, very cool. So, all these are basically what the member amenities would be. And then there's the fitness area, we're offering classes, we're offering open gyms, the fitness area here. And we are limiting our capacity. So, if you guys are worried about traffic, we are not overcrowding the place, we're actually taking, we can fit more people into the like membership area, but we're actually taking less people to ensure that it's not overcrowded in there. And we're also not overcrowding the street. These are just some of the spa rooms, massage rooms as well.

Jolly Do the current plans anticipate a certain usage of parking spots?

Durant Yes.

Jolly Will those need to increase from the current footprint of parking spots?

Durant If we expand, we do plan on increasing them, we would need to increase them. But what we have right now is sufficient enough for the occupancy that we were given.

Budzinski Thank you. So, all of the things you just described would fit in the 10,000 square foot footprint that already exist in this space? Is that correct? Are you needing to build up or…

Durant So the reason why we need to build up our existing business offers personal training. And in order for us to move our members there too, we do need to at least start with that small Phase 2 addition that Mark showcased. So that way, we don't have two businesses, it doesn't make sense for our members to go to Dearborn Height to do their training and then do their membership stuff here. And that's why we really wanted to do the Phase 2 addition in order to just make it easier for people. We're primarily known for offering personal training. But there's some people that can't afford that and that's the main reason why we're offering the community center. But we still have our existing community that still wants to continue to do training and I just felt like making them drive to two different places wouldn’t it makes sense.

Budzinski How long have you been in Dearborn Heights?

Durant Seven years.

Budzinski In terms of our conversation here about the lot split to RUF, what is your timeline for the secondary building that you're thinking about doing?

Durant For the smaller one, the second one, if you guys give us approval, I plan on working on plans and hopefully, you know, starting to get some numbers together and all of that we have to budget at all. And that's the main reason why I wanted to know if we can rezone the whole thing, because we do have to plan years ahead to budget an expansion like this. So even this expansion, you know, I planned it for the last five years, it wasn't something that I was just able to do. So, we have to scale this business properly in order to go back to the bank and say, hey, we're doing good, we want to do an expansion. So, if we don't know if we can result in or not, I can't start financially planning appropriately, not knowing how much land I got to use or not. And then also, as Mark noted, some banks do have a problem with the RUF even as we were going through funding, that was a big issue until you know, the city explained to them

that we can go ahead because the second they see RUF, they say you can't do C-1 over there.

Budzinski Do you feel comfortable going forward with your business plan, if only half or two thirds of the current land is approved for commercial, but the remaining portion remains RUF?

Durant To be completely honest, I said comfortable only because I feel like I would be losing out on some value. Like I don't mind, obviously giving the neighbors enough space where they don't feel uncomfortable, I don't want to make anyone feel uncomfortable in their home. But I do feel like it can be like a fair split, because it's kind of like telling them they can't use their backyard. Because we did purchase, you know, the building and the land. And when we purchased it, part of the cost of the building, the seller took into account that half an acre, so it's a big parcel, it's actually almost as big as what the existing building is on. So, to just have that, because right now it's going to waste it's not being used, and I don't mind putting a high fence, you know, whatever makes the neighbors feel more comfortable with us being there. I just feel like whatever it is, I guess, fair to both sides.

Budzinski And I guess my final question would be, would you be willing to invest in landscaping that created a kind of barrier along the perimeter that is trees or something that created a more visually appealing, perhaps, dim some of the light pollution?

Durant 100%. That's actually something we already plan on doing. Because even if we're not going to build out that expansion right now, part of my goals is to actually redo all of the landscaping on that land just to make it look nicer, because right now it's you see how it looks, so we want to take into account you know, putting some trees or a fence, we'll have to kind of work with the city on what they allow us to do. But that's definitely in the plans.

Donovic Thanks, Mr. President. A couple of questions for Mr. Taormina and also the petitioner and a few comments. Mark, Mr. Taormina, we have to talk about future land use of this unique parcel because this parcel is unique. All the parcels that surround this virtual square essentially rectangle, are all unique in nature. What are the lot widths, for example, that back portion that abuts directly to that house back there with a small backyard has a lot of width is that maybe 60 feet wide?

Taormina You can see right here on the plan. This block for example is 70 feet, adjacent to it is only 45 feet, at least the street frontage. These are a little bit pie shaped, so it widens out at the building line. This next one is 50 feet, this one's only 35 feet. So, it's varied.

Donovic So, a couple a couple of comments to the residents. Definitely sympathetic to not wanting something more commercial in your backyard.

I mean, naturally, I understand that. At the same time, it's a commercial property, even though it's been zoned RUF. It's operating the commercial property. And I agree, I would love to see residential here. But when we talk about the lot widths, there isn't room, you could do a few houses, maybe. But you're talking about multiple neighbors all selling their backyards, which is very difficult to do if they own it free and clear. If they have a mortgage on it, it's virtually impossible, short of your bank allowing you to split off a piece of your property and paying the bank. So, my point is that no residential developer can come here so long as this commercial building is standing, and buy everyone's backyards, and make it financially feasible. So, I just don't think that's realistic. And that's just my opinion, as one Councilmember, I could be completely wrong. I just don't see commercial owners selling their property for what they want. And then all these other homeowners selling portions of their land for what they would want and making a big residential development here, again, my opinion I just don't see that happening. And then talking about some of the vacant buildings we have, it's super frustrating. We shouldn't have vacant properties, but we as Council in the city, we can’t determine what will happen with vacant properties, we can only determine what a petitioner is bringing before us because they're the private property owner, we can't tell the vacant owner down the street to go and develop their property, because it's their property. But I do wish that all the vacant properties in our community were good owners and that's what I see here tonight is a good owner that's coming to a vacant property that is ugly and dilapidated and needs to be really addressed. And I see an opportunity here. At the same time, I understand the residents that, you know, that they they're used to having grass, a large grass area back there, mine is not theirs, you pay property taxes on it, the residents don't pay property tax, if you bought this piece of property, intending to use it and you paid a significant amount of money, I'm assuming for that area back there. And that's what Council needs to do is determine if you can use it or not. And then I guess we'll see what happens. But just a few comments there. To Petitioner this existing building that you have right now, do you plan on making exterior renovations to that building? When do you plan on doing that?

Durant We are actually doing exterior renovations. Right now, we're actually 50% completion with our interior renovations and that looks like we could see the exterior outside. So, we're redoing all the removing all that wood, we're putting porcelain tile, we're adding steel framing, we already replaced the roof, we're replacing all the glass, we're closing that skylight area, I mean, we're putting in a skylight, it's open in the middle, which causes water issues in the building, where we are redoing all the landscaping. It is basically directing the water wron0g, we're going to fix all that. We're going to repave the lot, so we're doing a lot to the exterior.

Donovic I asked that question because I'm not comfortable with rezoning the property if you're not going to do exterior modifications. And that is my thought as one Councilmember, if you're asking us to redevelop because

you're promising us, you're going to do this really beautiful plan, which I love the plan. I think our community does need a type of luxury fitness. I mean, this would be the kind of project I'd see, so often we hear about projects at Haggerty Road and Eight Mile, Seven Mile, Six Mile, very rarely do we see these beautiful plans over on east side of town. So, I see this opportunity that you want to really do a nice high-end development over here. But my problem is, are you actually going to do it? Do you actually plan on doing the exterior modifications to this building?

Durant So, we are definitely doing it and Mr. Mark knows. This is, you know, we had to go through funding. So, everything that we proposed to the city that we're going to do we have to do, because that was our proposal we made, so we can't not do it. Even if we changed our mind, it's gonna get done regardless.

Donovic Good, good. And my last question, the renderings that you provided to us. Those renderings are the existing building right now. It's not the second building you're talking about.

Durant Yes, correct.

Donovic Okay, so what do you think the timeline is going to be between, you know, this body making a decision within a few weeks or months and the time that you're moving forward with the entire renovation outside and inside for the existing building?

Durant We already started construction on that one. Are you asking how much more time we have left? Like right now, based on what my contractor's timeline is, we're looking at about fall to be open and done.

Donovic Thank you. Thank you, Mr. President.

Ptashnik Thank you, Mr. Chair. Quick question, I'm not sure if this goes to Mr. Taormina or Mr. Fisher. First, I know that the wall agreement has expired. So, would be at a wall now at this point, as well?

Taormina That is something the Inspection Department is going to have to resolve. As I said, the separation agreements have expired and so they're either going to have to renew that or the petitioner is going to have to come back with a requirement for a wall. That's my understanding. But we I really haven't looked at all the scenarios with the Inspection Department on what has to be done.

Ptashnik I guess I'm just wondering if that would help with some of the separation from the residents and the business if the wall has to go up, but I'm not sure if you thought about that in your plan as well.

Durant Are they talking about the existing wall that is already there?

Taormina So let me just go back to the show.

Ptashnik There was an agreement for a fence instead of a wall that has now expired.

Taormina There is a partial wall along the north side and there's no requirement for a wall here. The question remains, how much of a wall was required here again, it's not a commercial zoned property at this point, but if we were to rezone it, if you were to rezone it, then that would definitely trigger the need for the wall to be constructed and at least along those areas where it's zoned commercial.

Ptashnik So if we split it, however we split it, RUF to C-1, the wall would come into play under C-1?

Taormina Correct.

McCullough Councilman Jolly then Councilman Morgan.

Jolly Yeah, the only question I would have is, it's just I'm critiquing some of the stuff you just said. You said, the second building. And there's currently the first building, you've kind of given us some plans for a second building. Are there plans for a potential third building at some point, because I kind of, the way you said, something kind of made me think that the second building was maybe not the end building.

Durant So, that second building is only going to take up a small piece of what's already next to the existing building, but you're still going to have that whole area of grass is not going to be touched. And that's where we need to find that, financially, if we know if it is going to be resolved, we do plan on possibly having an addition there. Right now, with that building size that we have, it's really not enough to take on more people in the community and more people want to be members, like I said, we already have like a long waitlist. So, in order for us to stay in the same area, it would make sense to use the land and just have our extension over there.

Jolly So, we're talking about potentially a third building.

Durant Correct.

Jolly All right, okay. Well, having all the information is helpful for us in regards to you know, Mr. Taormina has laid out potential splitting of the zoning, you're advocating to have the full zoning, just in terms of understanding where we potentially could be headed here, gives us a clearer idea of the decision we're making and what that means.

Durant I mean, yeah, even for me, I did think of possibly putting myself a house in that area if it were turning residential, but even my contractor told me to be very difficult. Then to have a home right next to a commercial building, even if we were to build some homes there. What are the odds of someone buying it literally in the parking lot of a commercial building? So that's why for us, it didn't make sense to entertain the residential route. We didn't think, okay, how can we best use the land? But I feel like it would be best used if we were to have it as an extension to the business as we grow in scale.

Jolly Yeah, I think, just to give you my quick thoughts here, I understand what you're saying in regards to a splitting of usages does not necessarily make sense. Right? Like, you're not going to build a house back there. No, I mean, nobody in their right mind would want to live, you know, go enter through a commercial property and then live behind it, right. But you're also in a very odd circumstance in terms of the shape of the lot, the surrounding usages of the lot. So, there's just a lot for us to navigate in terms of, it's not just what you want to do, it's if we rezone the whole thing for the commercial purpose, what are the other requirements? And so if you potentially want to put a third building there, then that kind of frames our mindset in regards to how close will that be, potentially, theoretically, to some of these other houses and stuff like that? It's just the broader picture of things. It allows us to get to a more clearer answer.

Durant I mean, honestly, for me, I'm willing to work with the city, even with this building, whatever they advise us with, we took. In the coming years, we decided to expand whatever the recommendations are, is what we will follow. Like I said, I don't want to make it where is the neighbors and the residents mad at you? So, I don't know exactly yet because this is like a future plan thing. And we still have to get the engineers out, figure out the whole water sewer situation. So, for all we know, maybe engineers do say we have to stop way further. And then we think that's all going to depend, as we looked into it before in the future.

Jolly I appreciate that. Mark, can I ask you a follow up? So that rear property line, I feel funny saying rear because it's kind of an angle in this position. But the rear property line there, if she were to build a potential third building, how close could the rear wall of that building needs to the property line, if this were to be rezoned? I know that's a loaded question.

Taormina No, it's I believe it's the setback requirement. The minimum is 20 feet in the C-1 zoning district.

Jolly So, we're talking 20 feet from that rear property line.

Taormina Yeah, conceivably.

Jolly Okay. And if she wanted to come back and do the second building, they would have to go through site plan approval.

Taormina Correct.

Jolly And if she wants to come back with a third time, we'd have to revisit that again through a new site approval.

Taormina That is correct.

Jolly Okay, so we really don't have to do too much worrying about that right now.

Taormina I would agree.

Jolly Thank you.

McCullough Mr. Morgan.

Morgan That pretty much covered what I had, what my questions were. So really, all's we're doing is we would be just changing this to a C-1, if we were to approve that and any other building that goes on this property before that takes place, it will have to come to this governing body, is that correct?

Taormina Correct.

Morgan Okay.

Donovic Mr. President.

McCullough Councilman Donovic.

Donovic To my colleague’s question. If we do rezone the entire thing, then it would give the petitioner the legal right to develop a commercially operated building on those properties, short of us having site plan concerns with the facades and whatnot. And they then legally have a right though. And we could just deny it because the residents don't want it, you have a right to those factors, so to speak.

Taormina Well, I'm going to refer this your question to Council because the question of constructing a permitted use that otherwise complies with all the ordinance requirements, would suggest that you're in a position that you might have to act favorably on that. And so that's part of the reason why we're suggesting to scale back the rezoning as part of this first phase.

Donovic Can you help clarify, I'm a little confused on the number of buildings, because the plan we have just shows an existing building. It doesn't show

a second building. I see a proposed building for the building that the petitioner is talking about, where is the second building?

Taormina Again, I'll describe this again. So, this is the second building. So, if you look at, look at this plan, this is the existing building. This is what she would propose as part of, this is called the second phase. This probably illustrates that the best, this is the existing building. So, picture this, I know, it's difficult, and it's probably not, it’s just a rendering, you see the palm trees. But this would be Middlebelt Road on the far left. So, this is the existing building. This is that second building kind of tucked behind the existing buildings. So, this is the existing, this would be the second building.

Donovic If we were to sort of split this in half, or whatever the size is, would that second building be in that first portion closest to Middlebelt?

Taormina Back to this plan that I showed. That building, that second building, would sit roughly here.

Donovic And would that second building meet the setback requirements, and what have you? I guess what I'm thinking is, do we have to adjust that line accordingly to make sure that the petitioner meets all the proper criteria to build a second building?

Taormina That's a that's a very good question. So, this line, again, was just for kind of illustrative purposes. Just to give you a sense, this is 275 feet from this point to this point, it may or may not encompass everything that's needed for that second building. So, whether this line moves a little bit east, or west, for that matter, depending on how she would accomplish that phase. We don't have all the information to be able to make that determination right now. So, if the Council wanted to act on this, I would suggest that there would be some additional information provided by the petitioner that shows us more specifically, what would be required. If your thought is that you could rezone enough of this property to facilitate that second building, then we should make sure that this line is far enough east in order to facilitate the….

Donovic If we rezone a portion of this property, depending on what Council wants to do, rezone a portion of it, then you're like, oh, I can't build that building, because I'm two feet within the rezoning line we create.

Taormina I would say, based on this plan and with judging from the improvements that are shown, that probably going to at least this line right here, which is 330 feet, that'd be more than enough to accommodate that.

Donovic Thank you.

McCullough Councilwoman Budzinski.

Budzinski I don't know exactly where the question goes. But if we just approve a partial or commercial to allow for the current space and the potential for a second, are we able to put in any requirements for trees in the RUF or would we have to wait for a site plan with what comes up for us and just do it along the perimeter for the new commercial zone?

Taormina So there is a way to conditionally rezone the property. However, that would have to be by means of the petitioner voluntarily offering those improvements and conditions. So, this body has the authority to enter into a conditional zoning agreement, only where the applicant submits to you, and you approve those conditions, the statement of conditions that would outline these improvements. We cannot dictate to the applicant what those conditions can be. If she wants to voluntarily offer those and provide those in the form of a plan or a statement of conditions, as I said, that's something that you can accept. And we have done that on numerous occasions, as Mr. Fisher will testify.

Fisher Certainly, we've done it on many occasions.

Budzinski And just for my own knowledge, for the 20 feet from the neighbors, would it be all three neighbors that are abutting up or just the one on the far east?

Taormina Let me verify the information on the setbacks. Okay. Because it varies, depending on circumstances. I think it might get 20 around, but let me check out the site and the rear yard requirements, give me a second so if you have other questions.

McCullough Thank you. And then just to kind of get back on. I mean, right now, this is a public hearing, mostly for the zoning change. And I know, we're looking a lot under the plan and I appreciate you bringing that forward, and let's just keep it on topic in theory. Council, I don't think we have a motion, do we?

Jolly At this time, Mr. President, I will offer an approving, a denying and committee of the whole to give us some time to think about what we're going to do before the next meeting.

Donovic Mr. Chair, Mr. President. Are we, at this point, going to specifically say whether it’s just for a portion of the property, the entire parcel itself?

Jolly I’ll offer an approving for partial, I’ll offer an approving for the whole and I’ll offer a denying for the Committee of the Whole. Mark tries to give us some very, very good direction. You heard some of the things that Council is interested in, in regards to, considering the full scope of what you're asking for. I think some of the Members might appreciate if you took some of those things into account before that meeting.

Durant I personally would like to add trees, because if I can block the residential areas, I think it's even better for us moving forward. So, if we were to ever use the land, you know, you don't see residential houses or anything like that, because right now, there's a house next to us and if the person there tells us we can put a wall, we would like to. It's also for our privacy and their privacy. I feel like it's best for both parties.

Donovic So I got a question for that point. And I don't want to put you on the spot, so you don't have to do this right now, the southern property, the wall that separates right now because it's a wooden fence, and then the one to the northern two properties, there's no fence on there, it's kind of sporadically open on that portion?

Durant There is like halfway then a break point, and then there is a little while, so when it stops and then there's nothing.

Donovic I guess my question is, it'd be a significant ask for us to ask you to install a masonry wall, if we're not going to rezone the entire thing. And I don't want to make you do something that is not financially feasible, at the same time, I want to offer some buffer to the residents. So, it'd be nice if you would conditionally, or you voluntarily would add some vegetation, some trees to buffer the northern portion and the southern portion. With that, I guess that's a difficult decision. Do we ask you to remove that wooden fence and put a masonry wall back there? Is that kind of overburdensome? Or do we just ask if you would you be okay with putting pine trees or some sort of trees back there? It's kind of hard to make a decision right now.

Durant The thing is like, if it comes to that phase, and we are building, that is something that, these are the things I need to know. So financially, we've been taken into account, that's something that's going to make everyone happy. Where, you know, I think vegetation will look nice and appealing for both sides. And you're saying that's if we were to use the rest of the land, right? That's something we can do.

Donovic Because I have my gut instinct. And I can only speak for myself. As you know, I wouldn't be shocked if Council only approved the one portion of this to be rezoned, and the other portion set for another day when you're ready, because I don't know if you do this often, but a lot of times petitioners will come before us and they're going to rezone a piece of property, speculatively are going to rezone it. And we will approve the zoning contingent upon the site plan being approved. So, what I could see theory here, that Council approves the one, the fronting portion along Middlebelt be rezoned, that 330 feet or whatever it may be, and then you're really successful in this first portion, and you come back, I'm bursting at the seams, I need to build that third building back there. You would come back before Council. The only caveat to that is you got to spend that money to do this really nice plan and go through all these hoops and maybe you still don't get approved, but that is just the cost of

doing business, I guess. So, do we make you do that masonry wall or buffer at that point, or do you voluntarily do the buffer trees right now?

Durant To do the buffer of trees right now, and we're not using the land, that's like half an acre of land that would cost a significant amount. So, if we're not using that land, it wouldn't make sense to do so. But in the case that you tell me, hey, when you're ready to build, that is something we would like you to volunteer, I feel like that's a fair exchange.

McCullough Vice President.

Ptashnik Thank you, Mr. President. I guess my question is, I'm trying to clarify what Mr. Donovic was actually saying, if we were to approve a portion, but that would be C-1, then the petitioner would have to build the wall unless they get the wall agreement signed.

Donovic I guess what I was saying is that I don't think it'd be fair for Council to require the petitioner to buffer all that half acre back there, the RUF part, if we don't rezone that portion. From my perspective, if we're not going to rezone the entire portion, then we shouldn't have the right to force you to go back there and do a bunch of enhancements on a piece of property that we're not allowing you to rezone currently. But if we do rezone this, this portion along Middlebelt, then I don't know what kind of conditions we could place in terms of buffering to that, just that 330 feet or whatever, to the north.

Durant Yeah, I understand it now. I mean, either way, we're doing landscaping in our portion, whether it was going to get rezoned or not. And I guess it's very hard to decide this, no one knows what we're gonna do with that. I also take into account if I do put in all those trees now, their maintenance yearly, and all that, and it's not being used.

McCullough All right. Is that it for Council? Alright, so, right now we have I think six motions, correct?

Jolly I think it's four.

McCullough So yeah, committee of the whole in general…

Jolly Then half approval for the rezone, a full approval and a or denial.

Fisher So, what meaning is this for?

McCullough Sara, are we targeting May 6th?

Kasprowicz So targeting May 6th.

Taormina Can I make a suggestion that we push this to the 20th? Allow me time to work with the conditions? I think it'd be a time well spent.

McCullough So May 20th this will be on the City Council agenda. Anything further from the audience? Seeing none, I'm going to close this item and move on to item number two.

As there were no further questions or comments, the Public Hearing was declared closed at 7:59 p.m.

LETTER TO THE LIVONIA CITY COUNCIL

1.

Planning
March 7, 2024

MEETING DATE	PREPARED BY
	Stephanie Reece, Program Supervisor,

AGENDA ITEM

Petition 2024-01-01-01 submitted by SR&D Development under Sections 13.13 and 13.15 of the City of Livonia Zoning Ordinance, as amended, requesting to rezone the property at 18340 Middlebelt Road, located on the east side of Middlebelt Road between Six Mile Road and Pickford Avenue in the Northwest ¼ of Section 12, from RUF (Rural Urban Farm) to C1 (Local Business).

BACKGROUND DETAILS

March 7, 2024

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2024-01-01-01 - SR & D Development

Dear Council Members:

At the 1,210th Public Hearings and Regular Meeting held by the City Planning Commission on March 5, 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)

#03-07-2024 RESOLVED, That the City Planning Commission does hereby recommend to the City Council that Petition 2024-01-01-01 submitted by SR&D Development under Sections 13.13 and 13.15 of the City of Livonia Zoning Ordinance, as amended, requesting to rezone the property at 18340 Middlebelt Road, located on the east side of Middlebelt Road between Six Mile Road and Pickford Avenue in the Northwest ¼ of Section 12, from RUF (Rural Urban Farm) to C1 (Local Business), be approved for the following reasons:

1. A zoning change to C-1 would be compatible and in harmony with the area's surrounding land uses and zoning.

2. The proposed C-1 zoning is consistent with the longstanding commercial use of the property.

3. C-1 zoning will eliminate the nonconformity and the need for future use variances.

4. The proposed zoning change represents a reasonable and logical plan for the subject property

that adheres to sound land use planning principles.

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

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

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

DETAILED WORK BEING PERFORMED

PH042224/R050624

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

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

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

ATTACHMENTS

1. 2024-01-01-01_SR&D_E-COUNCIL Pkt

APPROVED BY

Date: March 07, 2024

Mark Taormina, Planning and Economic Development Director

Date: March 15, 2024

Maureen Miller Brosnan, Mayor

Petition 2024-01-01-01 submitted by SR&D Development under Sections 13.13 and 13.15 of the City of Livonia Zoning Ordinance, as amended, requesting to rezone the property at 18340 Middlebelt Road, located on the east side of Middlebelt Road between Six Mile Road and Pickford Avenue in the Northwest ¼ of Section 12, from RUF (Rural Urban Farm) to C1 (Local Business).

REZONING APPLICATION
CITY OF LIVONIA, MICHIGAN

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

Date Filed: 1/25/24 Petition 2024-01-01-01

Site Address: 18340 Middlebelt Rd Sidwell _____

Requesting To Rezone Property From RUF To C1

For the Following Reason (s) Rezone existing building to better match our use. Rezone land parcel as well for future addition.

Applicant: Sahar Durant Business/Company: SR & D development

Applicant's Address: 200 n st clair City: Toledo State: OH Zip Code: 43604

Applicant's Phone # (313) 286-5070 Applicant's Email Stormfitnessllc@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

RECEIVED JAN 30 2024 CITY OF LIVONIA PLANNING COMMISSION

Owner of Property: SR & D development

Owner's Address: 200 n St clair st City: Toledo State: OH Zip Code: 43604

Owner's Phone # (313) 286-5070 Owner's Email Stormfitnessllc@gmail.com

Signature of Owner: _____ Print Name: Sahar Durant

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

on this 25th day of January 20 24.

Signature of Notary Stephanie K Reece My commission expires September 28, 2027

Received 1/26/24

APPROVED AS FORM
Department of Law

By: Michael E. Fisher

Date: 1/29/2024

STEPHANIE K. REECE
Notary Public, State of Michigan
County of Wayne
My Commission Expires Sep. 28, 2027
Acting in the County of Wayne

UNAPPROVED MINUTES

MINUTES OF THE 1,210th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, March 5, 2024, the City Planning Commission of the City of Livonia held its 1,210th Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

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

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

Members absent: Sam Caramagno

Mr. Mark Taormina, Planning Director, and Stephanie Reece, Program Supervisor, were also present.

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

ITEM #1 PETITION 2024-01-01-01 SR & D Development

Mr. Bongero, Acting Secretary, announced the first item on the agenda, Petition 2024-01-01-01 submitted by SR&D Development under Sections 13.13 and 13.15 of the City of Livonia Zoning Ordinance, as amended, requesting to rezone the property at 18340 Middlebelt Road, located on the east side of Middlebelt Road between Six Mile Road and Pickford Avenue in the Northwest ¼ of Section 12, from RUF (Rural Urban Farm) to C1 (Local Business).

Mr. Taormina: Thank you, Mr. Chairman. This is a request to rezone a single parcel from RUF (Rural Urban Farm) to C-1 (Local Business). This property is on the east side of Middlebelt Road, approximately midway between Six Mile and Seven Mile Roads. The address is 18340 Middlebelt Road. The property is approximately 1.87 acres in size, with 156 feet of road frontage and a depth of about 512 feet. Properties abutting the site to the north, east, and west are all single-family residential. To the south is an office complex zoned C-1. Despite the current RUF zoning, this property has a long history of commercial uses. From 1959 until about 1992, the site was occupied by a landscaping business and retail nursery. In 1993, the Zoning Board of Appeal granted a variance that allowed for the development of a physical therapy rehabilitation clinic, which operated until about two or three years ago. The current owner and applicant, SR&D Development, purchased the property late last year and is renovating the building for reuse as a Wellness Health Center. The building is about 10,000 square feet and is located near the front of the property, with parking available at the rear and along the north side. The developed portion of the site is the west half, including the parking areas. The east half, extending for about 285 feet, is undeveloped and maintained primarily with grass. There is a protective wall that runs along a portion of the north side of the property. The remaining section of the north property line, as well as the east and south sides, contain wooden fences. In 1983 the Zoning Board of Appeals temporarily waived the requirement to build a protective wall in these areas. Over the next 20 years, the Zoning Board of Appeals granted temporary extensions of the wall waiver. Then, in 2005, the adjoining residential property owners signed five-year Separation Agreements with the previous owner, Thera-Matrix Inc., which avoided the need to return to the Zoning Board of Appeals. However, these Separation Agreements have since expired. A change of the zoning of the property would eliminate the nonconformity concerning the commercial use of the land. In addition, it may help facilitate the owner's desire to expand the use in the future, realizing that any proposal to either construct a new building or enlarge the existing building will require site plan approval. The Livonia Vision 21 Master Plan designates the subject property as Medium Density Residential. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Taormina: Mr. Taormina: The first item is from the Engineering Division, dated February 8, 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, but would like to note the following items: 1. The subject parcel is assigned the address of #18340 Middlebelt Road. Should additional addresses be needed, the Owner will need to contact this Department once permitting has been completed. 2. There legal description submitted with the drawings appears to be correct, and should be used for the property if the rezoning petition is approved. 3. The existing parcel is currently serviced by public sanitary sewer and water main, and storm sewer. The submitted drawings does not include any proposed utility information or calculations, so we cannot comment on any proposed impacts to the existing systems at this time. Should the proposed improvements move forward, we will review utility improvements and impacts during the permitting process.4. Although the drawings do not indicate any future utility information, it should be noted the any proposed development will be required to provide storm water improvements and detention per the Wayne County Stormwater Ordinance. Stormwater calculations will be reviewed during the permitting process. 5. Any disturbances with the Middlebelt Road right-of-way will require permits through the Wayne County Department of Public Service, including drive approach and sidewalk removals and placements."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Finance Department, dated February 12, 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 have an email correspondence coming from the City Treasurer, Susan Nash, indicating that taxes on the property are current. The last letter is from the Assessor Department, dated February 14, 2024, which reads as follows: "*A request has been made by SR&D Development to rezone the property at 18340 Middlebelt Road, parcel No: 046-01-0002-001 from RUF to C1. Based on the plans submitted it appears they want to construct an additional building on the site. The parcel would need to be split to accommodate another building, it is unclear how they would access the rear of the property. 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. That is the extent of the correspondence.

Mr. Wilshaw: Thank you. Mr. Taormina. Is there any questions forour planning staff? Mr. Ventura.

Mr. Ventura: Mr. Taormina, since I wasn't here for the study on this. Do I understand that any action we would take tonight is strictly a rezoning action and would not have any implications with regard to future development on the site?

Mr. Taormina: That is correct. Yes.

Mr. Ventura: Thank you. Thank you, Mr. Chairman.

Mr. Wilshaw: Thank you, Mr. Ventura. Any other questions for our planning staff? Okay, I don't see any other questions. Our petitioner is here tonight. Feel free to come to our podium, either one and introduce yourself. Good evening.

Sahar Durant, 200 North Street, Toledo, OH 43604. Hi. I was so nervous about this.

Mr. Wilshaw: Oh, you're fine. You're fine.

Mr. Wilshaw: Thank you, Ms. Durant. What would you like to tell us about your rezoning request?

Ms. Durant: So, as Mr. Toarmina spoke, right now, there's already an existing building and there's about half an acre of land that's still left over and as he said, it's something that we plan to do in the near future is to hopefully, expand out into that area. Primarily right now, the main thing we want to do is rezone, and as we finish construction and see how our turnout is…if we have a lot of turnout, we want to have the ability to expand right next door to where we are in order to take on more clientele. The current space we have right now is very limited so we're only going to be able to accept limited memberships and clients and so I'm kind of thinking in the long run to have a plan ahead.

Mr. Wilshaw: Okay, thank you and as we normally mention, when we have rezoning requests, the petition itself is just a rezoning request. We're not looking to approve anything other than a change of zoning on this property at this time, but this would give you the potential of coming back in the future for site plan changes if you wish to expand the building or do things like that. So, our

focus tonight in our discussion is primarily going to be your own zoning, but we may have some discussion about what your future plans are. So just so everyone understands, that's the goal of the meeting here tonight, so thank you for your comments. Is there any questions of our petitioner in regard to this rezoning request? Mr. Ventura.

Mr. Ventura: Oh, good evening, and thank you for coming here tonight. Can you tell us exactly what a Wellness Health Center does?

Ms. Durant: Yes. So, my background is in sports psychology. So, a lot of the focus on fitness is just the physical aspect. A fitness and wellness center will also merge in the mental aspect. So, with our space right now that we're building out, it's divided into a physical area, and also an area that would address working on the internal things, such as things like brain training, light therapy, more of the holistic modalities. So that's why it's like fitness and wellness. So, we're trying to bring in that you should also be really fixing the inside before fixing the outside. That's where the true healing and recovery starts.

Mr. Ventura: Are you doing this in Toledo?

Ms. Durant: No. So, originally, my business started in Michigan and right now, my studio is in Dearborn Heights, Michigan, and it's a smaller space. So, this is the expansion that would allow us to provide a lot more of the services I had been wanting to provide. We actually just purchased a house in Michigan. So, we're going to be in Michigan soon. Originally, I'm from here, and my business is here. But I commute to Ohio because of my husband's job.

Mr. Ventura: Well, we're always happy to bring business to Michigan from Ohio. I note that there's a portion of the building that houses what appears to be a new overhead door. Is that a new garage door or did I misread that?

Ms. Durant: The existing building in the back? No those doors are already…they've been there.

Mr. Ventura: They've been there. and so does that fit into your use in some way, or…

Ms. Durant: We're gonna take out the garage doors and replace them with like regular doors. We're not going to keep that garage door, but

it's not going to be used for entrance, we're going to use the main entrance to enter.

Mr. Ventura: And I guess my final question or observation would be it appears that you're doing quite a bit of work to the building. You're going to put new siding on it or paint it, or…

Ms. Durant: So, we actually just finished changing the roof. We're gonna put all new porcelain slabs on the outside and then we're going to do some new steel framing. I believe I sent some of the pictures to the City of Livonia. So, all the outside is going to be redone. New landscaping, we're going to repave the lot. So we're investing over a million dollars in the reconstruction process.

Mr. Ventura: Okay, well, thank you for your answers. And I wish you good luck.

Mr. Wilshaw: Thank you. Thank you, Mr. Ventura. And Mr. Taormina showed some of those conceptual renderings on the screen for people to see. So, it gives at least an idea of conceptually what you're looking at doing for this property, correct?

Ms. Durant: Yes.

Mr. Wilshaw: Okay. Is there anything more about the building that you would like to talk about before we continue on with questions since it's on the screen? Is there any aspects of it that you're wanted to point out or?

Ms. Durant: No, I mean, I just hope everyone likes it.

Mr. Wilshaw: Okay. Good. Good. We appreciate you providing those. Okay. Any other questions for our petitioner? No questions from any of the commission. We'll have you take a seat for just one moment, Ms. Durant, we'll see if there's anyone else in the audience wishing to speak for or against this petition? Is there anyone wishing to speak on this item? If so, please come forward to one of our podiums here. Again, we'll ask for your name and address so we can attribute your comments.

Carmen Kelly, 18359 Grimm Street, Livonia, MI 48152 Thank you. Can you hear me?

Mr. Wilshaw: We hear you good. Thank you, Miss Kelly, and what would you like to tell us

Ms. Kelly: So I have a couple of things to hand out, and if you can just pass these down, I think we've got seven of them. So, the smaller picture, if you have the word Google at the bottom represents the south side of the property in question. Well, the north side of the property is on the top part of the picture and to the south of me is the other office park that has been zoned C-1. So, my property could potentially be straddled by two C-1 properties. The larger picture, the larger 8 x 10 picture is just an example of some of the lighting that we're getting from a C-1 zoned property, and this is currently going on right now. If you look at the pictures of the lighting, you can see…all the pictures are the same, they were just, you know, more so for the members to be able to hold on to them. But right now, I'm dealing with what can only be described as lighting that seems to have been taken by the big house at U of M. It's lit up like July at noon. This…I'll just it hold up. This is a picture of my bathroom window at 10 o'clock at night. Like it's lit up, and this is from C-1 zoning. So, as a separate issue, you know, I've been talking to the Ordinance Department, but my concern is that these lights are coming from the end of my property, which are near where the building the property in question are. And I can…it's extending 500 feet to my house, and they're not pointed at my house. So, in thinking about the building in question, as it stands right now, I'm thinking about lighting, and then with expansion that really puts…the back of that property is about 30 feet from my house. So, you know, and I support the work that you're doing. I'm very familiar with it. I'm just afraid that I would have to be there all the time for wellness, just because like my daughter was in her room last night. She's like, it's so bright in here, you know, and so those are some of the things that I'm dealing with. And you know, as we think about future development, you know, it's a gorgeous building that's being proposed. I would want to take care of it. I would want it well lit. I just don't want it 30 feet from my back door.

Mr. Wilshaw: We appreciate your comments. Miss Kelly, thank you. And thank you for the visual aids as always. All right, is there someone else wishing to speak? Good evening, sir.

Douglas Clinton 18339 Grimm, Livonia, Michigan 48152. I'm here to voice my opposition to the rezoning of this property. You need go no further than around the corner on Seven Mile Road and between Maplewood and Middle Belt, it's the empty VFW hall. Down the street between Gilman and Floral, the empty Up North Bar. Between Antigo and Rensellor on the north side of Seven Mile, empty storefronts. Back on Middle Belt Road between

Vassar and St. Martin, the Livonia pavilion, vacant and vandalized. The old Ram's Horn restaurant. Sears. Huge commercial properties that are sitting empty. Rather than rezoning this to a commercial property, I feel it would be better for it to be residential. If new housing was built in the area, it would increase the property values of the nearby residents and new businesses. I have nothing against new businesses starting up in Livonia. But I feel they should utilize some of the property that's already zoned commercial. So, thank you.

Mr. Wilshaw: Thank you for your comments. Anyone else wishing to speak on this item? Going once, going twice, no one else wishing to speak on this item. Ms. Durant, we always like to give the petitioner an opportunity to have the last word. Is there anything that you would like to say before we make our decision? Yes, certainly, you can come up to the podium.

Ms. Durant: So, I tried to kind of take some quick notes in regard to the concerns that Miss Cameron Kelly noted out. I'm not really familiar with the building you're talking about, but when I go to the building next time, I'll keep an eye out. In regard to us in general right now for the building, I am not a big proponent of big bright lights. So, our lights are actually going to all…for the outside of the building going to come from the bottom and go up. I just think it's easier on the eyes and also it's not so loud. So that's one of your concerns that some, at least for the existing building right now. For any future expansion, that's not something we're doing right now. We have to finish building this one, which is going to take us a good year and the future expansion is something that we're looking at in the next two years or so. So that's not something we're doing right now. And if we do, we have to go through all planning and everything, but in general, you're probably never going to see any building that I have a hands on doing any design for it having any bright lights. All the lights will start from the bottom going up just because it is better for the eyes in general. And then, in regard to the gentleman that mentioned all the empty businesses, I'm actually aware of that. That was one of the concerns we had deciding to purchase something in Livonia. But where I'm at right now that area was actually empty and there was no businesses there. With our client base, we're dealing with a lot of the upper middle class. So, when I moved into that plaza, it was completely empty. Right now, it's fully leased out. Across the street got bought out. The place next to it got renovated. So, a lot of times all it takes is one business to kind of open up an entire area for more businesses to believe in and kind of go back in there. And

that's actually one of the reasons we want to continue investing in Livonia because we do see a lot of vacant areas, and we feel like it's a good city. I don't know what happened with some of these businesses and why they left, but that was a concern for us even purchasing the building. But it really depends on how you look at it and the potential you can bring to a city.

Mr. Wilshaw: Well, thank you, Ms. Durant, for your comments. And is there any other questions from any of the commissioners for Ms. Durant before…Ms. Dinaro.

Ms. Dinaro: So, if you can't build the second building in the back, does the development stop?

Ms. Durant: No, the development is not going to stop. But right now we're extremely limited on space. So, one of my biggest things to bring more of the luxury wellness is to make it more accessible to people around here. But if I can only take on a certain number of people, I'm very limited and I have a whole half acre that would allow me to take on another 300 to 400 memberships in the future as we expand and grow, which I'm hoping…is the goal. So, the goal is to continue growing. So instead of opening another location in a different city, I would rather just stay where I'm at and take on more space.

Mr. Wilshaw: Thank you, Ms. Dinaro. Any other questions? One question for you, Ms. Durant. what would the hours of your business be?

Ms. Durant: Right now? Possibly, we would be open around 5:30am- 6am and then closing around 9pm or 10pm.

Mr. Wilshaw: Okay, so you will have some evening clients come in to your business, okay.

Ms. Durant: Yes, it is private membership only. So, the way it's going to be is all entry like, unless you are a private member, there is no access. So, all the traffic is going to be very controlled with us.

Mr. Wilshaw: Okay, and those members pay a membership fee to use your services. Is that how it works?

Ms. Durant: Yes, correct. And the way we're also gonna try to really keep any of, you know…as you see a lot of gym parking lots are overcrowded and all that? So, we're actually even requiring an application process for applicants. We want to make sure that, you know, you are looking for a lifestyle change to become a

member and that you're not just coming in here to waste time or, you know, just go in the cafe and all that. So, we want to control traffic as much as possible. Yeah.

Mr. Wilshaw: All right. Good. I just wanted to understand your business a little bit there. Thank you. If there's no other questions for petitioner, I think we are done with the public hearing section. Sir, yes, feel free to come forward to the podium.

Mr. Wilshaw: Good evening, sir.

Gary Reister, 18329 Grimm, Livonia, MI. You had mentioned before when you were talking about your services that you were doing holistic processes to help people. Does this include dispensing foods and that kind of medications?

Ms. Durant: What do you mean?

Mr. Reister: Well, a lot of holistic places, they have specific diets that you have to have, and specific foods that are that are provided by the people that are running the places.

Ms. Durant: Like, nutritional consulting, is that what you're referring to?

Mr. Reister: Yeah, will you be dispensing foodstuffs and selling that kind of stuff?

Ms. Durant: Not necessarily like food food, but we will have a cafe that has like healthier drink options, if that's what you're referring to, but it's not going to be like a restaurant style food, but we do offer nutritional consulting, meaning if you were to come and you need help with your food we would create for you like, basically a meal plan and a food log and all of that. And, like let's say you become a member, you would have access to our app and with our app, you put your goals in there, and it will generate for you a meal plan automatically with your recipes, pictures and everything.

Mr. Reister: Okay, so you're not intending to sell foodstuffs at your location?

Ms. Durant: Not like restaurant food. No, because we don't have like an open fire kitchen or anything like that. It’s gonna be more like a cafe. So like, smoothies, drinks on the go, stuff like that. We're gonna have like prepackaged healthy snacks on the go as well, but nothing that we're cooking inside.

Mr. Reister: Okay. Not even prepackaged stuff?

Ms. Durant: Yes, they wouldn't be prepackaged and like to go freezer.

Mr. Reister: Okay, would any of this have marijuana or those products in it?

Mr. Wilshaw: Sir, your questions should be directed toward us. But I do appreciate the dialogue that's happened here in terms of getting those questions answered quickly. Thank you, Mr. Reister, but is there any other comments you'd like to direct toward us in terms of…

Mr. Reister: No. I was just concerned if they're going to have membership only if there will be marijuana distributed since it's a membership issue.

Mr. Wilshaw: Right. That's that would not be permitted.

Mr. Reister: Okay, thank you.

Mr. Wilshaw: You're welcome, sir. Any other comments from any of the commissioners before we close the public hearing? If not, I think the public hearing can be closed, and a motion is in order.

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

#03-07-2024 ***RESOLVED***, That the City Planning Commission does hereby recommend to the City Council that Petition 2024-01-01-01 submitted by SR&D Development under Sections 13.13 and 13.15 of the City of Livonia Zoning Ordinance, as amended, requesting to rezone the property at 18340 Middlebelt Road, located on the east side of Middlebelt Road between Six Mile Road and Pickford Avenue in the Northwest ¼ of Section 12, from RUF (Rural Urban Farm) to C1 (Local Business), be approved for the following reasons:

1. A zoning change to C-1 would be compatible and in harmony with the area's surrounding land uses and zoning.

2. The proposed C-1 zoning is consistent with the longstanding commercial use of the property.

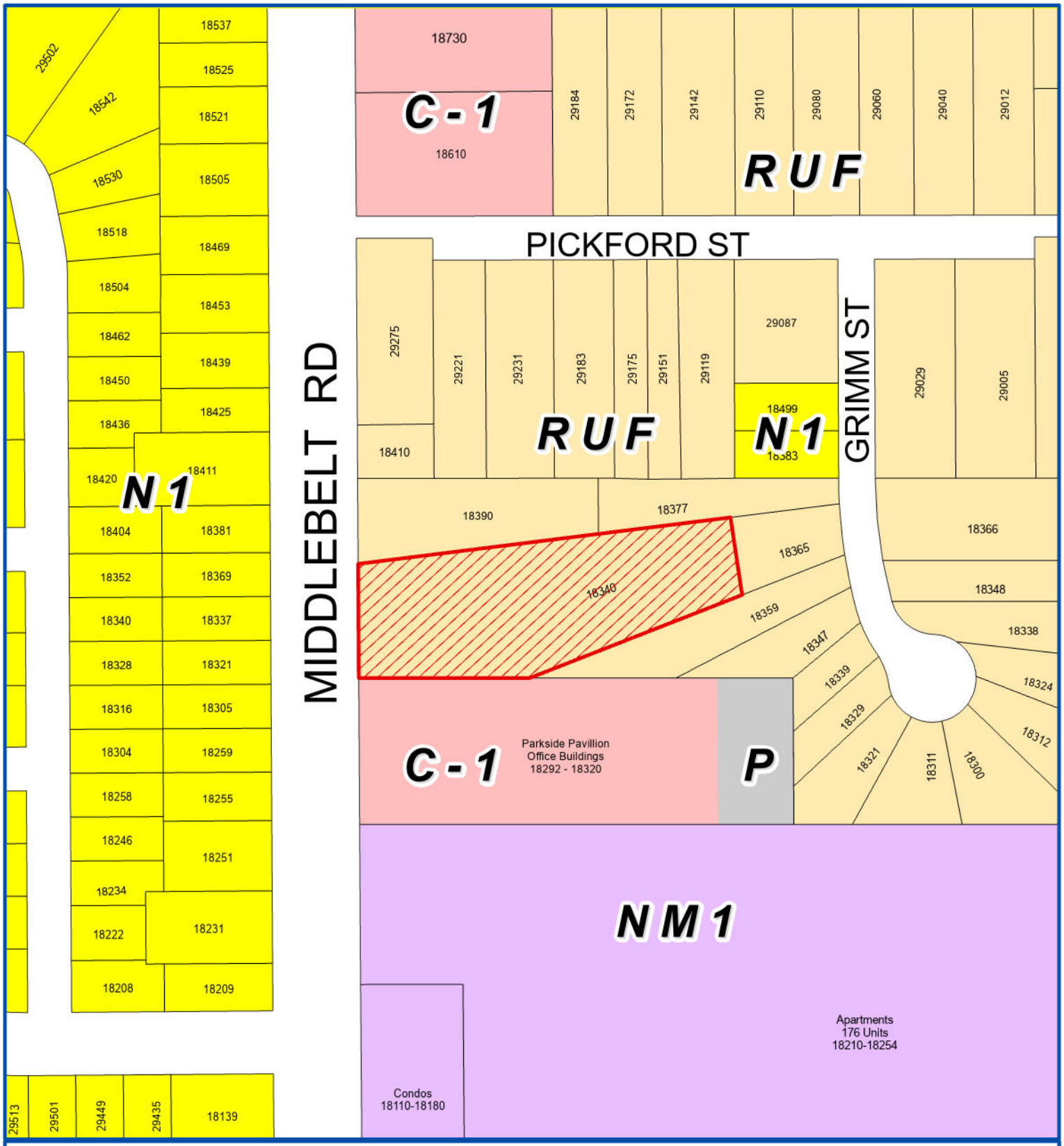
3. C-1 zoning will eliminate the nonconformity and the need for future use variances.

4. The proposed zoning change represents a reasonable and logical plan for the subject property that adheres to sound land use planning principles.

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

Mr. Wilshaw: Is there any discussion?

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



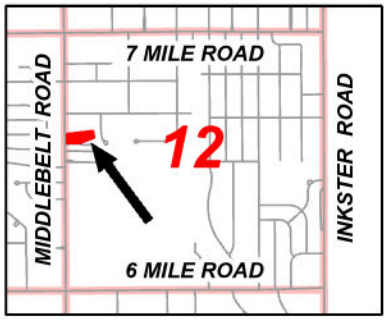
Address & Zoning Map

Petitions 2024-01-01-01
SR&D Development
18340 Middlebelt Road
RUF to C-1

N

Not to Scale

City of Livonia
Planning Department



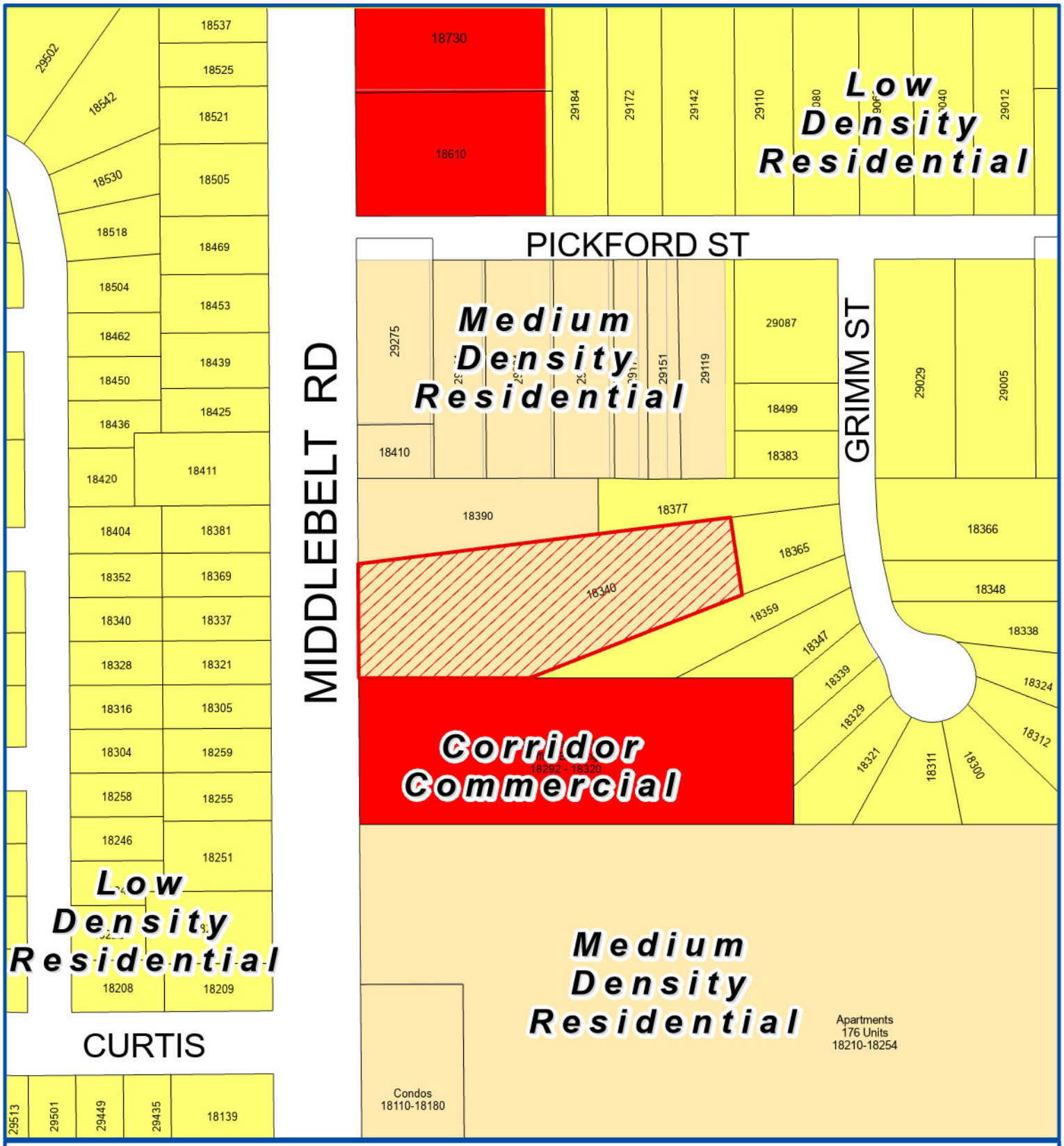
Aerial Map

Petitions 2024-01-01-01
SR&D Development
18340 Middlebelt Road
RUF to C-1

N

Not to Scale

City of Livonia
Planning Department



Address & Zoning Map

Petitions 2024-01-01-01
SR&D Development
18340 Middlebelt Road
RUF to C-1

N

Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PREHEARING ITEMS

ITEM 1

Petition 2024-01-01-01 submitted by SR&D Development under Sections 13.13 and 13.15 of the City of Livonia Zoning Ordinance, as amended, requesting to rezone the property at 18340 Middlebelt Road, located on the east side of Middlebelt Road between Six Mile Road and Pickford Avenue in the Northwest ¼ of Section 12, from RUF (Rural Urban Farm) to C1 (Local Business).

February 20, 2024, Study Meeting:

This petition seeks to rezone a single parcel located on the east side of Middlebelt Road, approximately midway between Six Mile and Seven Mile Roads, from RUF (Rural Urban Farm) to C-1 (Local Business). The parcel affected by the rezoning is at 18340 Middlebelt Road. It contains a commercial building and comprises approximately 1.87 acres of land area, with 156 feet along Middlebelt Road and a depth of roughly 512 feet. To the west, across Middlebelt Road, are single-family houses zoned N-1 (Neighborhood District). Properties to the north and behind the site to the east are zoned RUF with single-family housing. Bordering the site to the south are two multi-tenant office buildings zoned C-1 (Local Business).

Despite the current RUF zoning, this property has a long history of commercial uses. Records show that from 1959 to 1992, the site was owned by Skandia, Inc., which operated a landscaping business and retail nursery with temporary greenhouse structures at the rear of the property. In 1993, the Zoning Board of Appeals granted a use variance to Whitton-Boutros Associates to operate a physical therapy rehabilitation clinic. For the next 15+ years, the site was occupied by Whitton & Boutros Associates, which later became Thera-Matrix. The property was sold in December 2023 to the current owner, SR&D Development, LLC. Before acquiring the property, the owner of SR&D, Sahar Durant, worked with the City to verify that her business plan to operate a wellness center called Storm Fitness would be allowed under the 1993 variance. In considering Ms. Durant's request, the City agreed that the change of tenancy was consistent with 1993 approval but asked that an attempt be made to rezone the property to bring the use into conformity. SR&D is currently in the process of renovating the existing 9,936-square-foot building.

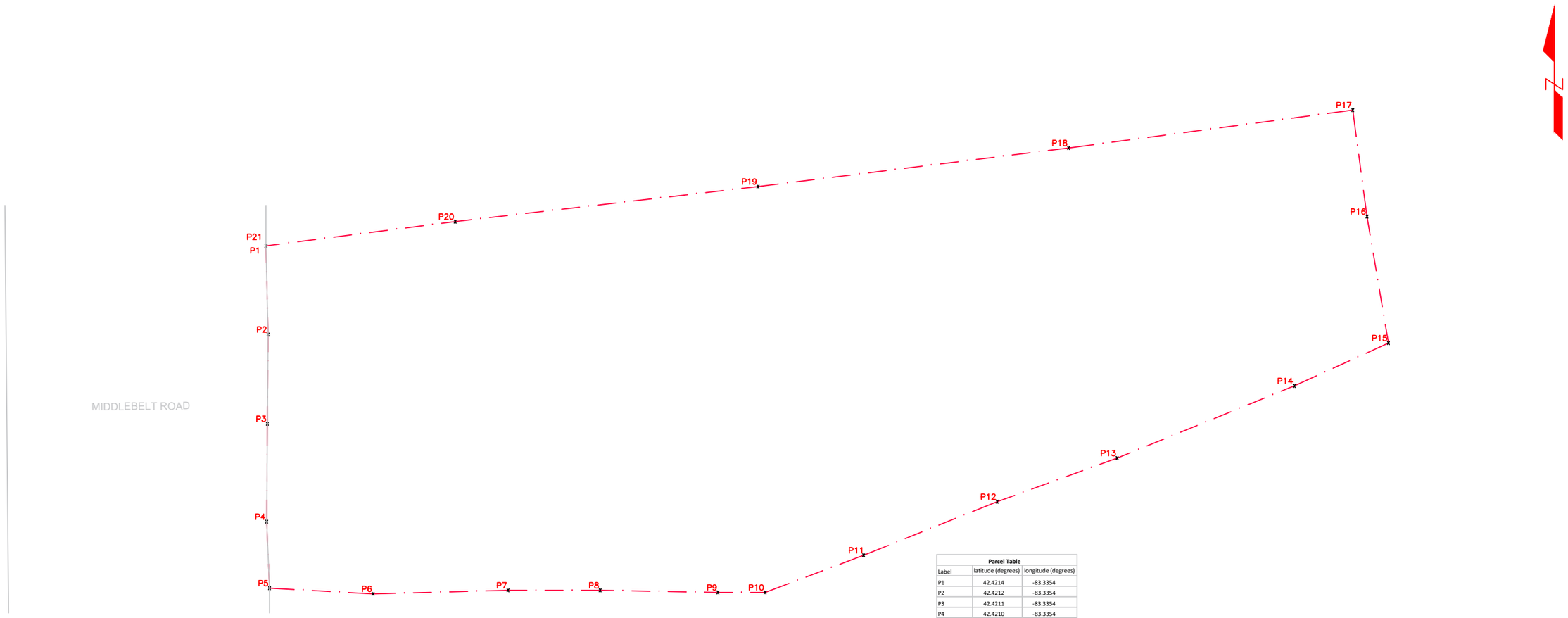
The building is located near the front of the property, with parking available at the rear and along the north side. The developed portions of the site, including the building and parking areas, are mainly limited to the west half of the property. The east half, extending for approximately 285 feet, is undeveloped and maintained with grass, except for a concrete driveway that runs from the northeast corner of the parking lot through the center of the rear of the property. It is believed that this driveway provided access to the nursery stock and greenhouses when the site was operated as a landscaping business. A protective wall runs along a portion of the property's north side. The remaining section of the north side of the property, along with the east and south sides, all lie adjacent to residential and contain wooden fences. In 1983, the Zoning Board of Appeals temporarily waived the requirement for Skandia Landscaping to install a protective wall in these areas. Over approximately 20 years, the ZBA granted temporary extensions of the wall waiver. Then, in 2005, the adjoining residential property owners signed 5-year Separation Agreements with Thera-Matrix, Inc.,

which circumvented the need to go back to the ZBA or obtain site plan approval. It does not appear that the agreements or the wall waiver by the ZBA are currently in effect.

In addition to eliminating the nonconformity affecting the use of the property, SR&D desires to someday develop the east half of the property with a second commercial building. A conceptual site plan shows the structure, measuring approximately 10,000 square feet, located behind the main building with parking on the north and east sides. Currently, the site has thirty-nine (39) parking spots, with forty-eight (48) spaces shown being added, bringing the total to eighty-seven (87). Access to the site would remain unchanged off Middlebelt Road, with a twenty-four-foot (24') drive extending to the second building and additional parking.

In evaluating this request, the Planning Commission can adjust the amount and limits of the C-1 District as it affects the overall property. For example, suppose the Commission determines that the Petitioner's long-term plan of constructing a 10,000-square-foot building is excessive based on the anticipated impact on the neighborhood. In that case, the area of C-1 can be reduced by maintaining a portion of the rear of the property under the current classification, RUF. Alternatively, the Commission could recommend rezoning a portion of the property to the P, Parking classification.

The Livonia Vision 21 Future Land Use map designates the subject property as *Medium Density Residential*. Areas identified as *Medium Density Residential* consist of areas with potential for infill into traditional single-family neighborhoods near planned mixed development centers or needing investment and stabilization.



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P4	42.4210	-83.3354
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P9	42.4209	-83.3346
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P18	42.4215	-83.3340
P19	42.4214	-83.3345
P20	42.4214	-83.3351
P21	42.4214	-83.3354

LEGEND

— · — · —	PROPERTY BOUNDARY
P1	POINT LABELS

PROPERTY ADDRESS

18340 Middlebelt Rd, Livonia,
MI 48152

DESIGNED FOR:

DESIGNED BY:

SAFE Engineering Solutions

REV	DESCRIPTION	DATE

NOTES:

1. ALL DIMENSIONS & LEVELS ARE IN FEET AND INCHES UNLESS SPECIFIED OTHERWISE.

PROJECT:

STORM FITNESS CENTER

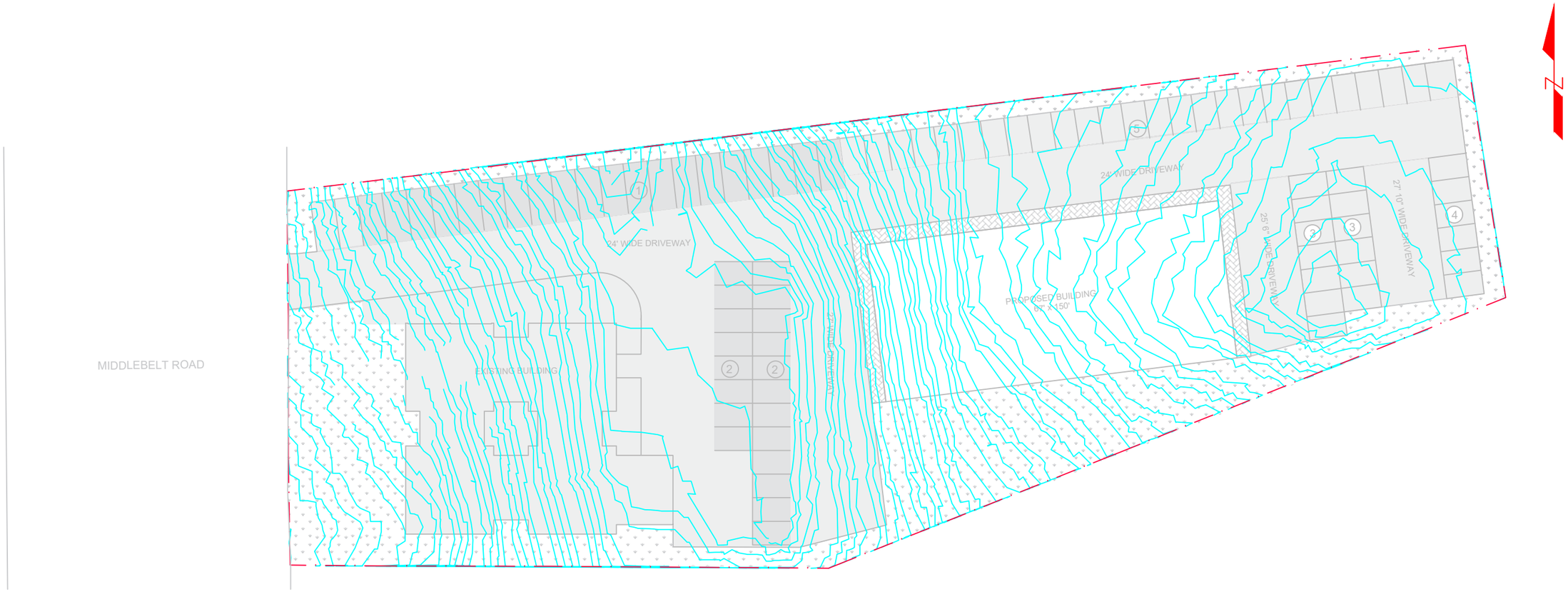
DRAWING TITLE:

CIVIL PLANS

BOUNDARY SURVEY

DRAWN BY	MUHAMMAD AALIYAN ASHRAF	SCALE: AS SHOWN
DESIGNED BY	AHMAD MAAZ	A3 SIZE PAPER
CHECKED BY	SYED SAIF UL HAQ	DATE: AUG, 2023
APPROVED BY		
DRAWING NUMBER: A-1	SES CODE P-065	STATUS: FA / REV: 00

FR = FOR REVIEW , FA = FOR APPROVAL , FC = FOR CONSTRUCTION , AB = AS BUILT



LEGEND

	EXISTING CONTOURS
	PROPERTY BOUNDARY
	EXISTING BUILDING
	PROPOSED BUILDING
	GREEN AREA
	PAVED AREA
	EXISTING PARKING
	PROPOSED PARKING
1	PARKING COUNT

PROPERTY ADDRESS

18340 Middlebelt Rd, Livonia,
MI 48152

DESIGNED FOR:

DESIGNED BY:

SAFE
Engineering Solutions

REV	DESCRIPTION	DATE

NOTES:

1. ALL DIMENSIONS & LEVELS ARE IN FEET AND INCHES UNLESS SPECIFIED OTHERWISE.

PROJECT:

STORM FITNESS CENTER

DRAWING TITLE:

CIVIL PLANS

CONTOUR PLAN

DRAWN BY	MUHAMMAD AALIYAN ASHARF		SCALE: AS SHOWN
DESIGNED BY	AHMAD MAAZ		A3 SIZE PAPER
CHECKED BY	SYED SAIF UL HAQ		DATE: AUG, 2023
APPROVED BY			
DRAWING NUMBER:	SES CODE P-065	STATUS	REV
A-2		FA	00

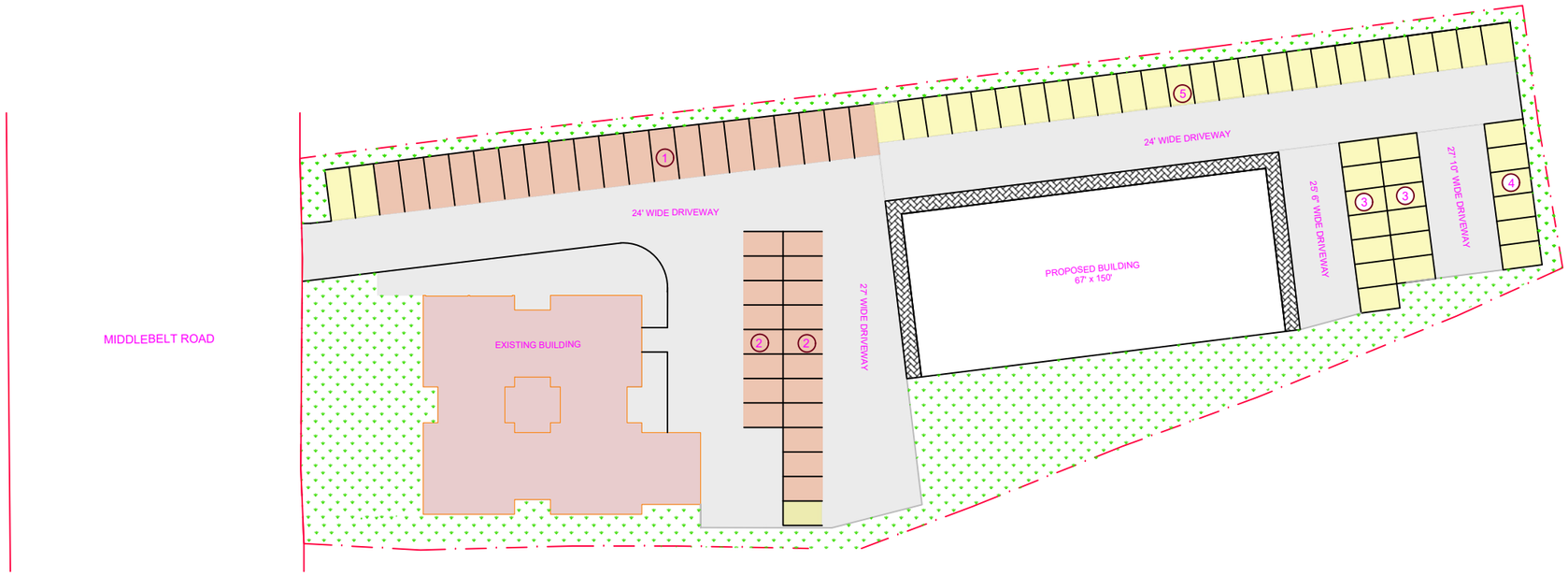
FR = FOR REVIEW , FA = FOR APPROVAL , FC = FOR CONSTRUCTION , AB = AS BUILT

SITE LAYOUT NOTES

1. ALL EDGES OF PAVEMENT ARE TO BE STRAIGHT (OR OF CONSISTENT RADIUS IN THE CASE OF CURVES).
2. TO MAINTAIN THE INTEGRITY OF HORIZONTAL AND VERTICAL CONTROL FOR THE SITE, THE SURVEYOR OR PROFESSIONAL ENGINEER EMPLOYED BY THE CONTRACTOR TO PERFORM CONSTRUCTION LAYOUT STAKING, SHALL SET AND PROTECT ADDITIONAL TRAVERSE POINTS OUTSIDE THE AREAS OF CONSTRUCTION ACTIVITY.
3. CONTRACTOR SHALL REFER TO BUILDING ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF ROOF LEADERS, CONCRETE SLABS, UTILITY LOCATIONS, ETC...
4. PROPOSED PAVEMENTS SHALL MEET THE LINE AND GRADE OF EXISTING ADJACENT PAVING SURFACES AND SHALL BE TREATED WITH TACK COAT AT POINT OF CONNECTION.
5. ALL PROPOSED SITE FEATURES SHALL BE LAID OUT AND STAKED FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. ANY REQUIRED ADJUSTMENTS TO THE LAYOUT SHALL BE UNDERTAKEN AS DIRECTED AT NO ADDITIONAL COST TO THE OWNER.

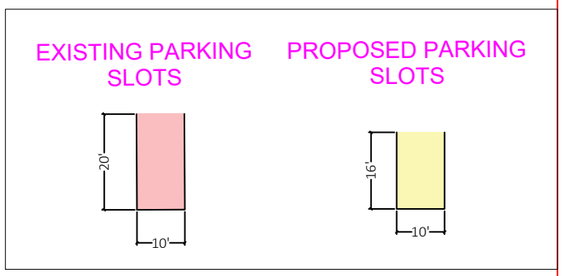
IMPERVIOUS AREA RATIO

TOTAL LOT AREA = 81269.23 sq. ft
IMPERVIOUS AREA = 62057.18 sq. ft
IMPERVIOUS AREA RATIO = 76.36%



LEGEND

— · — · —	PROPERTY BOUNDARY
	PROPOSED BUILDING
	WALKWAY
	EXISTING BUILDING
	GREEN AREA
	PAVED AREA
	EXISTING PARKING
	PROPOSED PARKING
1	PARKING COUNT



PROPERTY ADDRESS

18340 Middlebelt Rd, Livonia, MI 48152

DESIGNED FOR:

DESIGNED BY:

SAFE Engineering Solutions

REV	DESCRIPTION	DATE

NOTES:

1. ALL DIMENSIONS & LEVELS ARE IN FEET AND INCHES UNLESS SPECIFIED OTHERWISE.

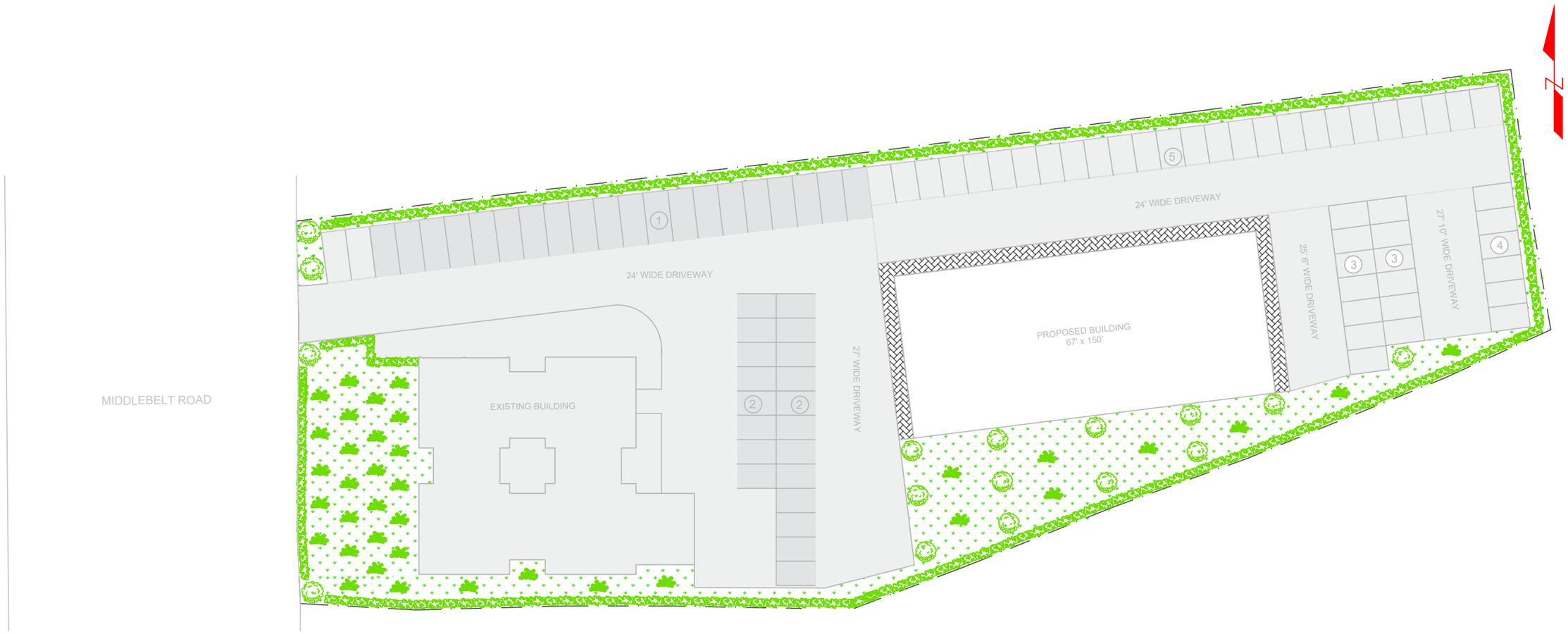
PROJECT: STORM FITNESS CENTER

DRAWING TITLE: CIVIL PLANS

SITE LAYOUT PLAN

DRAWN BY	MUHAMMAD AALIYAN AHSRAF	SCALE: AS SHOWN
DESIGNED BY	AHMAD MAAZ	A3 SIZE PAPER
CHECKED BY	SYED SAIF UL HAQ	DATE: AUG, 2023
APPROVED BY		
DRAWING NUMBER: A-3	SES CODE P-065	STATUS: FA / REV: 00

FR = FOR REVIEW , FA = FOR APPROVAL , FC = FOR CONSTRUCTION , AB = AS BUILT



LEGEND

— · — · —	PROPERTY BOUNDARY
	PROPOSED BUILDING
	WALKWAY
	EXISTING BUILDING
	GREEN AREA
1	PARKING COUNT
	REDBUD TREE
	BUTTON BUSH
	FETTERBUSH

PROPERTY ADDRESS

18340 Middlebelt Rd, Livonia,
MI 48152

DESIGNED FOR:

DESIGNED BY:

SAFE
Engineering Solutions

REV	DESCRIPTION	DATE

NOTES:

1. ALL DIMENSIONS & LEVELS ARE IN FEET AND INCHES UNLESS SPECIFIED OTHERWISE.

PROJECT:

STORM FITNESS CENTER

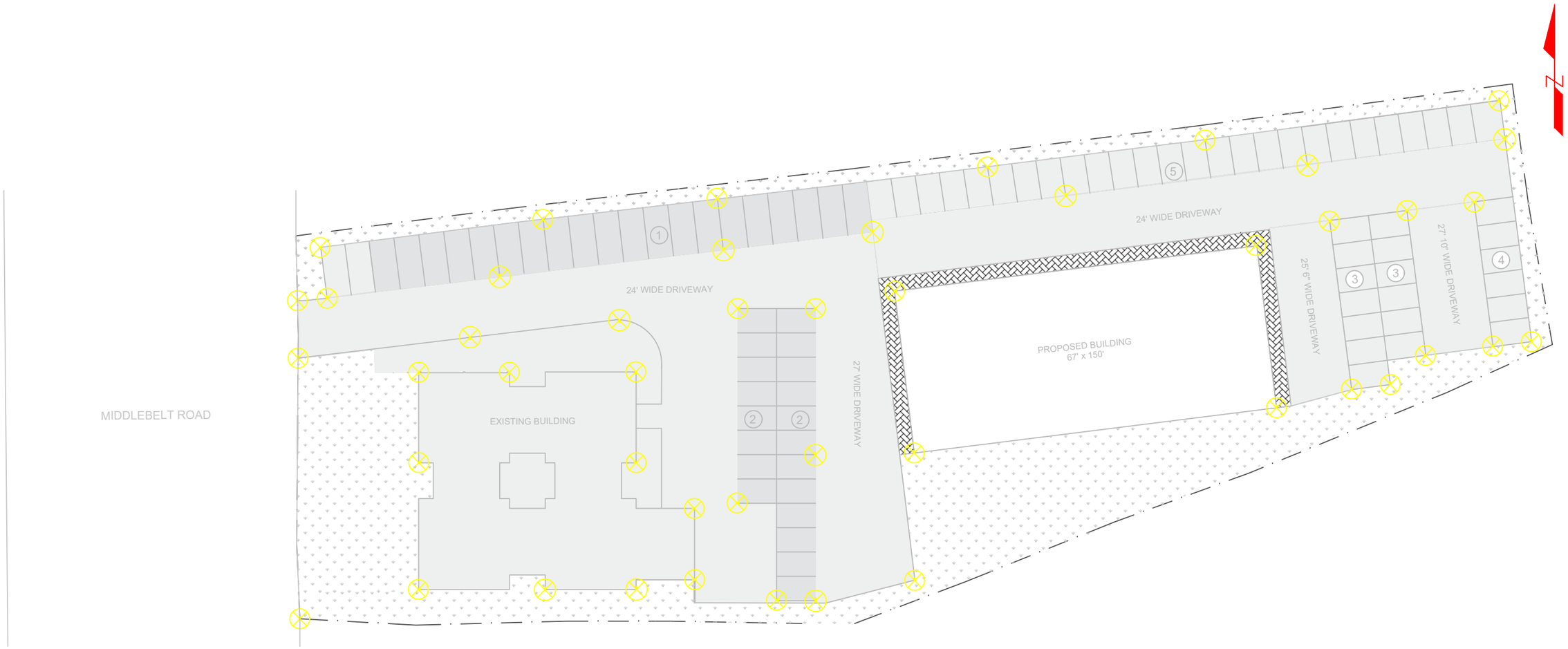
DRAWING TITLE:

CIVIL PLANS

LANDSCAPING PLAN

DRAWN BY	MUHAMMAD AALIYAN ASHRAF	SCALE: AS SHOWN
DESIGNED BY	AHMAD MAAZ	A3 SIZE PAPER
CHECKED BY	SYED SAIF UL HAQ	DATE: AUG, 2023
APPROVED BY		
DRAWING NUMBER: A-4	SES CODE P-065	STATUS: FA / REV: 00

FR = FOR REVIEW , FA = FOR APPROVAL ; FC = FOR CONSTRUCTION ; AB = AS BUILT



LEGEND

	PROPERTY BOUNDARY
	PROPOSED BUILDING
	WALKWAY
	EXISTING BUILDING
	GREEN AREA
1	PARKING COUNT
	OUTDOOR LIGHTS

PROPERTY ADDRESS

18340 Middlebelt Rd, Livonia,
MI 48152

DESIGNED FOR:

DESIGNED BY:

SAFE Engineering Solutions

REV	DESCRIPTION	DATE

NOTES:

1. ALL DIMENSIONS & LEVELS ARE IN FEET AND INCHES UNLESS SPECIFIED OTHERWISE.

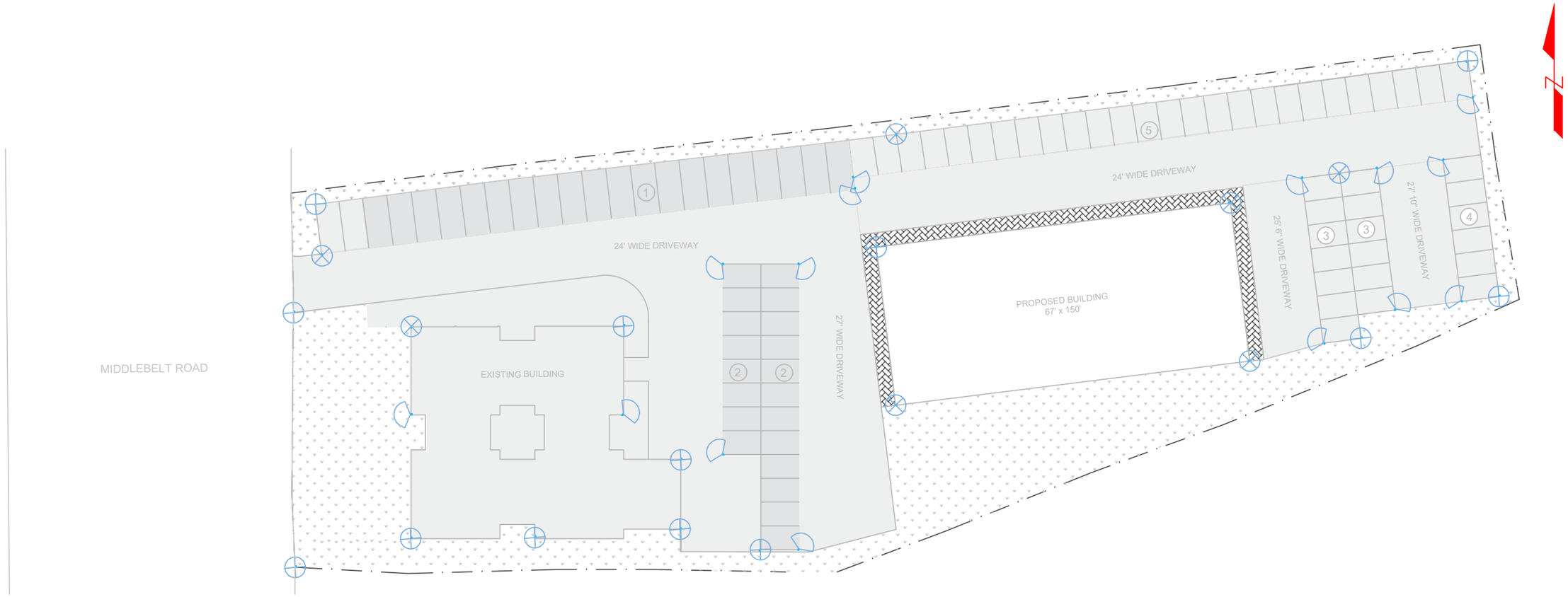
PROJECT: STORM FITNESS CENTER

DRAWING TITLE: CIVIL PLANS

LIGHTING PLAN

DRAWN BY	MUHAMMAD AALIYAN ASHRAF	SCALE: AS SHOWN
DESIGNED BY	AHMAD MAAZ	A3 SIZE PAPER
CHECKED BY	SYED SAIF UL HAQ	DATE: AUG, 2023
APPROVED BY		
DRAWING NUMBER: A-5	SES CODE P-065	STATUS: FA / REV: 00

FR = FOR REVIEW , FA = FOR APPROVAL , FC = FOR CONSTRUCTION , AB = AS BUILT



LEGEND

- · — · — · -	PROPERTY BOUNDARY
	PROPOSED BUILDING
	WALKWAY
	EXISTING BUILDING
	GREEN AREA
1	PARKING COUNT
	360° MOVEMENT CAMERA
	165° MOVEMENT CAMERA

PROPERTY ADDRESS

18340 Middlebelt Rd, Livonia,
MI 48152

DESIGNED FOR:

DESIGNED BY:

SAFE Engineering Solutions

REV	DESCRIPTION	DATE

NOTES:

1. ALL DIMENSIONS & LEVELS ARE IN FEET AND INCHES UNLESS SPECIFIED OTHERWISE.

PROJECT:

STORM FITNESS CENTER

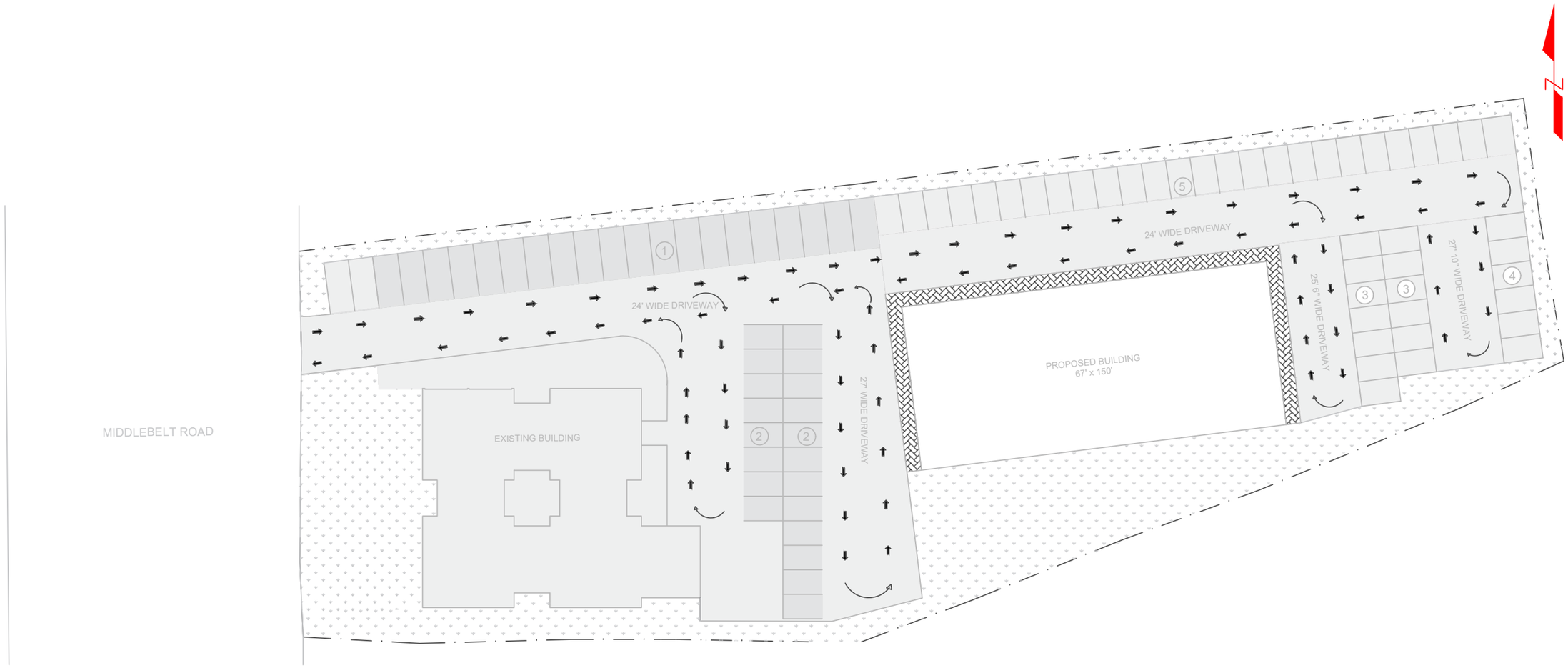
DRAWING TITLE:

CIVIL PLANS

SURVEILLANCE PLAN

DRAWN BY	MUHAMMAD AALIYAN ASHRAF	SCALE: AS SHOWN
DESIGNED BY	AHMAD MAAZ	A3 SIZE PAPER
CHECKED BY	SYED SAIF UL HAQ	DATE: AUG, 2023
APPROVED BY		
DRAWING NUMBER: A-6	SES CODE P-065	STATUS FA / REV 00

FR = FOR REVIEW , FA = FOR APPROVAL , FC = FOR CONSTRUCTION , AB = AS BUILT



LEGEND

— · — · —	PROPERTY BOUNDARY
	PROPOSED BUILDING
	WALKWAY
	EXISTING BUILDING
	GREEN AREA
1	PARKING COUNT
→	TRAFFIC MOVEMENT DIRECTIONS

PROPERTY ADDRESS

18340 Middlebelt Rd, Livonia,
MI 48152

DESIGNED FOR:

DESIGNED BY:

SAFE Engineering Solutions

REV	DESCRIPTION	DATE

NOTES:

1. ALL DIMENSIONS & LEVELS ARE IN FEET AND INCHES UNLESS SPECIFIED OTHERWISE.

PROJECT:

STORM FITNESS CENTER

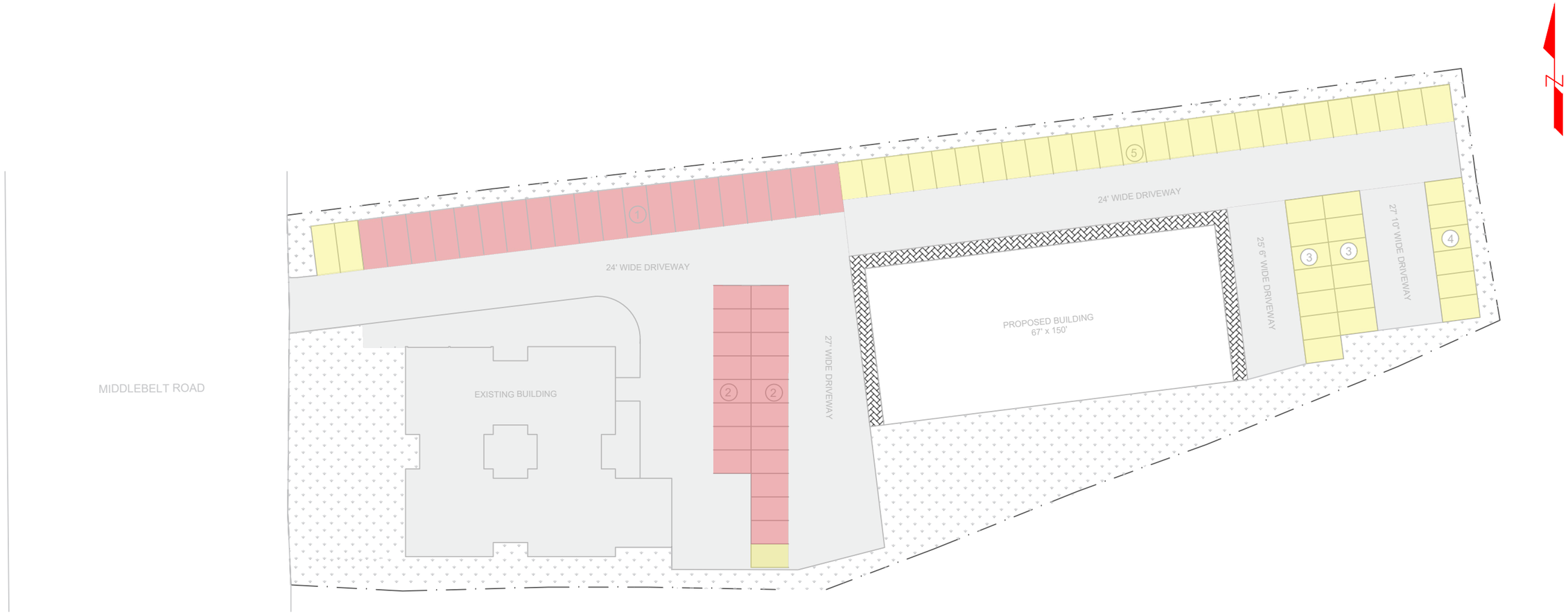
DRAWING TITLE:

CIVIL PLANS

PARKING PLAN

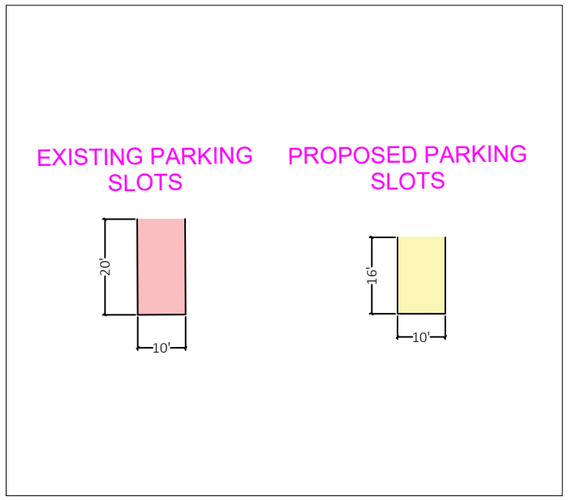
DRAWN BY	MUHAMMAD AALIYAN ASHRAF	SCALE: AS SHOWN
DESIGNED BY	AHMAD MAAZ	A3 SIZE PAPER
CHECKED BY	SYED SAIF UL HAQ	DATE: AUG, 2023
APPROVED BY		
DRAWING NUMBER:	SES CODE P-065	STATUS / REV
A-7		FA / 00

FR = FOR REVIEW , FA = FOR APPROVAL , FC = FOR CONSTRUCTION , AB = AS BUILT



LEGEND

— · — · —	PROPERTY BOUNDARY
	PROPOSED BUILDING
	WALKWAY
	EXISTING BUILDING
	GREEN AREA
1	PARKING COUNT
	EXISTING PARKINGS
	PROPOSED PARKINGS



PROPERTY ADDRESS

18340 Middlebelt Rd, Livonia, MI 48152

DESIGNED FOR:

DESIGNED BY:

SAFE Engineering Solutions

REV	DESCRIPTION	DATE

NOTES:

1. ALL DIMENSIONS & LEVELS ARE IN FEET AND INCHES UNLESS SPECIFIED OTHERWISE.

PROJECT:

STORM FITNESS CENTER

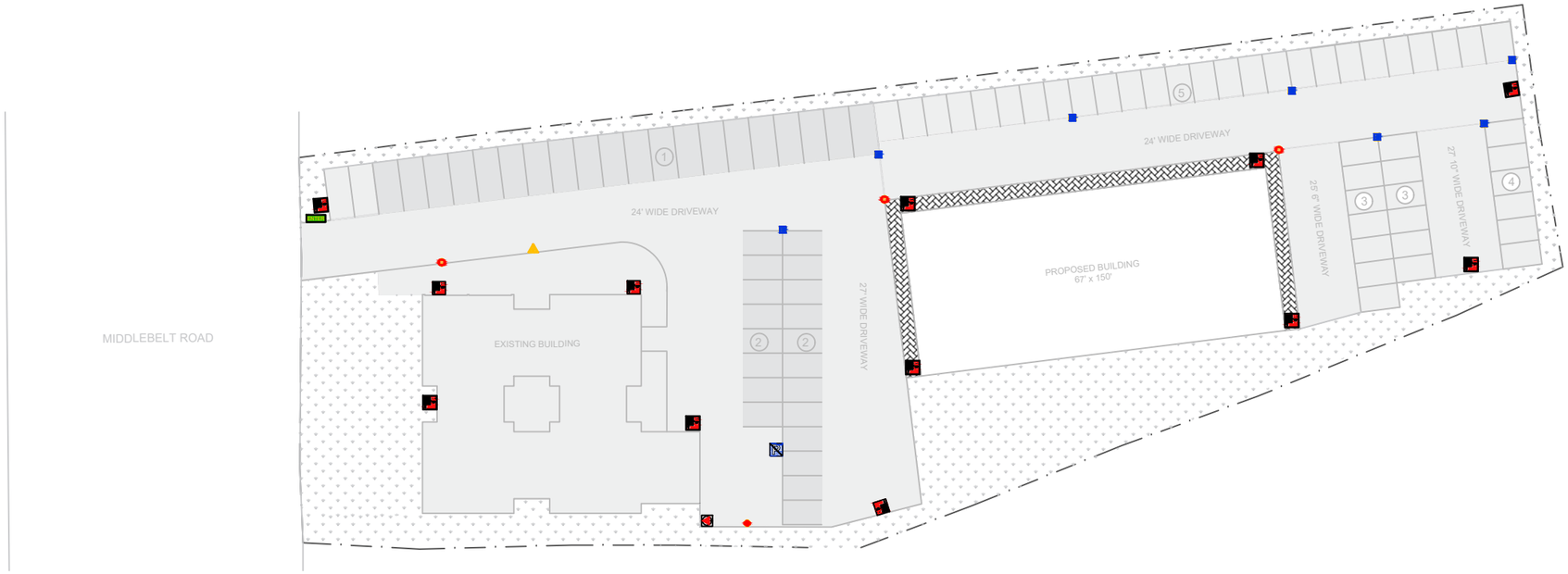
DRAWING TITLE:

CIVIL PLANS

PARKING DISTRIBUTION PLAN

DRAWN BY	MUHAMMAD AALIYAN ASHRAF	SCALE: AS SHOWN	
DESIGNED BY	AHMAD MAAZ	A3 SIZE PAPER	
CHECKED BY	SYED SAIF UL HAQ	DATE: AUG, 2023	
APPROVED BY			
DRAWING NUMBER: A-8	SES CODE P-065	STATUS FA	REV 00

FR = FOR REVIEW , FA = FOR APPROVAL , FC = FOR CONSTRUCTION , AB = AS BUILT



LEGEND

- PROPERTY BOUNDARY
- PROPOSED BUILDING
- WALKWAY
- EXISTING BUILDING
- GREEN AREA
- 1 PARKING COUNT
- FIRE HYDRANT
- FDC
- NO PARKING
- TRAFFIC STOP
- ENTER — ENTER PATH
- EXIT — EXIT PATH
- TWO-WAY LANE
- 30 MPH SPEED LIMIT
- CAR PARKING

PROPERTY ADDRESS

18340 Middlebelt Rd, Livonia,
MI 48152

DESIGNED FOR:

DESIGNED BY:

SAFE Engineering Solutions

REV	DESCRIPTION	DATE

NOTES:

1. ALL DIMENSIONS & LEVELS ARE IN FEET AND INCHES UNLESS SPECIFIED OTHERWISE.

PROJECT: STORM FITNESS CENTER

DRAWING TITLE: CIVIL PLANS

SIGNAGE PLAN

DRAWN BY	MUHAMMAD AALIYAN ASHRAF	SCALE: AS SHOWN
DESIGNED BY	AHMAD MAAZ	A3 SIZE PAPER
CHECKED BY	SYED SAIF UL HAQ	DATE: AUG, 2023
APPROVED BY		
DRAWING NUMBER: A-9	SES CODE P-065	STATUS: FA / REV: 00

FR = FOR REVIEW , FA = FOR APPROVAL ; FC = FOR CONSTRUCTION ; AB = AS BUILT

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

February 8, 2024

Mr. Jacob Uhazie
Planning and Economic Development Coordinator
City of Livonia

Re: Petition 2024-01-01-01 – #18340 Middlebelt Road

Dear Mr. Uhazie:

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

1. The subject parcel is assigned the address of **#18340 Middlebelt Road**. Should additional addresses be needed, the Owner will need to contact this Department once permitting has been completed.

2. There legal description submitted with the drawings appears to be correct, and should be used for the property if the rezoning petition is approved.

3. The existing parcel is currently serviced by public sanitary sewer and water main, and storm sewer. The submitted drawings does not include any proposed utility information or calculations, so we cannot comment on any proposed impacts to the existing systems at this time. Should the proposed improvements move forward, we will review utility improvements and impacts during the permitting process.

4. Although the drawings do not indicate any future utility information, it should be noted the any proposed development will be required to provide storm water improvements and detention per the Wayne County Stormwater Ordinance. Stormwater calculations will be reviewed during the permitting process.

5. Any disturbances with the Middlebelt Road right-of-way will require permits through the Wayne County Department of Public Service, including drive approach and sidewalk removals and placements.

Should you have any additional questions on this matter, please feel free to contact myself at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at dlear@livonia.gov or tzilincik@livonia.gov.

Sincerely,

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

cc: 2024 Petition File

DEPARTMENT OF FINANCE

Michael T. Slater
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT

MAUREEN MILLER BROSNAN
MAYOR

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

February 12, 2024

Mr. Jacob Uhazie
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petition 2024-01-01-01 - 18340 Middlebelt Road

Dear Mr. Uhazie,

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: Uhazie, Jacob
To: Reece, Stephanie
Subject: FW: Petition 2024-01-01-01 - 18340 Middlebelt Road
Date: Friday, February 16, 2024 4:56:33 PM

Jacob Uhazie
Assistant Planning Director
City of Livonia | Planning Department
(734) 466-2293 | (734) 674-7647
juhazie@livonia.gov

From: Nash, Susan M. <snash@livonia.gov>
Sent: Friday, February 2, 2024 10:57 AM
To: Uhazie, Jacob <juhazie@livonia.gov>
Subject: RE: Petition 2024-01-01-01 - 18340 Middlebelt Road

Taxes are current

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

From: Uhazie, Jacob <juhazie@livonia.gov>
Sent: Friday, February 2, 2024 10:48 AM
To: Nash, Susan M. <snash@livonia.gov>; Kumpula, Connie <ckumpula@livonia.gov>; Siterlet, Kathie <ksiterlet@livonia.gov>; Gosselin, Linda <LGosselin@livonia.gov>
Cc: Reece, Stephanie <SReece@livonia.gov>
Subject: Petition 2024-01-01-01 - 18340 Middlebelt Road

Under Sections 13.13 and 13.15 of the City of Livonia Zoning Ordinance, as amended, SR&D Development is requesting to rezone the property at 18340 Middlebelt Road, located on the east side of Middlebelt Road between Six Mile Road and Pickford Avenue in the Northwest ¼ of Section 12, from RUF (Rural Urban Farm) to C1 (Local Business).

If you have any observations or concerns, we would appreciate receiving your comments by **February 19, 2024**. Please transmit an **electronic copy** (PDF format please) to planning@livonia.gov

Jacob Uhazie
Assistant Planning Director
City of Livonia | Planning Department
(734) 466-2293 | (734) 674-7647
juhazie@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

February 14, 2024

To: Planning Department

Re: **Petitions 2024-01-01-01 - 18340 Middlebelt**

A request has been made by SR&D Development to rezone the property at 18340 Middlebelt Road, parcel No: 046-01-0002-001 from RUF to C1. Based on the plans submitted it appears they want to construct an additional building on the site. The parcel would need to be split to accommodate another building, it is unclear how they would access the rear of the property. Please direct any questions to the Assessor's Office or Livonia.gov for the lot split and combination process.

Kindest Regards,

Kathie Siterlet

Kathie Siterlet
Residential Appraiser

Nomad Massage
Starfish Kayden
Intuitive Hands Massage
Grimm St
Google

ROLL CALL VOTE:
AYES: Maher, Burklow, Brown, Laura, Blomberg, Muccino
NAYS: None

Muccino: Your petition's been approved. Good luck.

Schafer: Thank you.

APPEAL CASE NO. 9307-123: Whitton-Boutros Associates, Inc., 20365 Middlebelt, Livonia 48152, seeking a variance from the portion of the Zoning Ordinance which regulates the activities which may be conducted on property zoned RUF. The Applicant proposes to operate a physical therapy rehabilitation clinic. The Zoning Ordinance does not provide for this use in an RUF zoning district. The property is located on the east side of Middlebelt (18340) between Seven Mile and Curtis, Lot No. 046 01 0002 001, RUF zoning district. Rejected by the Inspection Department under Zoning Ordinance 543, Section 5.02, Permitted Uses; and 3.08, District Regulations, not complied with.

Muccino: Mr. MacDonald, do you have anything to add?

MacDonald: Madame Chair, a couple of comments. As just read from the Legal Notice, the property is zoned residential. The use proposed for this property is either professional office use or C-1 or C-2 commercial use. Previously on this property, the Board had granted a request for the owner of Skandia Landscaping to build what is essentially a commercial building on residential land for purposes of a nursery yard and sales and offices for that business. Along with that, at that time the Board required that commercial standards, namely those pertaining to protection from abutting residential properties in the form of a protective wall, be provided. On this property, we have in part, that protective wall on the north for a length of 400 feet. The Board has granted a waiver for the remainder of the wall required on the north lot line which would be 120 feet on the westerly end of the north lot line. An additional 110 feet of wall would be required on the east property line, which is the rear of the property, and approximately 300 feet of wall on the south. That's all I have.

Muccino: Thank you. Any questions?

Brown: As far as the wall is concerned, Mr. MacDonald, have there been any major changes behind that property that would abut all of these sections as far as homes being built or anything like that?

MacDonald: Well, the major change would be that the nursery yard itself, which contained the trees and plant material that was being stored or raised for later planting, has been removed or stripped from the land, yes.

Brown: But there's no additional residences back there of any kind?

MacDonald: No, I believe it is essentially the same as when the Board

last heard the rehearing.

Brown: Thank you.

Muccino: Any other questions?

Blomberg: Mr. MacDonald, what would be an alternate use of this property? Could it possibly be developed into a small subdivision or possibly commercial?

MacDonald: I don't know if we have enough land area here to make a subdivision-type development feasible. I guess that's something that could be considered. The only other thing I could think of with its current zoning might be useful for would be perhaps a day care facility or something like that.

Blomberg: The property extends to the street behind it, doesn't it?

MacDonald: No, it does not. At one time it did, but the rear portion was split off and developed with a home on it which also came before the Board years ago. It has an average depth of around 512 feet. I might also add that there are some remnants of the previous use of this property. There is a metal barn-type storage building behind the principal building. We have information that there was a 1,000 gallon underground gas tank which was used to fuel the vehicles for the previous company and our records show that that tank is still in the ground, however, the property owner has applied to the Michigan State Police for the required permit to remove the tank that we believe is still in the ground. The plans don't show the status of this building except that it's to remain and I'm not sure how that building would fit in with the proposed use. The inspector for the area also reports that the landscaping on this site would require complete renovation from top to bottom. There are some minor problems with the building itself. The stone entrance will require some maintenance or repair. The entire asphalt area, in his estimation, requires complete resurfacing and striping. There is also a storm drain at the rear of the building which during the last rainstorm we had was observed to be blocked or plugged which caused a flooding condition in the entire paved area to the rear of the building. There have also been complaints from neighbors regarding allegations of rat infestation or rats observed on this property and as a result of that complaint, I called the resident rat expert with the Wayne County Health Department and he and I both inspected the property from top to bottom and also neighboring residential properties. He has submitted a letter regarding the condition in which he found the property which I will pass along to the Board.

Maher: Mr. MacDonald, how long has this property been vacant?

MacDonald: We reported this vacant around April of last year. We're approaching a year and a half now. Madame Chair, I would also add one additional comment. If the Board members, when they visited the property, were standing in the rear, they would have observed a protective wall to the south. That wall was erected by the owners of the office pavilion which abuts this property in part on the south. There is a residential property that fronts on Grimm Street to the rear, a portion of whose rear

yard was used for tree storage. Standing in the back of this property, you would have also been looking at the portion of that rear yard that was used for that purpose. That is not, in fact, part of this site. There is not a wall on the south property line of this property. There is this interlope of residential property fronting on Grimm Street to the rear, which actually comes between the property in question and the office zoned property to the south. I will pass along a map and on this map the area highlighted in orange is the residential property that the Skandia property abuts. There is a wall required, by virtue of previous action of the Board, where this property would abut that residential property.

Muccino: Any other questions? Will the Petitioner please come forward. Good evening. Could you give us your names and addresses please.

My name is Joseph Durso. I live at 35209 Seven Mile, Livonia.

My name is Ed Raschke. I live at 3140 Chickering Court, Bloomfield Hills.

Durso: Mr. Raschke will be representing Whitton-Boutros Company. And the owner of the property, I would be representing him this evening. He could not make it.

Muccino: And whoever would like to begin.

Durso: Okay, a couple of issues that Mr. MacDonald had brought up. There is a parcel of land that is on Grimm Street that goes back into this property and if this sale is made, we've already made arrangements with the owner of that property to purchase that and therefore, that would square off that section of land in the back. I'm sure at some future date the purchaser of the property will be coming back to solve this situation with the wall that would be required in the back section there.

Muccino: Let's get to the reason for this use coming into this building.

Raschke: Currently the building is approximately 9,000 square feet. We have a facility on Middlebelt Road currently just north of Seven Mile Road. The facility's approximately 1,600 square feet. What we would like to do, because of the volume of people moving into the Livonia area, would like to expand that particular facility and move to the south in this particular building. We at the present time would utilize only about 4,500 square feet of the building, or half of it. The other half we would partition off and use for storage of our machinery, exercise equipment and that type of thing. We do plan on landscaping the property similar to what we have at our other facility. We do have eight other facilities beside the one in Livonia. We do intend to landscape it. The plan is to surface with asphalt the whole parking area. We intend to stripe that particular area. We do intend to fix-I was in there in June and I noticed some of the sidewalks need repairing and that type of thing. Some of the doors need repairing. I don't know if those will be repaired or replaced, one or the other. We do plan on just having medical suites there. Currently, we have six employees at our current facility. We hope to expand that to about 15 employees, which of course, would be all working for the city here. As I read the sketch here, it looks like we have between 34 and 40 parking spaces, which I feel at this point, would be

adequate. The gas tank, I understand, will be removed as soon as this appeal has been granted. That will be removed at the current owner's expense. We do maintain ourselves all of our clinics. Maintenance people do maintain our lawns. All of our clinics are very beautiful. I think that's about all I have.

Brown: I have several questions. You said you thought you would have between 30 and 40 parking spaces. Is that correct?

Raschke: As I count them off, it looks like I could count 34. It looks like we could another six or so in there.

Brown: You would have medical suites. Now I'm assuming that this would all pertain to your therapists. This isn't a medical suite that would be rented out to this doctor, and that doctor, or am I wrong?

Raschke: It's all for physical therapy for our own use. We do not rent any of the suites out in any of our current buildings.

Brown: How many patients requiring physical therapy would you be able to service at one time-the most that you would service at one time if you were at full capacity?

Raschke: Well, it appears we're going to be putting in about eight beds, so the best we could do is eight with two or three waiting. I'd say between 10 and 11 people.

Brown: I was just trying to see where we were on parking.

Raschke: I see, okay.

Brown: There was some reference made to the entrance being deteriorated, the brick or the stone. Is that going to be repaired?

Raschke: Yes, it is.

Brown: If this were granted, how soon would you be occupying this building?

Raschke: Well, we have a tentative buyer for our existing building and he's quite anxious to get in. We would get started right away.

Brown: I guess I was wondering when it would be completed, when the paving would be done. Are we looking at this season, because I don't know if we are running out of time, or are we looking at spring?

Raschke: It's hard to say because of the asphalt, I don't know when they stop that. Again, I looked at it in June and I didn't look at it that closely, the asphalt itself. I understand it does need repair or I can replace it. So I feel if the weather permits, we'll be getting in right away. Our mortgage money has been approved. We are going through a small business loan on that and we are also going to Comerica Bank. That all has been approved. It's just a matter of waiting. The biggest holdup right now is this variance that we're looking for and the tank in the

ground. I think if that were done we'd be ready to go.

Brown: You stated that you would be occupying around 4,500 square feet and using the rest for storage. So there would be no plans to rent any of the excess space to any other tenant?

Raschke: No, we have no plans for that. We have one of our largest facilities, it's almost 5,000 square feet. We have a work area which is used specifically for workman comp cases. In there, for lack of a better explanation, it looks like kind of a Vic Tanny operation, for long-term care. We may use that space for that later. We would come again before the Board and ask permission for that.

Brown: That would still be part of your business, correct?

Raschke: Oh, yes. That's our business also.

Brown: Thank you.

Blomberg: The tank issue was discussed, but I'm curious to know about the steel building that's in the back. Will there be a need by you for that steel building or will that be removed?

Raschke: We have no need for it.

Blomberg: In other words, we're not going to see vehicles parked there for winter storage and so forth?

Raschke: We don't really have vehicles.

Blomberg: The rear of the property concerns me quite a bit. Your building and your operation and parking and so forth will occupy such a small portion of this very large piece. What do you intend on doing with the rear. You spoke of a neighbor in the rear buying or possibly purchasing some of it. Just how much are we talking about?

Durso: There's a sliver there on the parcel in the back that comes to a point on the southern section of the property and what he wanted to do was purchase that small sliver. It's of no use whatsoever to the homeowner on Grimm. It's in order to square the property off. When I talked to the company about purchasing it, their thoughts were they could grow and expand maybe sometime in the future they might want to do an addition. They would have the land to do it. Obviously, they would have to come back and request it.

Blomberg: This would be a small part, the third neighbor on Grimm from another lot line, lot 45 I think it is. Is that right, Bill, is that what he's speaking of?

MacDonald: Are you looking at the plat of the area, Mr. Blomberg?

Blomberg: Right.

MacDonald: The area I highlighted in orange is the residential property

that Mr. Durso says the homeowner will sell to Whitton-Boutros, not the reverse.

Blomberg: Oh, I see. I misunderstood.

MacDonald: So the Petitioner would acquire that area highlighted in orange to expand the site accordingly.

Blomberg: I guess I'm concerned about the rear of the property. It's in sad shape right now. It's a no man's land.

Raschke: We have a piece of property we're currently in where our biggest facility is and what we have done, we put about two acres of new grass and we do maintain it. We have a park-like atmosphere. That's what we're doing at our current facility.

Blomberg: And you'll do the same here?

Raschke: We'll do the same here because we don't want weeds. First of all, in bringing patients in, they want something that looks nice. We don't want weeds growing in the back yard and they're going to have to park and certainly they'd be coming into the building and they'll see that.

Blomberg: You look like you could use some fill back there.

Raschke: Oh, it's pretty bad.

Blomberg: Yes, I would say that if grant this, we condition that we would like to see a landscape print. That came up earlier, too, in discussion, possibly including this, so if it's approved we might approve it with an informal viewing of landscape prior. We don't want to hold him up, but I'd like to take a look at it myself.

Durso: I have a suggestion if I may. If you grant it with that condition, that would at least enable us to get this thing moving and then give him a certain time period. I don't know how that would function, but....

Blomberg: I'm sure we can handle that.

Laura: This way we wouldn't hold up everything if we approve this this evening. Time is of the essence. Obviously this area needs to be improved. This sounds like an improvement to me and a win-win situation. I would hate to restrict him. We could have him come back but give him some sort to latitude to get going.

Muccino: Any other questions?

Maher: Following Mrs. Brown's line of questioning, she talked about the number of patients that would be there at one time, but how many employees will be at that site?

Raschke: At our peak we would probably have 15.

Maher: And what would your hours of operation be?

Raschke: We're operating currently between the hours of 8:00 and 5:30. We will probably expand that until about 6:30 or 7:00.

Maher: Monday through Friday?

Raschke: Monday through Friday.

Maher: No weekend hours at all?

Raschke: We have not been in the past.

Maher: And you don't have any plans to open on a Saturday?

Raschke: Not at this time.

Maher: Thank you.

Muccino: Any other questions? I have a couple I'd like to clear up. We talked about the equipment that you'll have there. You stated sort of a Vic Tanny type atmosphere. Apparently you aren't having any type of fitness center, this is strictly physical therapy?

Raschke: Physical therapy, and I use the phrase Vic Tanny. I don't want to mislead you on that. We have a room that's about 30 by 40 at our present facility and it has exercise equipment. This equipment is used for long-term care.

Muccino: I just wanted to clear that up for the record. Does this building have a basement in it?

Raschke: No.

Muccino: Do you have any plans or anything that you're going to show us what this building will look like when you're finished? Do you have a site plan or elevations or anything?

Raschke: I don't have one with me.

Muccino: Okay, can you briefly describe what you are going to do to the exterior of this building?

Raschke: I can't tell you exactly what we're going to do, but I believe there's mortar problems, as I understand it. Those will be corrected. The walkway going up there, I understand is going to be replaced where necessary. I don't think every panel will be replaced. They're talking about at this time repaving. They have had people look at it to come in and possibly repave it and stripe the lot. I don't believe the roof needs repair because it's not that old.

Muccino: Do you have any thoughts on signage?

Raschke: Currently we have very small signs. We haven't thought too much about signs.

Muccino: Do you actually have doctors on premises or is it mostly therapists?

Raschke: It's strictly physical therapists, licensed physical therapists. There are no doctors.

Muccino: That's all I have. Are there any other questions?

Burklow: Regarding the Vic Tanny room, would that ever be open to the public?

Raschke: No.

Burklow: Thank you.

Raschke: The only way we can accept a patient is through a prescription. You cannot walk into any of our clinics. They have to be prescribed.

Muccino: Any other questions? Is there anybody in the audience wishing to speak on this? Yes, sir, could we have your name and address for the record please.

My name is Harry Yuschak. I live at 18369 Middlebelt, directly across. My driveway is directly across their driveway and I've lived there for 32 years. This zoning change would, for me, it would cause a real great inconvenience because it would increase the traffic in the turn lane. When I'm trying to enter my driveway heading north, I would be coming directly at the traffic trying to enter their driveway. We would be nose to nose. I'm experiencing this now. I've experienced this with Skandia. I have said nothing when Skandia wanted to change, but their traffic was mainly trucks in the morning because they store trucks there. They left, and then they came back in the late evening. But this would be a continuous flow of traffic throughout the day and would cause me a great deal of harm and create a hazard for me and my family to try to get in and out of my own driveway, especially getting back into it because I would be using that turning lane and that turning lane just does not allow for all that traffic. It would be very bad. I'm very much against it.

Muccino: Thank you for your comments. Anybody else? Do we have any correspondence?

Maher: Yes, we have two letters. We have an approval from Thomas and Dorothy Moyles at 29275 Pickford. We have an objection from Harry Yushcak at 18369 (the letters were read).

Muccino: Mr. Raschke and Mr. Durso, do you have any final statements you'd like to make?

Raschke: I don't have any.

Durso: I think it's an excellent use for the land considering all of the different options we have.

Muccino: We'll close the public portion.

Blomberg: I don't have a problem with it. I just would like to condition that they bring back a print within a specified period of time, we might discuss informally too, 30 days, of what they propose for that back property and front property and make that as part of the condition. Maybe 30 days or so that they could draw up something for us and get a commitment for that. Otherwise, I think it's a good use for the property.

Maher: I agree with Mr. Blomberg. I think it's a wonderful use for the space. I'm glad to see another vacant building being used obviously. So I would vote for this and I am also in concurrence on seeing a site plan along with a landscaping plan.

Brown: I agree. I think this will be a very good and attractive facility. I think it's a very attractive building and it's good to see somebody going in there. I think it's a very good use.

Laura: I think it's an excellent use in consideration of the options. I would be in favor of it. I would hope this Board would not-the proposed tenant seems to be ready to go and again, the time is waning as we get further and further into the fall and winter, so I hope that we wouldn't put any restrictions or at least allow him the latitude to get started.

Burklow: I have no problem with the business. As far as Mr. Yuschak's objection, the other options available would be maybe an office building or day care center. I have a day care center at the end of my street and traffic through there is constant. I think you might be better off with this where there's a limited number of patients coming in.

Yuschak: I would like to make one other suggestion if I might. If there's any chance of putting a "no left hand turn" so his traffic would flow coming in from the south, that would be super. Then we wouldn't be coming head on.

Muccino: I don't think that we can restrict that, but I can have Mr. MacDonald check on that.

Burklow: I have no problem as long as the landscaping and site plan is provided.

Muccino: I would agree with this also.

Brown: In regard to the landscaping. They're going to shortly run out of time and maybe not do a whole lot this year. Not that I wouldn't like to see them move ahead as soon as possible, it's just that....

Blomberg: Condition they bring something for approval. Madame Chair, I've got another question to Bill about the wall. Did the wall issue go away with the tenant or are we still speaking about a lack of wall that's needed here?

MacDonald: Part of this case, in addition to the use variance, would be the waiver of the wall.

Blomberg: Even with the new tenant?

MacDonald: Well, I can only assume that the Board is going to apply the same commercial standards to this use and this property as it did previously. With that in mind, the wall is an issue.

Blomberg: That might make our handle for compliance with any landscaping we might review. We'll condition, possibly, for one year to take a look at the property and a year to see what we get.

Muccino: That's what I was going to suggest. I, too, would like to see a plan within 30 days that we can just look at after a meeting one night as an x-item. But I would go along with the wall waiver for whatever the Board decides, Spring, or a year.

Brown: Spring won't really give them enough time to get everything in.

Muccino: Okay, anything else?

Durso: Can I ask a question? The condition of the-we're fighting the weather coming up and that's what I'm a little concerned about and the condition of the 30 days to get the plan back, I'm certain I can provide you with something like that, but how will we handle that in regards to moving forward to a closing and getting them into the building. Is that going to restrict us at all?

Raschke: We'd like to move as quickly as possible.

Muccino: I understand that.

Raschke: I do have a site plan. I didn't bring it with me, but we provided the Small Business Association with.

Muccino: I think that's really what we're asking for.

Raschke: They would really be more concerned with the four walls and roof as opposed to landscaping.

Blomberg: Is there a way out, Bill, that we can condition but let them go ahead?

MacDonald: Certainly, I think the Board if they find favor with the proposal to use it for this purpose, allow them in the building now. If we don't have enough time this year to complete the clean up and site improvements, do it in the springtime.

Muccino: I don't think the landscape right now is going to be a problem because you really can't get it in this year to where you're going to see something.

Raschke: You'll see improvement almost immediately.

Muccino: I think a motion's in order.

Upon Motion by Maher, supported by Blomberg, it was:

RESOLVED, APPEAL CASE NO. 9307-123: Whitton-Boutros Associates, Inc., 20365 Middlebelt, Livonia 48152, seeking a variance from the portion of the Zoning Ordinance which regulates the activities which may be conducted on property zoned RUF. The Applicant proposes to operate a physical therapy rehabilitation clinic. The Zoning Ordinance does not provide for this use in an RUF zoning district. The property is located on the east side of Middlebelt (18340) between Seven Mile and Curtis, Lot No. 046 01 0002 001, RUF zoning district. Rejected by the Inspection Department under Zoning Ordinance 543, Section 5.02, Permitted Uses; and 3.08, District Regulations, not complied with, be granted for the following reasons and findings in fact:

1. The Board finds that a physical therapy rehabilitation clinic would be a good use for this property, which is currently vacant. The Petitioner indicated that although they plan to utilize only half of the building at this time, they will probably need the extra space to install an exercise room, to be used by their patients only, at a later date. Therefore, they will not be renting any of the space during the interim.

2. The Petitioner plans to purchase a small portion of property from the rear residential neighbor (on Grimm) to square this property off. This would also allow room for expansion.

3. The City's Inspection Department received complaints of rat infestation, however, upon an inspection conducted by the Wayne County Environmental Health Division, it was determined that there was no rat activity at this particular property.

4. The Board did hear concerns addressed by a surrounding neighbor regarding traffic problems this use would create. However, the Board determined that this clinic would create less traffic than other uses, such as offices or a day care center, because there will be a limited number of patients at this facility.

5. The Board also grants the continuance of the protective wall waiver for a period of one year for the northerly 120 feet; southerly 300 feet and the easterly 110 feet of this property.

FURTHER, This variance is granted with the following conditions:

1. As indicated by the Petitioner, several upgrades are to be made to the property including the repair of the mortar where necessary; the replacement of the walkway to the building; and repaving and re-striping the parking lot. In addition, the landscaping will be completely renovated. The Board has

requested the Petitioner to submit a landscape plan for this site within 60 days which will be reviewed as an x-item, however, the Petitioner may move in and proceed with the clean-up of the property.

2. The existing metal building at the rear of the property is to be removed.

FURTHER, The granting of this variance is not detrimental to the surrounding area or to the Master Plan of the City of Livonia.

ROLL CALL VOTE:
AYES: Maher, Blomberg, Laura, Burklow, Brown, Muccino
NAYS: None

Muccino: Your motion's been approved with conditions. You'll get a copy of the resolution within a week.

Raschke/Durso: Thank you.

APPEAL CASE NO. 9307-125: Jim Seba, Northland Center, J-21, Southfield 48075, seeking a variance from the portions of the Zoning Ordinance which regulate building setbacks, landscaping and parking on commercial sites. It is proposed to erect a new, multi-tenant commercial building. That building is required to be at a 75 foot front yard setback, have 15% of the entire site in landscape, and provide a minimum of 20 parking spaces. It is proposed to to erect the building at a 43 foot front yard setback, have 12.6% of the site in landscaping and provide 13 conforming parking spaces. The property is located on the north side of Five Mile (27510) between Harrison and Inkster, Lot No. 052 01 0036 004, C-1/P zoning district. Rejected by the Inspection Department under Zoning Ordinance 543, Sections 10.08, Front and Side Yard Requirements; 19.06, General Waiver Requirements and General Standards; 18.37(b), Off-Street Parking Requirements, and 18.38(21), Off-Street Parking; Schedule, not complied with.

Muccino: Mr. MacDonald, do you have anything to add?

MacDonald: Madame Chair, the site plan submitted as part of this proposal shows on the east side of the building abutting Foch Street five parking spaces. Those spaces were not included as part of the write-up and would be deficient. Originally proposed to be 18 spaces because they do not conform to the ordinance requirements in that in order to enter or exit the space it would require you to travel over the public sidewalk at other than a driveway location. These do not conform to parking space requirements. Therefore, were not counted as part of the on-site parking. I can only presume that those spaces would then be used for landscaping purposes or something other than parking. In this particular case, if the Board were to grant variances, this proposal will require site plan approval by the Planning Commission.

Muccino: Any questions for Mr. MacDonald? Will the Petitioner please

PROPERTY SEPARATION AGREEMENT

RECITALS

Section 18.45 of the City of Livonia Zoning Ordinance requires that a poured concrete, cement block, or brick wall be erected along the line between the adjoining residential and non-residential properties of the undersigned parties unless the undersigned reach an agreement as to an alternative type of separation between the properties.

The parties hereto have agreed on an alternative to a wall between the properties.

AGREEMENT

1. In return for the agreement of the non-residential property owner to maintain materials in the location and type shown in the attached plans, in order to protect the residential property from the effects of activities on the non-residential property, the residential property owner hereby waives the wall requirement of Zoning Ordinance Section 18.45 for a period of 5 years* from the date of this agreement.

2. After the term of this agreement expires, the property owners (or their successors) may sign another agreement like this one, or change the agreement in any way they can agree on.

3. The non-residential property owner understands and agrees that he/she/they/it will have to build the wall required by Section 18.45 of the Zoning Ordinance if:

---

* The term of this agreement may not be longer than five years.

a) the term of this agreement ends, and no new agreement is signed, and/or

b) the non-residential property owner fails to install or maintain any of the materials shown on the attached plans.

4. This agreement shall be binding on the lessees, successor owners, or other assignees of both the residential and the non-residential property until the term set forth in paragraph 1 above expires.

5. [Any additional terms.]

Non-residential Property Owner	Residential Property Owner(s)
THERAMATRIX, INC.	
By: George Walker	
Its: C.F.O.	
Address: 900 AUBURN RD. PONTIAC, MI 48342	Address: 18365 GRIMM ST LIVONIA MI 48152
Date: 10-3-05	Date: 10-3-05
	LOTS 2b + 3b

APPEAL CASE NO. 9307-123

PROPERTY ADDRESS: 18340 Middlebelt

PROPERTY SEPARATION AGREEMENT

RECITALS

Section 18.45 of the City of Livonia Zoning Ordinance requires that a poured concrete, cement block, or brick wall be erected along the line between the adjoining residential and non-residential properties of the undersigned parties unless the undersigned reach an agreement as to an alternative type of separation between the properties.

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4. This agreement shall be binding on the lessees, successor owners, or other assignees of both the residential and the non-residential property until the term set forth in paragraph 1 above expires.

5. [Any additional terms.]

NONE

Non-residential Property Owner	Residential Property Owner(s)
THERAMATRIX, INC.	
By: George Wilkes	Jennifer Prymeau-Smolka
Its: C.F.O.	PC.
Address: ~~18~~ 900 AUBURN RD PONTIAC, MI. 48342	Address: 18359 Grimm Livonia MI 48152
Date: 10-3-05	Date: 10-3-05
	LOT 4

APPEAL CASE NO. 9307-123

PROPERTY ADDRESS: 18340 Middlebelt

MAYOR
EDWARD H. McNAMARA
CITY COUNCIL
ROBERT E. McCANN, President
ROBERT R. BISHOP, Vice President
ROBERT D. BENNETT
FERNON P. FEENSTRA
ALICE M. GUNDERSEN
GERALD D. TAYLOR
PETER A. VENTURA

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000 EXT. 427

August 19, 1983

Mr. and Mrs. Hans O. Hansen
34412 Quaker Valley Road
Farmington Hills, Michigan 48018

Dear Mr. and Mrs. Hansen:

The Zoning Board of Appeals of the City of Livonia, at its special meeting held on August 16, 1983, adopted the following resolution:

RESOLVED, That Appeal Case No. 8306-80, filed by Hans O. and Mary Ann Hansen, 34412 Quaker Valley Road, Farmington Hills 48018, seeking to construct a new nursery sales and office building - existing building is nonconforming use - (residential structure to be removed) on property located on the east side of Middlebelt (18340 - Skandia Landscaping & Garden Service) between Six Mile Road and Pickford, Lot Nos. 2, 3 (046 01 0002 000) (046 01 0003 000), Thomas F. O'Connor's Middlebelt Subdivision, RUF zoning district, be granted and the requirements of Zoning Ordinance No. 543, Section 5.02 (Landscaping business prohibited in RUF zone); Section 18.21 (Expansion of nonconforming use not allowed), be waived for the following reasons and findings of fact:

1) That it has been represented by the petitioner and their counsel that the granting of this relief would allow the petitioner to upgrade the area that is in need of such, as it is a business that has existed on this particular parcel for twenty-five years or so and the Board feels that this is an ideal way to allow for this upgrading.

ATT: TO FILE COPY.

2) That it has been represented to the Board that this is an opportune time for the petitioner to construct a far more aesthetically pleasing building to complement his type of business and the Board feels that the granting of this waiver will certainly accomplish this end.

FURTHER, That the variance be granted with the following conditions:

1) That the petitioner will comply and adhere to all commercial zoning restrictions and building codes.

2) That there will be no outside storage of landscaping materials, live or otherwise, in the front of the building other than what would be allowed in the landscaping plan.

3) That there shall be no storage of vehicles in the front parking area as designated on the site plan, other than for loading or unloading.

4) That any additions or change of use on this particular parcel in the future will come before this Board for their decision.

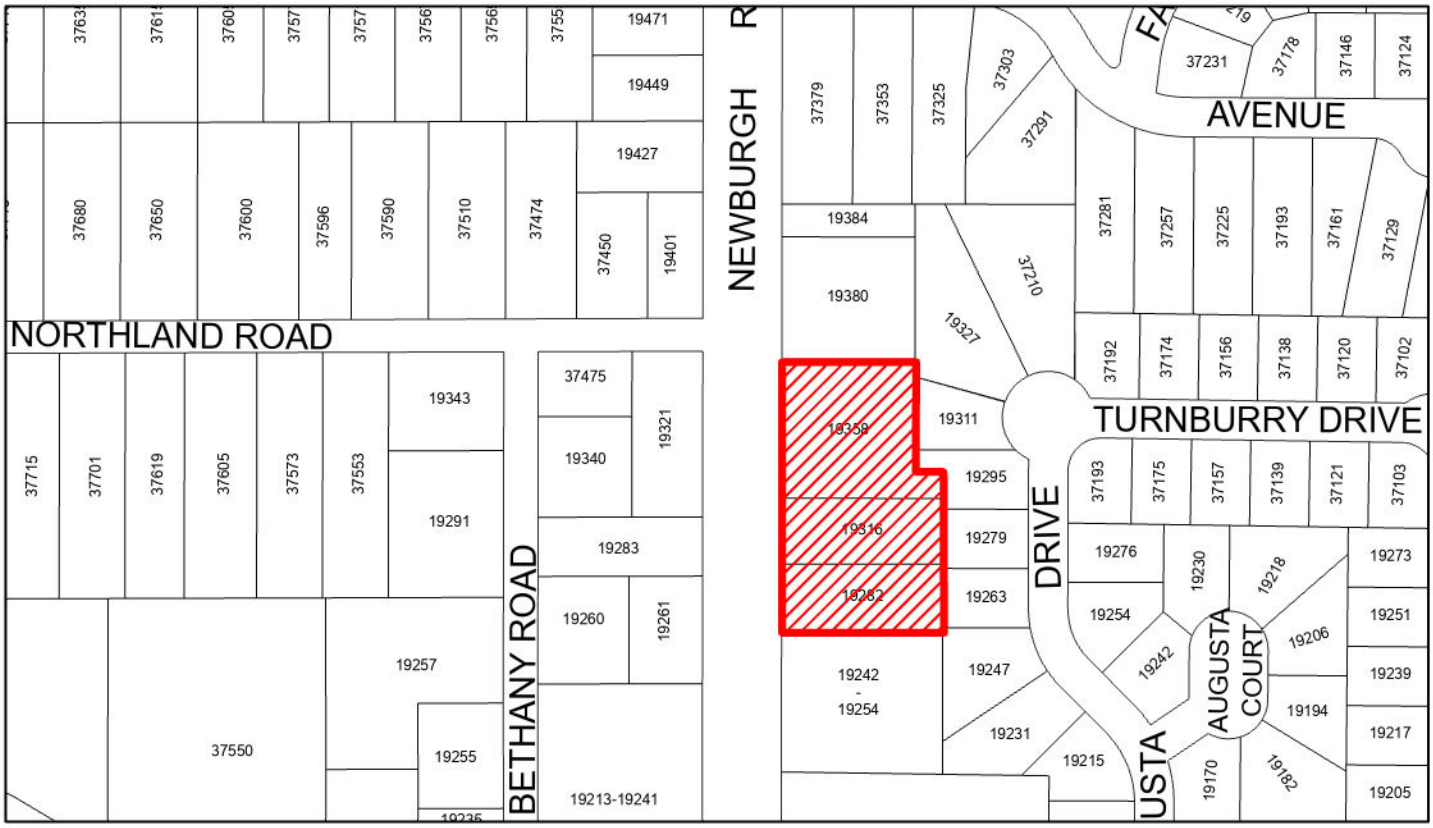
5) That any signage on this parcel shall come before this Board for approval.

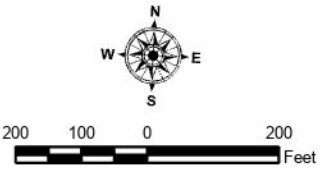
6) That this variance is granted for this petitioner and this petitioner's use only.

7) That the Board does condition that prior to issuance of a building permit, final site plan approval and landscape plan approval shall come back before this Board, especially due to the fact that this will be the only body of the City reviewing this matter.

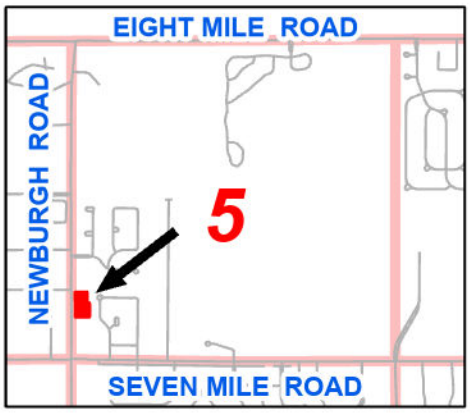
FURTHER, That the Board has taken into consideration the fact that this would normally be considered a waiver use in a commercial zone and due to the fact that protective walls would be required for that use, the Board does reserve the right that at some time in the future, should there be a change of use on this property, or should this existing use become detrimental to the abutting residential property, with the full knowledge and intent of the deliberation this evening, to require the protective wall on the northerly and southerly property lines and the Board does waive that for a period of two (2) years from issuance of the Certificate of Occupancy.

BOUNDARY OF DISTRICT AS AMENDED FROM RUF, RURAL URBAN FARM TO N2, NEIGHBORHOOD





PETITION NO. 2024-03-01-02
A PART OF THE S.W. 1/4 OF SECTION 5



AMENDMENT NO. TO
THE LIVONIA ZONING MAP
CITY OF LIVONIA, MICHIGAN
ORDINANCE NO.

Adopted by the City Council on

_____ MAYOR

_____ CLERK

LETTER TO THE LIVONIA CITY COUNCIL

20.

Law
May 14, 2024

MEETING DATE	PRESENTED BY
R052024/R060324	Carter Fisher, City Attorney

AGENDA ITEM

REZONE PETITION: Planning Commission, re: Petition 2024-03-01-02 submitted by Belaggio Homes Inc., 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).
Public Hearing held on May 13, 2024

BACKGROUND DETAILS

At your public hearing held on May 13, 2024, you approved Petition 2024-03-01-02, submitted by Belaggio Homes Inc., for a change of zoning of properties at 19282, 19316 and 19358 Newburgh Road, located on the east side of Newburgh Road between Seven Mile Road and St. Martins in the Southwest 1/4 of Section 5 from RUF to N2, and requested the Department of Law to prepare the necessary ordinance amendment.

Accordingly, herewith submitted for your consideration is the proposed ordinance amendment prepared by the Department of Law, together with the map prepared by the Planning Department.

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

First Read

ATTACHMENTS

1. PH051324 Petition 2024-03-01-02 (Belaggio Homes) Minutes
2. PH051324 2024-03-01-02 Belaggio Homes Direction
3. PH051324 LTC 2024-03-01-02 Belaggio Homes
4. 2024-03-01-02_E-COUNCIL Pkt
5. Proposed Ordinance - Pet. 2024-03-01-02 - Belaggio Homes
6. 2024-03-01-02_1st

APPROVED BY

Date: May 14, 2024

Carter Fisher, City Attorney

Date: May 16, 2024

Maureen Miller Brosnan, Mayor

AN ORDINANCE AMENDING SECTION 5 OF THE ZONING MAP OF THE CITY OF LIVONIA AND AMENDING ARTICLE III OF LIVONIA ZONING ORDINANCE, AS AMENDED, KNOWN AND CITED AS "THE CITY OF LIVONIA ZONING ORDINANCE" BY ADDING SECTION 3.____ THERETO.

THE CITY OF LIVONIA ORDAINS:

Section 1. Pursuant to the report of the City Planning Commission, dated April 24, 2024, setting forth its resolution 04-13-2024 recommending approval of Petition 2024-03-01-02, having been considered by the Council, and the Council having conducted a public hearing on May 13, 2024, on said petition, and having concurred in the recommendation of the City Planning Commission, the Council hereby adopts said Petition 2024-03-01-02 to amend the Zoning Ordinance and Zoning Map of the City of Livonia and all proceedings heretofore conducted on said petition are hereby approved.

Section 2. Article III of the City of Livonia Zoning Ordinance, as amended, is hereby amended by adding thereto the following section:

Section 3.___. Petition 2024-03-01-02 submitted by Belaggio Homes Inc. is hereby approved, and the zoning classification of the premises hereinafter described is hereby changed from RUF (Rural Urban Farm) to N2 (Neighborhood):

> Land situated in the City of Livonia, Wayne County, Michigan, described as follows:
>
> Parcel 1:
>
> Part of the Southwest ¼ of Section 5, Town 1 South, Range 9 East; Beginning North 0 degrees, 00 minutes, 14 seconds West, 881.69 feet from the Southwest corner of Section 5; thence North 0 degrees, 00 minutes, 14 seconds West, 211.06 feet; thence North 89 degrees, 06 minutes East, 261.80 feet; thence South 0 degrees 00 minutes, 14 seconds East, 166.39 feet; thence North 89 degrees, 59 minutes, 46 seconds East 43.20 feet; thence South 0 degrees, 00 minutes, 14 seconds East 44.67 feet; thence South 89 degrees, 59 minutes, 46 seconds West, 305 feet to the point of beginning, except the West 60 feet.

Parcel 2:

Part of the Southwest ¼ of Section 5, Town 1 South, Range 9 East; Beginning North 0 degrees, 00 minutes, 14 seconds West, 781.65 feet and North 89 degrees, 59 minutes, 46 seconds East, 60 feet from the Southwest corner of Section 5; thence North 0 degrees, 00 minutes, 14 seconds West, 100 feet; thence North 89 degrees, 59 minutes, 46 seconds East, 245 feet; thence South 0 degrees 00 minutes, 14 seconds East, 100 feet; thence South 89 degrees, 59 minutes, 46 seconds West, 245 feet to the Point of Beginning.

Parcel 3:

Part of the Southwest ¼ of Section 5, Town 1 South, Range 9 East; Beginning North 0 degrees, 00 minutes, 14 seconds West, 681.65 feet and North 89 degrees, 59 minutes, 46 seconds East, 60 feet from the Southwest corner of Section 5; thence North 0 degrees, 00 minutes, 14 seconds West, 100 feet; thence North 89 degrees, 59 minutes, 46 seconds East, 245 feet; thence South 0 degrees 00 minutes, 14 seconds East, 100 feet; thence South 89 degrees, 59 minutes, 46 seconds West, 245 feet to the Point of Beginning.

and the Southwest 1/4 of Section 5 of the Zoning Map is hereby amended to conform to the changes made in this section.

Section 4. The attached map designated “Amendment No. ___ to the Zoning Map of the City of Livonia” showing all of the amendments and changes made in the foregoing Section 2 of this ordinance is hereby approved, established and made a part hereof.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 6. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

_____

PUBLIC HEARING
DIRECTION

Tuesday, May 14, 2024

PETITION 2024-03-01-03 submitted by TCM Development, 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 ı of Section 5, from RUF (Rural Urban Farm) to N2 (Neighborhood).

DIRECTION: 1) APPROVING

PETITION 2024-03-01-02 submitted by Belaggio Homes Inc., 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 ı of Section 5, from RUF (Rural Urban Farm) to N2 (Neighborhood).

DIRECTION: 1) APPROVING

THESE ITEMS ARE TO BE PLACED ON THE AGENDA FOR THE REGULAR MEETING OF May 20, 2024

CITY OF LIVONIA
PUBLIC HEARING

Minutes of Meeting Held on Monday, May 13, 2024

A Public Hearing of the Council of the City of Livonia was held at the Livonia City Hall Auditorium on May 13, 2024.

MEMBERS PRESENT: Brandon McCullough, President
Martha Ptashnik, Vice President
Carrie Budzinski
Rob Donovic
Jim Jolly
Scott Morgan

MEMBERS ABSENT: Laura M. Toy

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

The Public Hearing was called to order at 7:01 p.m. with Council President Brandon McCullough presiding. This item is regarding 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 ı of Section 5, from RUF (Rural Urban Farm) to N2 (Neighborhood).

This item will be moved to the Regular Meeting of **May 20, 2024**.

The Public Hearing is now open. There were approximately 11 persons in the audience.

McCullough Mr. Taormina.

Taormina Thank you. This petition involves three contiguous parcels along Newburgh Road. The north parcel, which is 19358 Newburgh is the largest of the three. It measures approximately one acre and has 211 feet of road frontage. This parcel does contain a residence as well as some accessory structures that would be removed if this rezoning is approved. The center parcel, 19316 Newburgh, is vacant and it measures 100 feet by 244 feet. The southernly parcel, 19282 Newburgh, also measures 100 by 240 feet. So, altogether, the site has 400 feet of frontage. Along Newburgh, the land area is 93,593 square feet, which is 2.15 acres. The current zoning RUF requires minimum lot size of 75 feet by 150 feet with a lot area of 15,000 square feet. The proposed N2 neighborhood zoning classification would lower this minimum land area requirement to 8,400 square feet per lot and a minimum lot width of 70 feet. If rezoned, this would allow for the division of the property into five conforming parcels.

There would be a sixth lot that would require nine additional feet from the parcel to the north. So, the next petition this evening is a companion petition. So, the two are working in concert with one another, whereby, the first petition would allow these five conforming lots, all seventy feet in width. The northerly lot would be stopped shy to 70 feet but with 9 feet added from the parcel to the north, would allow for six, 70-foot-wide lots of lt areas would vary between 14,172 square feet and 17,150 square feet, all of which would be conforming to the N2 district requirements. Just to get you familiar with the area around here. To the north, are single family homes that are within the Willow Woods and the Fox Creek Meadows subdivisions, also to the east are homes within the same two subdivisions. To the south, is a commercial strip center and then across Newburgh Road, are residential properties also zoned RUF. Planning Commission did review this at their meeting a few weeks ago and recommending approval of the N2 district. Thank you.

McCullough Thank you, Mr. Taormina. Iôm going to go to Council quickly and then the audience, Mr. Jolly?

Jolly Yeah, I want to go to the audience, but first, I just wanted to frame this a little bit. I recall a couple of years ago, and it could have been as many as like five years ago, I think before most, possibly most, of the people who are currently on the Council, we had a Rapid Response meeting in regards to these properties. And there was a proposal for a commercial, I think, doctor's office to be put there, do you recall that? It was proposed at a Rapid Response meeting and we talked about it, and I, to be honest with you at the time, I didn't like it because when you turn right on to Newburgh off Seven Mile there, it's got that certain kind of feeling, there is no commercial over there with the exception of the strip mall and the gas station and you know, the little boutique or whatever is there, a hair salon or whatever that is, but when you go a little bit further past the corner there it is residential all the way until you get to the golf course and you get to Greenmead. And I say that just because this is obviously a change and I want to preface this, this is a far better proposal in regards to what could be used with this property. And I think it's a higher and better use than something that would drag commercial further north on Newburgh. So, with that being said, that's the light I'm looking at this through. I'm looking at this as houses. It might be more houses that are currently there and have been there for the last 100 years plus and the current structure that's on there and what's on there. But it's a lot better than what could have been there, so, thank you.

McCullough Councilman Donovic.

Donovic Thank you, Mr. President. Yeah, my initial thoughts on this was quite an improvement from what I saw initially from the Planning Commission. I think before the Planning Commission, they talked about nine lots or ten, lots smaller allotments. Seeing the 70-foot lot widths, and they're fairly large in square footage and depth 245 feet deep. The other ones are 200

feet deep towards the north. I know there's a companion petition as well, but Bellagio Homes has made a long history in our community of good development, and I think this would be consistent and harmonious with the community. The two biggest things I wanted to see was that there were going to be 1. Sidewalks. I know at a recent Council meeting, there was some discussion about the extension of sidewalks and access to sidewalks and now weôre talking about adding nine lots and we'd like to see sidewalks along Newburgh Road. To Councilman Jollyôs point, and I would hate to see the continuation expansion of commercial when there's such a prevalence of residential here. I think it's a much better project as opposed to the traditional commercial. I would like to see sidewalks and just making sure there's some buffer trees. That'd be nice if we could keep some of the trees back there. I guess Iôll wait for the petitioner to mention it, but all in all, I think this is really good. Thanks, Mr. President.

McCullough Thank you Councilman Donovic. Anybody else on Council before I go to the audience? Seeing none. I'm going to open it to the audience for item number one, if you would like to make a comment, please head to the podium. Name and address for the record and you have two minutes.

P. Riggio Patty Riggio, 37204 Bretton Drive. My husband and I live in Willow Woods subdivision, which backs, kind of backs up to this. I am the President of the HOA there. Iôm getting lots of good feedback from the neighbors in the area, they are still a little concerned that it may be too many houses on that property. But I will say the lot sizes are comparable to the lot sizes that we currently live in. So, I think that that's very fair. Also, we, we really, really, really want sidewalks. So, please make sure the builders, that's part of the building process. Thank you.

R. Riggio Iôd like to add. My name is Ron Riggio, Iôm the husband. I think Jim Jolly hit it right on the head with residential. Residential mean kids. Residential means sidewalks for the kids, so they can ride their bikes up and down the sidewalk. So, I'd like to ask both builders while they're here to commit to putting sidewalks in. That's why I'm here. Thank you.

McCullough Thank you. Anybody else from the audience?

G. Pagnucco Hi, my name is Greg Pagnucco, this is my wife, Christine. We also live in the Willow Woods sub, four houses in from Newburgh. And we were concerned originally because we've been to several of the pre-meetings to this one about the amount of housing. We did here one time it was eight or nine, which seemed like excessive. Did I hear you correctly and now talking about five or six? I'm not sure when. It seems like a lot for that area. You have two homes there. Now I understand theyôre farm, the lots are large, but it seems like an awful lot for that space to me. But I'm very happy to hear about residential properties going in there as well. I will echo their comment about the sidewalks. But I do want to talk about the trees too. There's a lot of wooded area that kind of divides our backyards from not only Newburg Road but that whole section there if they wipe that out,

I'm afraid if we've rip out all the trees it's just gonna be completely open. We do have a buffer from Newburgh, even as far as we are.

C. Pagnucco And we're like the fourth house in Newburgh, so we're very conscious of how close the road is and even with some of the trees that have started to clear, we can already hear more of the traffic, a lot of the cars and stuff like that, just when we're out in our backyard. So, just concerned about that, you know, it would be nice if they would leave some of the trees. And, and again, just it would be very nice to have sidewalks along the road as well. And potentially a less number of houses if possible.

G. Pagnucco I'm not sure if within the previous meetings too, they talked about driveways going directly out to the Newburgh Road or some kind of an island or something where they come out to a smaller street and then come out to road, Iôm not sure about that, either. But that would be a concern as well.

McCullough Thank you, I appreciate it. And what we'll end up doing is we're gonna bring the Petitioner on up and ask questions as well. But I appreciate you guys coming out. Anything further?

C. Pagnucco Well, my question too, is about how they're going to handle like the sewer and water, things like that, the hook ups, and that again, because we're so close to I don't want anyé

McCullough I can somewhat attest to that. When it goes through the planning review process, there's calculations that go into it. So, they would have to submit data on the building application. And it's strenuous right now, especially with the new building codes. So, that's a good thing.

C. Pagnucco Okay, yeah, just concerned with some of the houses along the back with the golf course that had some flooding across recently. We are kinda low and I just don't want extra strain, weôve had problems with flooding.

McCullough So thank you. Anything else from the audience? Seeing none, Iôll go back to Council. Mr. Donovic.

Donovic Thank you, Mr. President. I'm okay with this petition. It meets all the requirements for N2. These are consistent sized lots, all 70-foot in width, I have no concerns about that. My biggest issue was just making sure about the sidewalks. Some initial discussions with the developers, they want to limit the amount of trees that are going to move anyways. The more trees they take down, the more money it costs. So, I think in the sense of reality, they're going to try to eliminate as many trees, I think that's a selling feature, as well, as is keeping as many trees as possible. There are also realities of construction and making sure that there's not trees too close to buildings, because those trees weaken an create and obstruction, so they have to come down. So, I have no issues, I'm gonna offer an approving, thank you, Mr. President.

McCullough Thank you, Mr. Donovic, we have an approving on the Regular. Anything else from Council?

Jolly I'll just say, just to address the sidewalk concern. So, this is actually something that would give us a little bit of momentum in regards to the sidewalk on the east side, where maybe we would get up to a point. Mark, could you scroll down a little bit so you can see further north?

Taormina You want to see further north?

Jolly Yeah. So, we could actually go all the way up to the street there. What street is that? So, if we can get sidewalk up to St. Marting, there. And then, you know, at some point extended a little bit further, and then jog over. And then I think the city has an interest in putting Greenmead at some point. But this kind of bites off a big chunk of that path. I don't think we would have sidewalks on both sides of Newburgh, because it would be it'd be a little rough for people, right in terms of adding the cost later on, but this will give us a good chunk in that direction. And then the city, I think we'd be more than willing to add the sidewalk in front of the Greenmead property, which would get you most of the way there. If that makes sense. I've ridden my bike there as well. And I know you have a personal concern. Iôve had my children ride their bikes through Greenmead up there and itôs rough. It's a really rough ride and it's not all that safe to be honest with you either. So, just let you know there is an effort in that direction.

Taormina I just want to point something out. And this actually shows it pretty well. The next petition, the property we're talking about right now involves these three parcels right here, which the next petition involves the next two properties. And I know it's difficult to see, but there are three down here and two here. This northern limit, which is where the sidewalk would be built in connection with these petitions, does not form the connection with the sidewalk to the north. You'll see this, if you can see this magenta line, that denotes the subdivision property, so that sidewalk is still part of Willow Woods, it ended here at the subdivision line. So, there is a gap of a couple 100 feet between where this sidewalk ends and where the new sidewalk will be built. So, this is something that the city would have to handle. We would not expect the developer of this project to build that section of sidewalk but it is something that we can bring to the Bike-Walk Committee and see if we can get some funding for that.

Jolly That sounds great. Who's the owner of that property right now?

Taormina Are you talking about this residential parcel? Well, that's the Newburgh right-of-way, the City of Livonia owns that, its under our jurisdiction.

McCullough Mr. Donovic.

Donovic I just wanted to clarify the city owns that parcel right there, so maybe we can apply some pressure on our City Engineer to get a sidewalk right there.

McCullough Vice President.

Ptashnik Thank you, Mr. Chair. I actually live in Fox Creek Meadows, which is the subdivision just east of this land, and my backyard kind of goes up to that, so, I'm very familiar with us. As the petitioner comes up, I just would want the issue of driveways of traffic flow, how that's going to be handled, to be discussed, and also, what we're looking at as far as the greenery that we're going to try to preserve as far as the trees and everything that is back there. So, I just want to make those points that of course, the sidewalks are a huge issue. If anyone's tried to walk through to the Greenmead Post Office or Greenmead itself. I walk my dog there and you're trudging through mud and no sidewalks. So, that'd be critical for me, as well. Thank you.

McCullough Councilwoman Budzinski.

Budzinski I agree with what my colleagues have said. Mark, do you know, what size the new homes are looking at, what the square footage is?

Taormina I'm gonna let the applicant answer that question.

McCullough I'm gonna bring our Petitioner up. Good evening, sir.

Soave Good evening, everybody. Enrico Soave, 37771 Seven Mile Road, Suite C, Livonia.

McCullough Good to see you, sir.

Soave Likewise.

McCullough Do you want to jump right in? I mean, you've kind of heard somebody's questions.

Soave There are just a couple questions that keep on being asked over and over again, the easy ones are sidewalks and greenspace, tree preservation. Yes, there will be sidewalks, certainly. Knocking down trees, clearing the lots, the good news of this property, any infrastructure that needs to be brought in extension of the water main, which does not have to be here because of water main goes on that side all through Newburgh. So, there's some sanitary sewer that needs to be extended, all the utilities at the front yards. So, we're hopefully going to preserve all the trees and the rear yard, especially as a buffer between the new homes and older homes. So, I think we can preserve a lot of trees in the back. As Mr. Donovic said, trees cost money and that's not something that developers and builders like to do, are clear lots.

McCullough No, I appreciate that. And the one thing, are you opposed to maybe adding some more screening behind the homes? I think this is the easiest petition I've seen, you got sidewalks.

Soave I don't really think it's necessary. The homeowners can attest, there's a lot of full-grown pine trees back there.

McCullough I think you had everybody when you said, we'll have sidewalks.

Soave For the size of the homes, we're anticipating about 2,400 square foot colonials, three car garages. And then traffic flow. I think every one of them, all the drivers are going to be curb cuts off Newburgh Road, but for the actual future homeowners, there will be T-turnarounds inside the actual envelope, so they're not backing up into Newburgh. So, they'll be able to turn around to get in and out with enough egress, pulling in traffic or potentially causing an accident.

McCullough Vice President.

Ptashnik Thank you. So just kind of address that. So, we're looking at more like a side entry garage where they'll be able to pull iné

Soave These will be front entry garages.

Ptashnik But they'll still have to turn around?

Soave They can turn around as it gets closer to Newburgh, can be turned around.

Ptashnik Gotcha. Okay, because that's kind of a high traffic area. So, I just want to make sure we're not setting ourselves up.

Soave Don't forget, we got to sell these homes to make them comfortable with our product.

McCullough Well, thank you, Anything else from Council? So, we have an approving on the Regular, that'll be on May 20. And that will be the formal vote on the Regular. So, anybody that's listening if you'd like to join to see that. Thank you so much for answering some questions. My pleasure. Thank you. And with that, I'm going to close this item.

As there were no further questions or comments, the Public Hearing was declared closed at 7:20 p.m.

LETTER TO THE LIVONIA CITY COUNCIL

1.

Planning
April 24, 2024

MEETING DATE	PRESENTED BY
PH051324/R052024	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 ı 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 ı 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

Date: April 25, 2024

Mark Taormina, Planning and Economic Development Director

Date: April 26, 2024

Maureen Miller Brosnan, Mayor

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 RUF 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 Ste C 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

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

RECEIVED
MAR 14 2024
CITY OF LIVONIA
PLANNING COMMISSION

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: 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.

Stacey Lynn Roberts
Notary Public of Michigan
Wayne County
Expires 11/11/2025
Acting in the County of Wayne

APPROVED AS FORM
Department of Law

By: Michael E. Fisher

Date: 3/13/2024

UNAPPROVED MINUTES

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).

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.

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?

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.

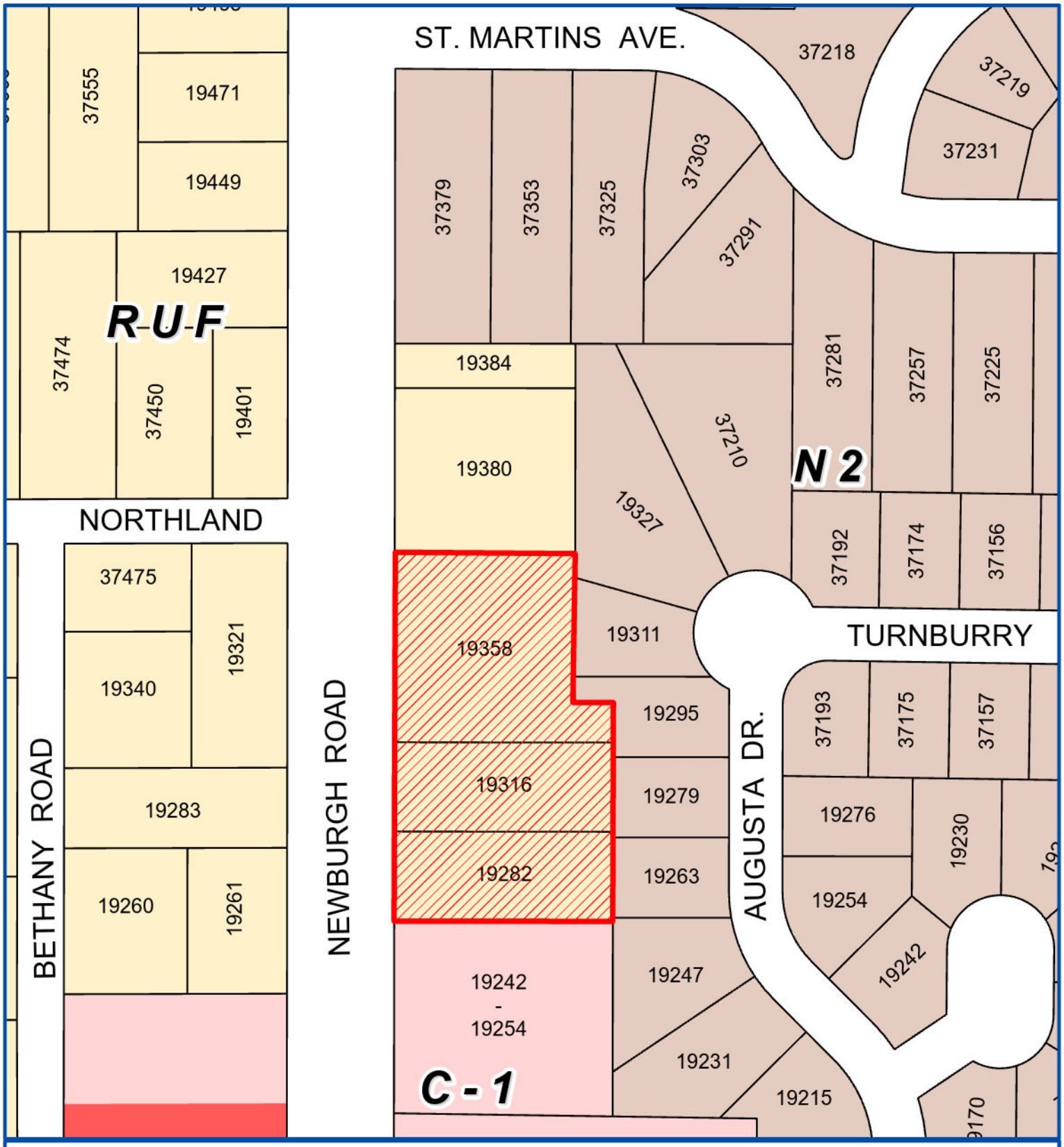
3. The proposal represents a reasonable and logical plan for the subject properties that follows sound land use planning principles, and

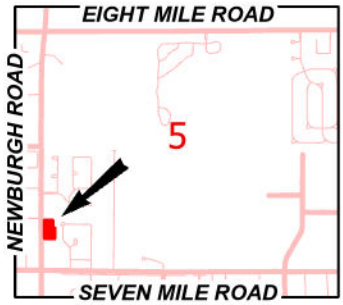
4. The proposed zoning change is consistent with the Future Land Use plan.

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.



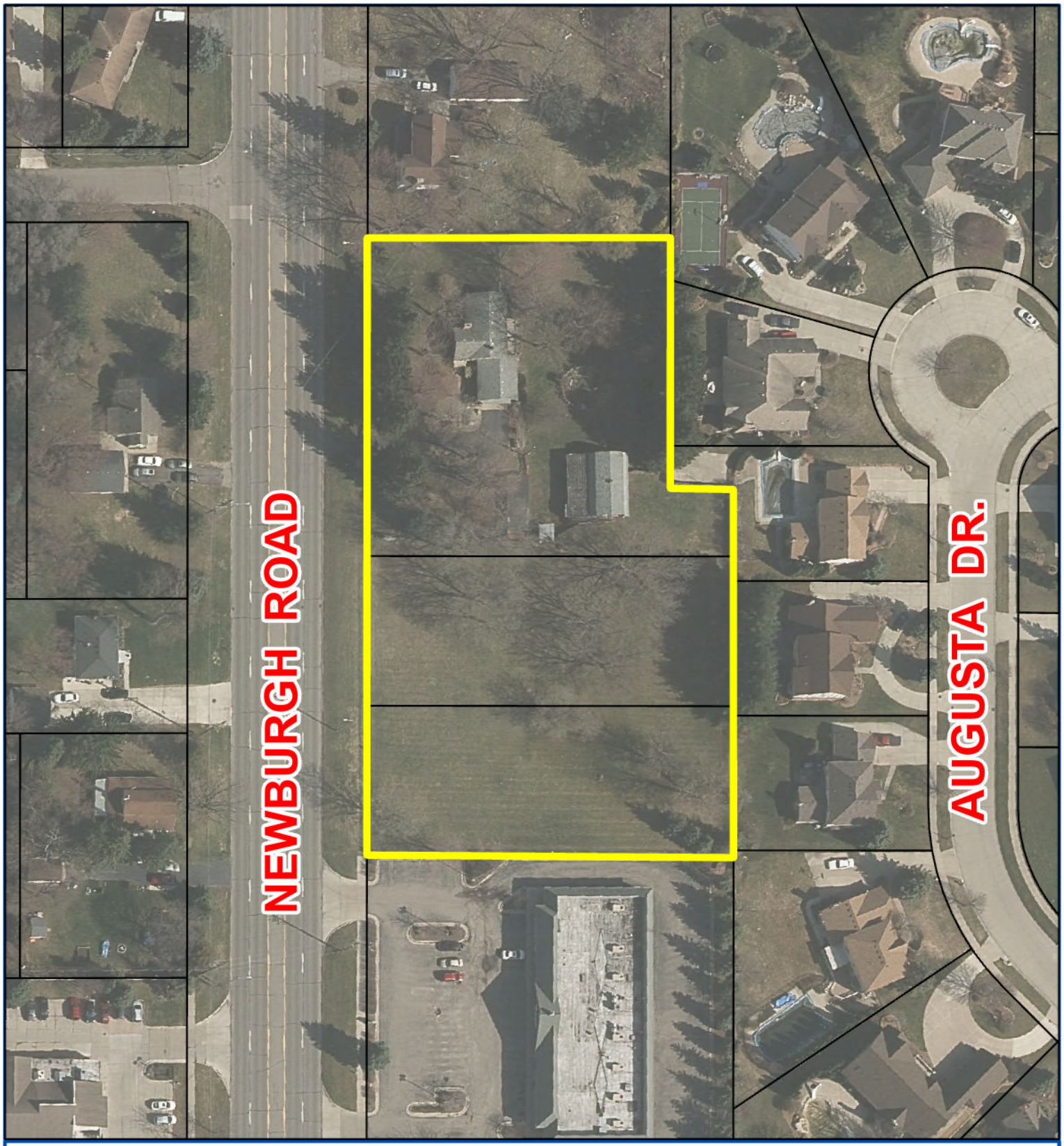


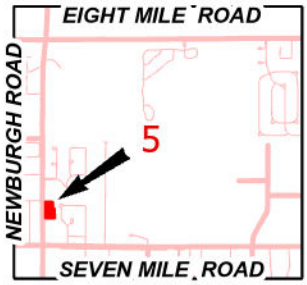
Address & Zoning Map

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

N
Not to Scale

City of Livonia
Planning Department





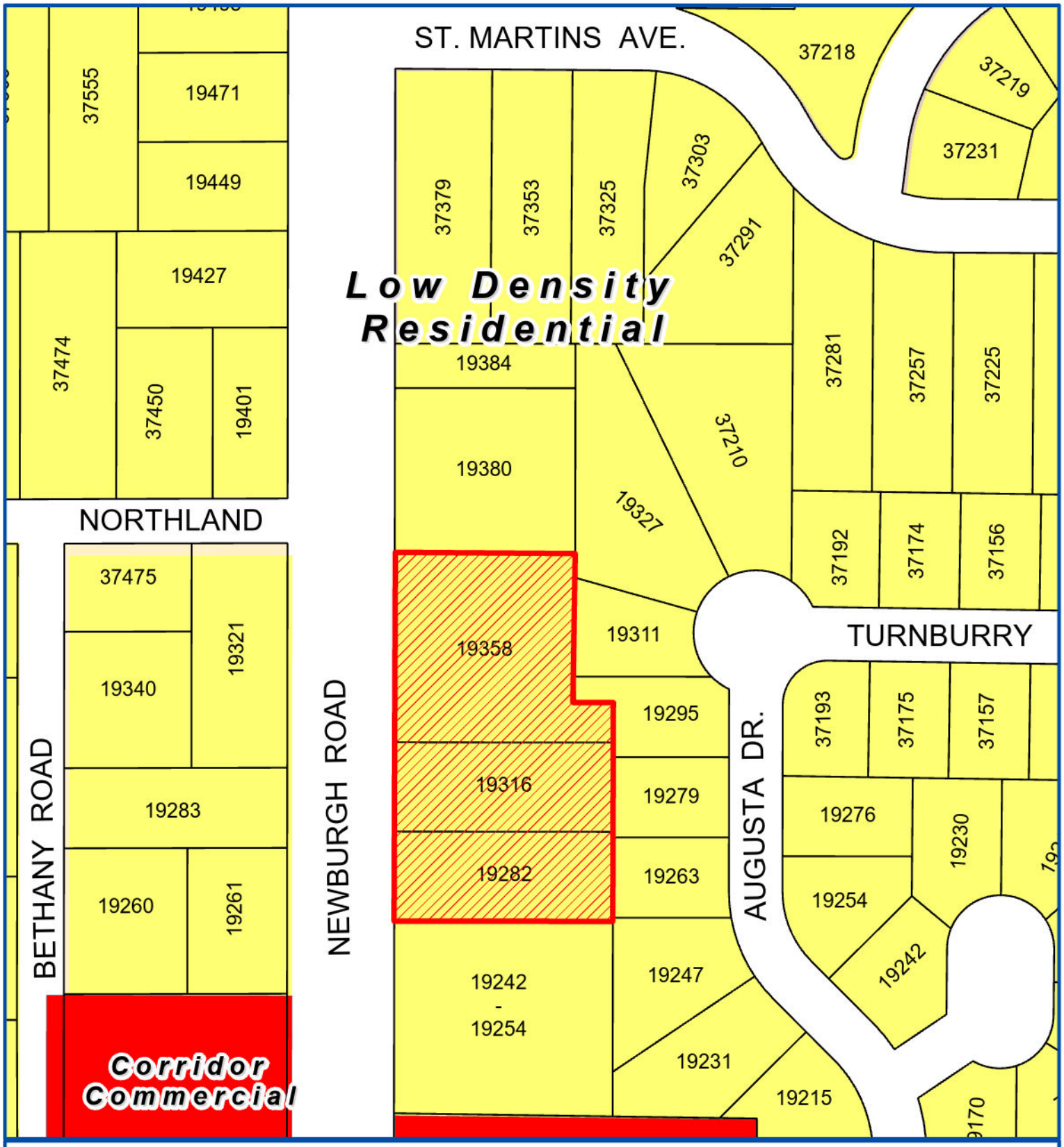
Aerial Map

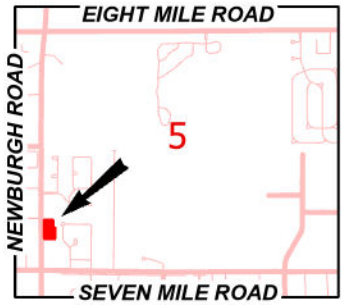
Petition 2024-03-01-02
Belaggio Homes Inc.
19358, 19316 & 19282 Newburgh Road

N

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

N
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.

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:

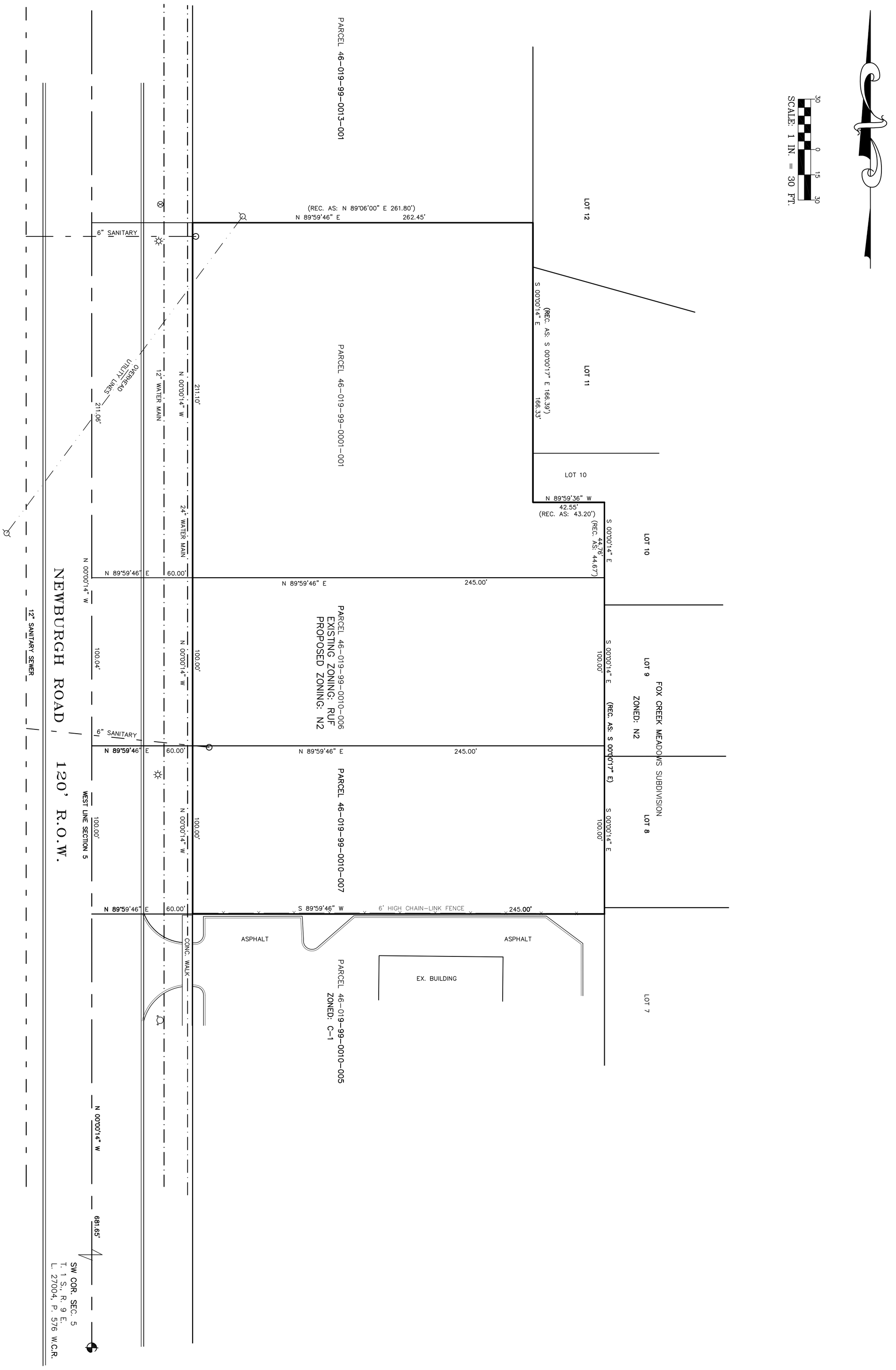
1. The petitioner has failed to affirmatively show that the proposed zoning change would be compatible with and in harmony with the surrounding neighborhood.

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

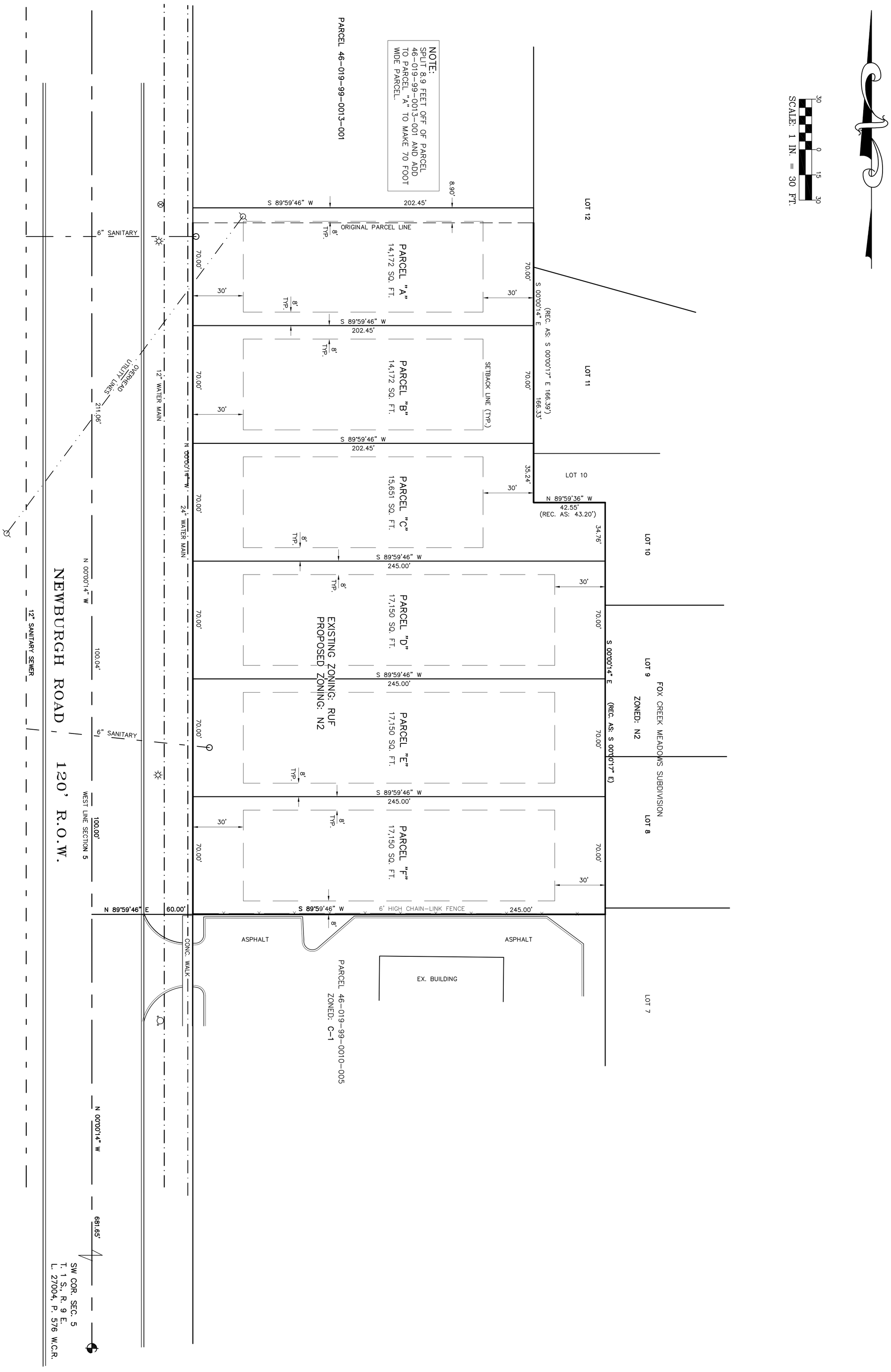
5. That the proposal fails to conclusively deal with all the concerns deemed necessary for the safety and welfare of the City and its residents.



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



CONCEPTUAL

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

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,

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 BROSNAN
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:

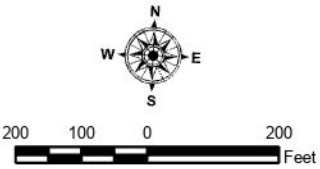
Good Morning,

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

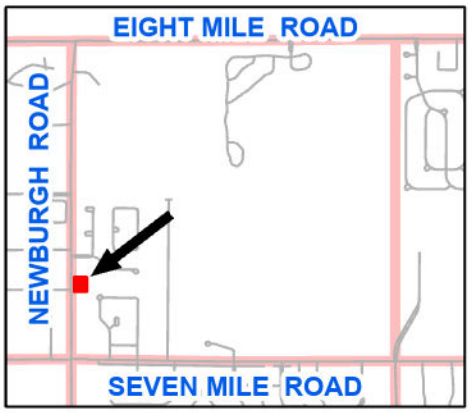
OTHER ITEMS RELATED TO THE PETITION

BOUNDARY OF DISTRICT AS AMENDED FROM RUF, RURAL URBAN FARM TO N2, NEIGHBORHOOD



PETITION NO. 2024-03-01-03
A PART OF THE S.W. 1/4 OF SECTION 5

AMENDMENT NO. TO
THE LIVONIA ZONING MAP
CITY OF LIVONIA, MICHIGAN
ORDINANCE NO.
Adopted by the City Council on



_____ MAYOR

_____ CLERK

LETTER TO THE LIVONIA CITY COUNCIL

21.

Law
May 14, 2024

MEETING DATE	PRESENTED BY
R052024/R061724	Carter Fisher, City Attorney

AGENDA ITEM

REZONE PETITION: Planning Commission, re: Petition 2024-03-01-03 submitted by TCM Development, 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).
Public Hearing held on May 13, 2024

BACKGROUND DETAILS

At your public hearing held on May 13, 2024, you approved Petition 2024-03-01-03, submitted by TCM Development, for a change of zoning of properties at 19380 and 19384 Newburgh Road, located on the east side of Newburgh Road between Seven Mile Road and St. Martins in the Southwest 1/4 of Section 5 from RUF to N2, and requested the Department of Law to prepare the necessary ordinance amendment.

Accordingly, herewith submitted for your consideration is the proposed ordinance amendment prepared by the Department of Law, together with the map prepared by the Planning Department.

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

First Read

ATTACHMENTS

1. PH051324 2024-03-01-03 TCM Development Direction
2. PH051324 Petition 2024-03-01-03 (TCM Dev) Minutes
3. PH051324 LTC 2024-03-01-03 TCM Development
4. 2024-03-01-03_E-COUNCIL Pkt
5. Proposed Ordinance - Pet. 2024-03-01-03 - TCM
6. 2024-03-01-03_1st

APPROVED BY

Date: May 14, 2024

Carter Fisher, City Attorney

Date: May 16, 2024

Maureen Miller Brosnan, Mayor

AN ORDINANCE AMENDING SECTION 5 OF THE ZONING MAP OF THE CITY OF LIVONIA AND AMENDING ARTICLE III OF LIVONIA ZONING ORDINANCE, AS AMENDED, KNOWN AND CITED AS "THE CITY OF LIVONIA ZONING ORDINANCE" BY ADDING SECTION 3.____ THERETO.

THE CITY OF LIVONIA ORDAINS:

Section 1. Pursuant to the report of the City Planning Commission, dated April 26, 2024, setting forth its resolution 04-14-2024 recommending approval of Petition 2024-03-01-03, having been considered by the Council, and the Council having conducted a public hearing on May 13, 2024, on said petition, and having concurred in the recommendation of the City Planning Commission, the Council hereby adopts said Petition 2024-03-01-03 to amend the Zoning Ordinance and Zoning Map of the City of Livonia and all proceedings heretofore conducted on said petition are hereby approved.

Section 2. Article III of the City of Livonia Zoning Ordinance, as amended, is hereby amended by adding thereto the following section:

Section 3.___. Petition 2024-03-01-03 submitted by TCM Development is hereby approved, and the zoning classification of the premises hereinafter described is hereby changed from RUF (Rural Urban Farm) to N2 (Neighborhood):

Land situated in the City of Livonia, Wayne County, Michigan, described as follows:

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 OF 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 OF 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 OF LESS, AND SUBJECT EAST AND RESTRICTIONS OF RECORD, IF ANY.

and the Southwest 1/4 of Section 5 of the Zoning Map is hereby amended to conform to the changes made in this section.

Section 4. The attached map designated "Amendment No. ___ to the Zoning Map of the City of Livonia" showing all of the amendments and changes made in the foregoing Section 2 of this ordinance is hereby approved, established and made a part hereof.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 6. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

_____

PUBLIC HEARING
DIRECTION

Tuesday, May 14, 2024

PETITION 2024-03-01-03 submitted by TCM Development, 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 ı of Section 5, from RUF (Rural Urban Farm) to N2 (Neighborhood).

DIRECTION: 1) APPROVING

PETITION 2024-03-01-02 submitted by Belaggio Homes Inc., 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 ı of Section 5, from RUF (Rural Urban Farm) to N2 (Neighborhood).

DIRECTION: 1) APPROVING

THESE ITEMS ARE TO BE PLACED ON THE AGENDA FOR THE REGULAR MEETING OF May 20, 2024

CITY OF LIVONIA
PUBLIC HEARING

Minutes of Meeting Held on Monday, May 13, 2024

A Public Hearing of the Council of the City of Livonia was held at the Livonia City Hall Auditorium on May 13, 2024.

MEMBERS PRESENT: Brandon McCullough, President
Martha Ptashnik, Vice President
Carrie Budzinski
Rob Donovic
Jim Jolly
Scott Morgan

MEMBERS ABSENT: Laura M. Toy

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

The Public Hearing was called to order at 7:20 p.m. with Council President Brandon McCullough presiding. This item is regarding Petition 2024-03-01-03 submitted by TCM Development under Sections 13.13 and13.15 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 ı of Section 5, from RUF (Rural Urban Farm) to N2 (Neighborhood).

This item will be moved to the Regular Meeting of **May 20, 2024**.

The Public Hearing is now open. There were approximately 11 persons in the audience.

McCullough Mr. Taormina, do you even need to touch on anything with that?

Taormina Just quickly. Again, the two parcels to the north, together, they comprise about just over one acre in size, it would be the same zoning classification, N2. In this case, there would be three parcels created. The two lots, on the south side of the parcels, will be 70 feet. Again, they're taking a portion of this property, adding nine feet from the property to the south to create that 6th 70-foot lot, if you will, and then set 7,8 and 9. 7 would be a 70-foot lot, eight would be 70 feet. And then what we discussed with the petitioners is taking this northern parcel and keeping this as wide as possible. There is some drainage here, there is a drainage creek that runs along the north side on the property to the north. So, it's in their best interest to make this lot as wide as possible to be able to work with those challenging grades that are on the north side. And there are several trees

along here too, that would be protected as a result of shifting that building envelope as far south as possible along that northern most lot.

McCullough I'll just preface with the audience. This is more of a formality with having two items. If you would like to speak on this, now would be the time. Seeing none, I'll open up the Council. Mr. Jolly.

Jolly Thank you, Mr. President. I'm offering an approving. Like I said earlier, this is, I'm glad to see these lots being developed residential, I suppose. A blessing for the community and everybody around there specifically.

McCullough I think it's a great plan. And thanks again. I know we're nearly built out but again, to the residents and the petitioners. If you had to add a sidewalk, you're probably like, that's easy. Thank you all for coming out. Council. Do we have anything further?

Morgan All right. Quick question. For the petitioner? Are these homes going to be similar to the ones that are being built to the south or are they going to be a different style?

Yaldo Yes, that's the plan.

Morgan Okay.

McCullough We have an approving on the Regular. I'm going to close the meeting at 7:23.

As there were no further questions or comments, the Public Hearing was declared closed at 7:23 p.m.

LETTER TO THE LIVONIA CITY COUNCIL

21.

Planning
April 24, 2024

MEETING DATE	PRESENTED BY
H051324/R052024	Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

REZONE PETITION: Planning Commission, re: Petition 2024-03-01-03 submitted by TCM Development, 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).
Public Hearing held on May 13, 2024

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 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.

ATTACHMENTS

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

APPROVED BY

Date: April 25, 2024

Mark Taormina, Planning and Economic Development Director

Date: May 02, 2024

Maureen Miller Brosnan, Mayor

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

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: March 13th 2024 3/14/24 Petition Rezoning 2024-03-01-03

Site Address: 19380 Newburgh Rd Livonia MI 48152 & 19384 Newburgh Rd, Livonia MI 48152 Sidwell 46-019-99-0003-000 & 46-019-99-0013-001

Requesting To Rezone Property From R-U-F Residential To N2 Neighborhood Residential

For the Following Reason (s) Construct Single family dwellings

Applicant: Frank Yaldo Business/Company: TCM Development

Applicant's Address: 19233 Newburgh Rd City: Livonia State: MI Zip Code: 48152

Applicant's Phone # (248) 755-9791 Applicant's Email Fyaldo@thehomealliance.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

RECEIVED CITY CLERK 2024 MAR 22 AM 11:

Owner of Property: TCM Development

Owner's Address: 18708 Telegraph Rd City: Romulus State: MI Zip Code: 48174

Owner's Phone # (734) 812-3353 Owner's Email Tcmdevelopment1@gmail.com

Signature of Owner: Print Name: Nicolas Canzano

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

on this _____ day of _____ 20 _____.

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

APPROVED AS FORM
Department of Law

By: Michael E. Fisher

Date: 3/15/2024

RECEIVED
MAR 19 2024
CITY OF LIVONIA
PLANNING COMMISSION

UNAPPROVED MINUTES

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

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? 4Iif 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.

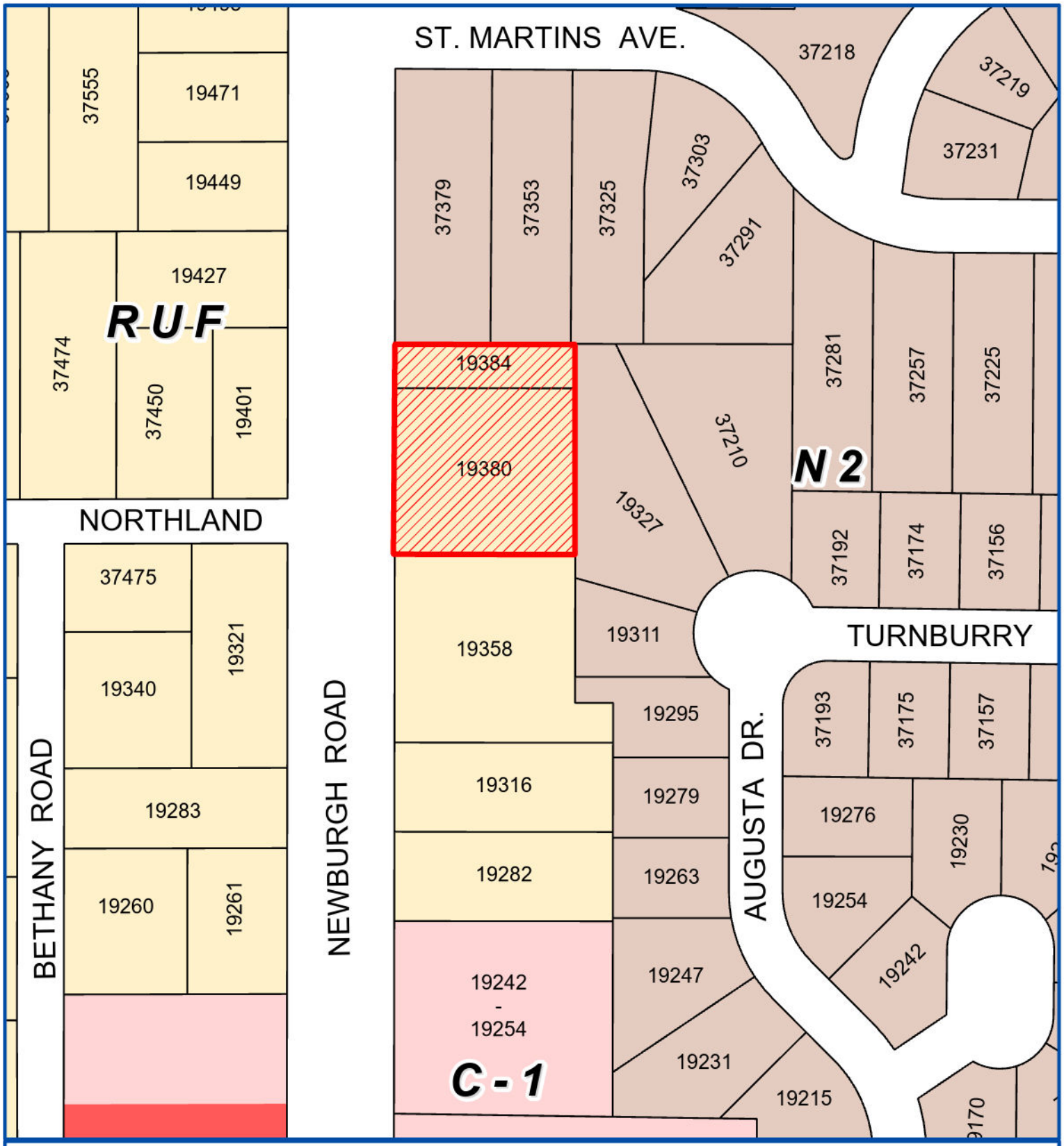
2. The proposed zoning change will allow the subject properties to be subdivided into lots that comply with N2 District regulations.

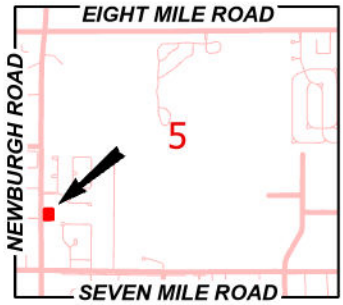
3. The proposal represents a reasonable and logical plan for the subject properties that follows sound land use planning principles, and

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.



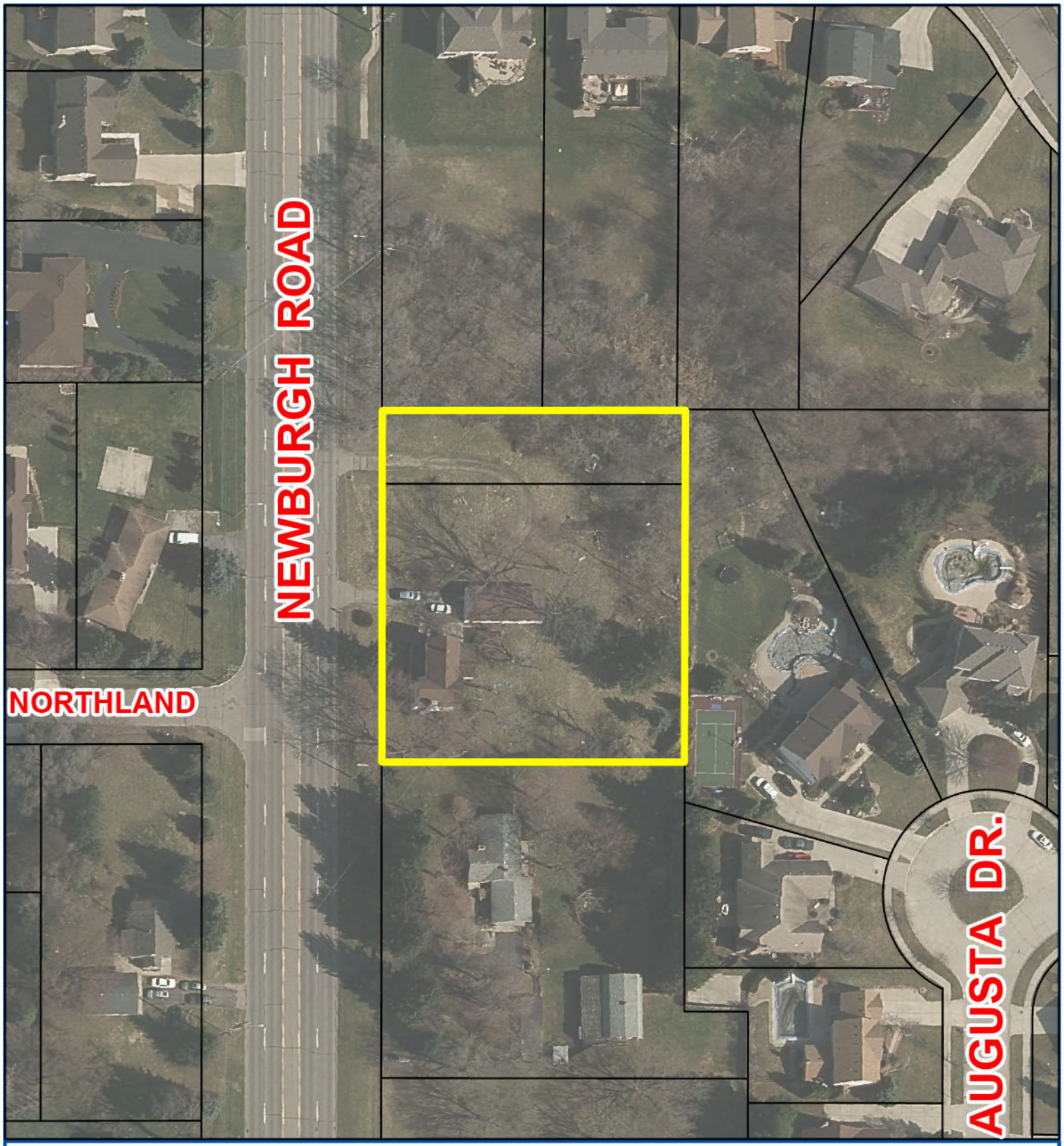


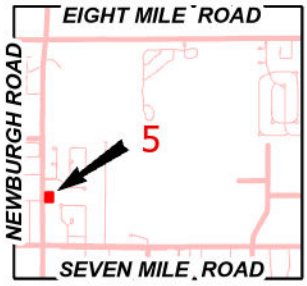
Address & Zoning Map

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

N
Not to Scale

City of Livonia
Planning Department





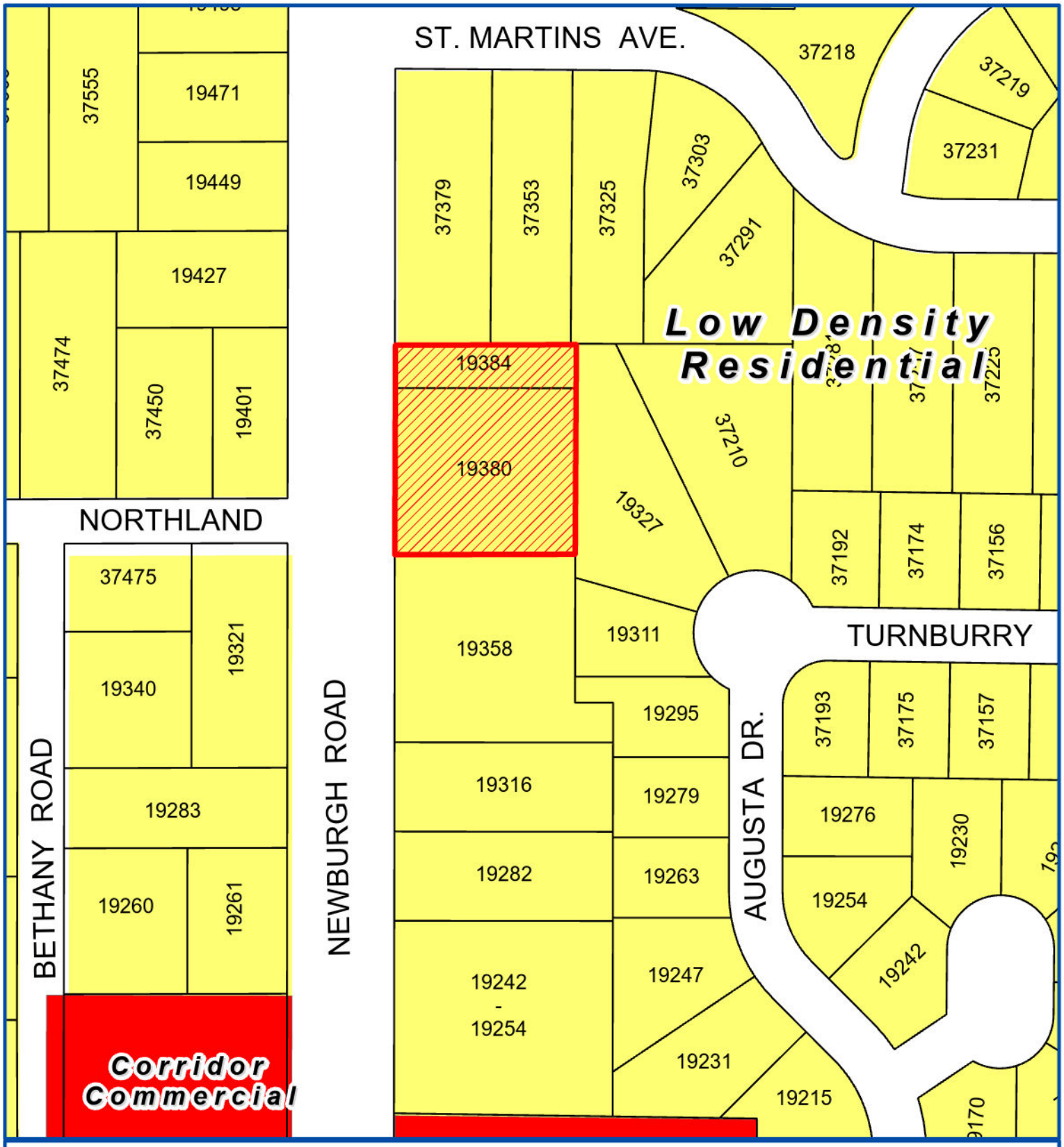
Aerial Map

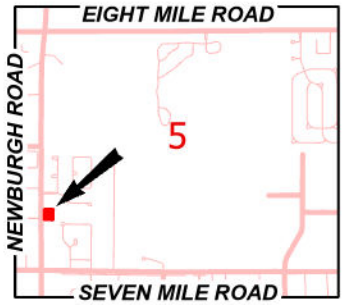
Petition 2024-03-01-03
TCM Development
19380 & 19384 Newburgh Road

N

Not to Scale

City of Livonia
Planning Department





Future Land Use Map

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

N
Not to Scale

City of Livonia
Planning Department

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.

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:

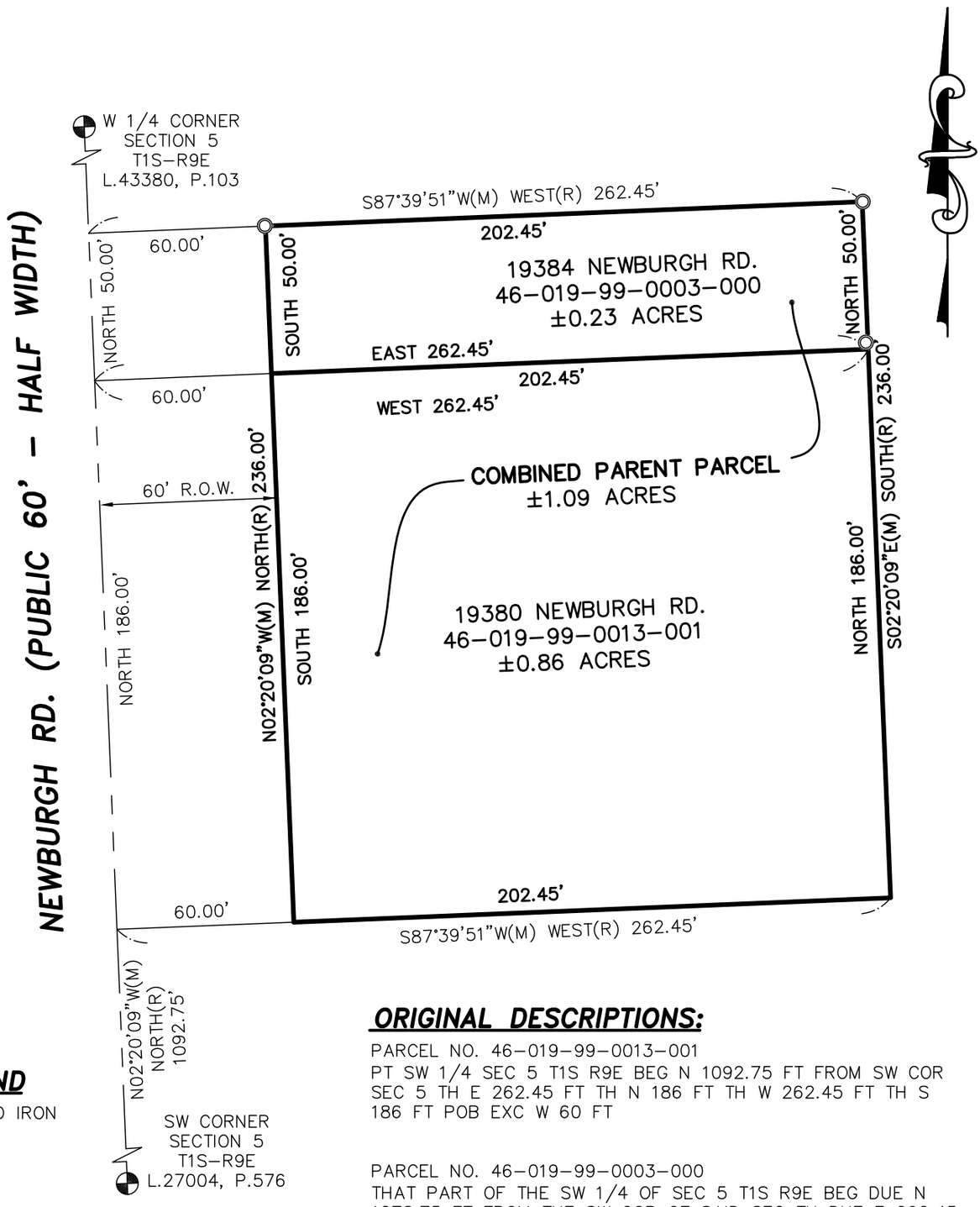
1. The petitioner has failed to affirmatively show that the proposed zoning change would be compatible with and in harmony with the surrounding neighborhood.

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.



LEGEND

◎ FOUND IRON

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

STATE OF MICHIGAN
John Heikkinen
PROFESSIONAL SURVEYOR
No. 4001047952
LICENSED PROFESSIONAL SURVEYOR

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.

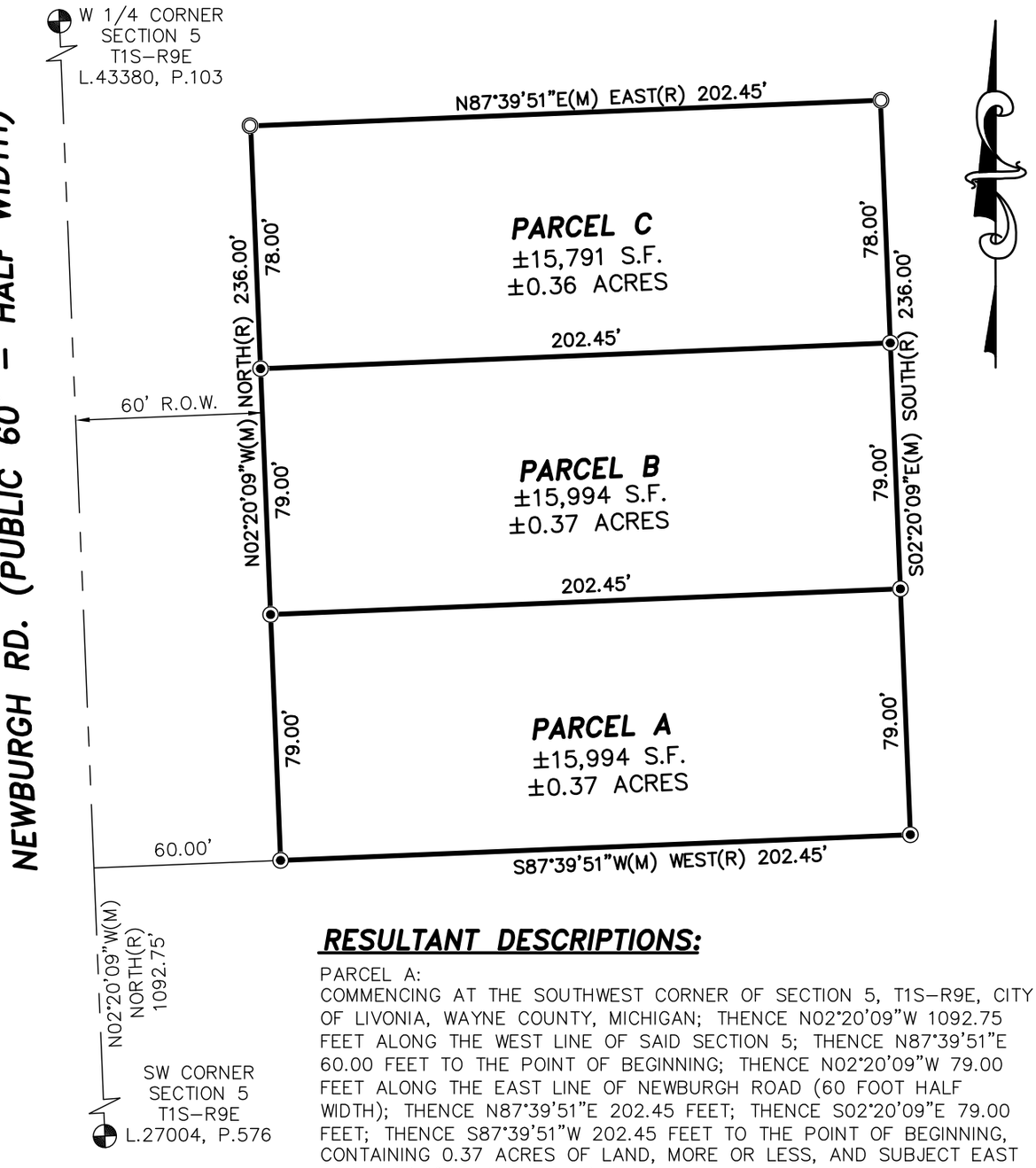
JOHN D. HEIKKINEN
PROFESSIONAL SURVEYOR #4001047952

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: TCM DEVELOPMENT	DATE: 8–15–23
	DRAWN BY: JDH
	CHECKED BY: JDH
PARCEL SPLIT	0 25 50
19380/19384 NEWBURGH	FBK: 1/2 23–219
SECTION: 5 TOWNSHIP: 1S RANGE: 9E	CHF:
CITY OF LIVONIA WAYNE COUNTY MICHIGAN	SCALE HOR 1"=50 FT. VER 1"= FT.



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: TCM DEVELOPMENT	DATE: 8–15–23
	DRAWN BY: JRV
PARCEL SPLIT	CHECKED BY: KEH
19380/19384 NEWBURGH	0 25 50
SECTION: 5 TOWNSHIP: 1S RANGE: 9E	FBK: 2/2 23–219
CITY OF LIVONIA	CHF:
WAYNE COUNTY MICHIGAN	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,

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 BROSNAN
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

Kathie Siterlet
Residential Appraiser

OTHER ITEMS RELATED TO THE PETITION

LETTER TO THE LIVONIA CITY COUNCIL

22.

Planning
April 24, 2024

MEETING DATE	PRESENTED BY
R052024	

AGENDA ITEM

WAIVER PETITION: Planning Commission, re: Petition 2024-03-02-06 submitted by Wade Shows, Inc. requesting waiver use approval to conduct a carnival in the parking lot of the former Sears, sponsored by the Livonia AM Rotary Club, consisting of amusement rides, games, and food concessions from May 29, 2024, through June 10, 2024, on the property at 29500 Seven Mile Road, located on the northwest corner of Seven Mile and Middlebelt Roads in the Southeast ¼ of Section 2.

BACKGROUND DETAILS

April 26, 2024

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2024-03-02-06 – Wade Shows

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)

1. The carnival shall be limited from May 29, 2024, through June 10, 2024.

2. The carnival shall be confined to the areas illustrated on the plan received by the Planning Commission on March 11, 2024.

3. All rides, food concessions, booths, and other equipment and apparatus relating to the carnival operation shall be at least sixty feet (60') from the rights-of-way of Seven Mile and Middlebelt Roads.

4. The temporary housing and storage of trucks and equipment associated with the carnival shall be in the property's southwest corner, as shown on the plan, no closer than sixty feet (60') from the right-of-way of Seven Mile Road.

5. The hours of operation shall be limited to Monday through Friday from 4:00 p.m. to 11:00 p.m., and on Saturday and Sunday, from 12:00 p.m. to 11:00 p.m., and

6. Permits and inspections are required. Wade Shows shall request a pre-event meeting with the Director of Inspection, Fire Marshal, and Emergency Preparedness.

Subject to the preceding conditions, this petition is approved for the following reasons:

1. The proposed use complies with all of the special and general waiver use standards and requirements outlined in Sections 6.56 and 13.13 of the Livonia Zoning Ordinance, as amended.

2. The site can accommodate the proposed use.

3. The carnival will not disrupt the normal traffic flow and circulation in the area and will not impede access to neighboring properties, and
4. No reporting City department objects to the proposed use.

ATTACHMENTS

1. 2024-03-02-06_E-COUNCIL Pkt

APPROVED BY

Date: April 25, 2024

Mark Taormina, Planning and Economic Development Director

Date: May 02, 2024

Maureen Miller Brosnan, Mayor

Petition 2024-03-02-06 submitted by Wade Shows, Inc. requesting waiver use approval under Sections 3.11 and 6.56 of the Livonia Zoning Ordinance, as amended, to conduct a carnival in the parking lot of the former Sears, sponsored by the Livonia AM Rotary Club, consisting of amusement rides, games, and food concessions from May 29, 2024, through June 10, 2024, on the property at 29500 Seven Mile Road, located on the northwest corner of Seven Mile and Middlebelt Roads in the Southeast ¼ of Section 2.

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: _____ Petition 2024-03-02-06

Site Address: 29500 7-Mile Rd Sidwell 0089900121000 Zoning of Property _____

Requesting Approval To Host Annual Carnival Fundraiser / Livonia AM Rotary DATES: 5/29 - 6/10/2024

Applicant: Joanna Hardesty Business/Company: Wade Shows, Inc.

Applicant's Address: P O Box 51730 City: Livonia State: MI Zip Code: 48151

Applicant's Phone # (810) 397-9058 Applicant's Email jghwade1@aol.com

Contact Person: Joanna Hardesty Business/Company: Wade Shows, Inc

Contact's Address: 4277 E M 36 City: Pinckney State: MI Zip Code: 48169

Contact's Phone # (810) 397-9058 Contact's Email jghwade1@aol.com

RECEIVED
MAR 11 2024
CITY OF LIVONIA
PLANNING COMMISSION

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: TF Livonia MI LLC

Owner's Address: 5407 Trillium Blvd, Ste N120 City: Hoffman Estates State: IL Zip Code: 60192

Owner's Phone # (708) 441-4006 Owner's Email jessica.gorski@transformco.com

Signature of Owner: _____ Print Name: D. Scott Carr

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

on this 29th day of February 20 24.

Signature of Notary Jessica L Gorski My commission expires 4/15/26,

Acting in the County of Cook.

JESSICA L GORSKI
Official Seal
Notary Public - State of Illinois
My Commission Expires Apr 15, 2026

UNAPPROVED MINUTES

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, Planning Director, and Stephanie Reece, Program Supervisor, were also present.

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

ITEM #1 PETITION 2024-03-02-06 Wade Shows

Mr. Caramagno, Secretary, announced the next item on the agenda, Petition 2024-03-02-06 submitted by Wade Shows, Inc. requesting waiver use approval under Sections 3.11 and 6.56 of the Livonia Zoning Ordinance, as amended, to conduct a carnival in the parking lot of the former Sears, sponsored by the Livonia AM Rotary Club, consisting of amusement rides, games, and food concessions from May 29, 2024, through June 10, 2024, on the property at 29500 Seven Mile Road, located on the northwest

corner of Seven Mile and Middlebelt Roads in the Southeast ¼ of Section 2.

Mr. Uhazie: Good evening. This is a request to conduct a carnival in the parking lot of the former Sears. The location as mentioned is the northwest corner of Seven Mile Road and Middle Belt Road. The current zoning is C-2. The surrounding neighborhoods include Livonia Marketplace (C-2) to the west, to the north is St Martin's Avenue, which is commercial (C-1 & C-2), as well as Nottingham Village Condominiums, which is zoned NM1. To the east across Middle Belt Road is commercial, C-2 and C-1 properties, and to the south across Seven Mile Road is the Mid Seven shopping center, which is zoned C-2. The operation of a carnival is allowed with waiver-use approval subject to Section 6.56 of the zoning ordinance. Carnivals may be allowed for periods not to exceed two weeks. The proposed carnival will be for 12 days, lasting from May 23 Through June 9, 2024. The proposed hours of operation are as follows: Monday through Friday from 4pm to 11pm. Weekends Saturday and Sunday from 12pm to 11pm, and then on Monday, June 10, the Carnival will be closed broken down and moved to its next location. The Carnival area, which measures approximately 660 feet east-west by 320 feet north-south, would have the same layout used as in years past. The northern limit of the carnival would be in the main drive aisle that extends across the Sears parking lot and provides ingress and egress from Middle Belt to Livonia Marketplace. The western boundary is the Sears property line adjacent to the Livonia Marketplace. The layout of the overall operation consists of two main components. The west component labeled on this plan is RV parking and would be temporary housing and storage of other trucks and equipment associated with the carnival. The eastern component labeled Carnival Midway area will contain the rides in the midway. 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 12, 2024, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced waiver use approval request. The address of #29500 Seven Mile Road is correct for the subject parcel and should be used in connection with this petition. We have no objections to the*

proposed petition, although the following items should be noted: 1. Should the carnival have the need to occupy or should any of the associated activities impact either of the Seven Mile Road or Middlebelt Road right-of-way, a permit from Wayne County will be required as both roads are under their jurisdiction. 2. All sanitary sewage from the site, recreational vehicles or campers shall be disposed of properly. 3. Should the operators need to have water provided for their facilities, they should contact the City of Livonia Water Department to obtain the proper equipment including a water meter with backflow preventer." The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated March 18, 2024, which reads as follows: *This office has reviewed the site plan submitted in connection with a request for a carnival / fair on the property located at the above referenced address. We have no objections to this proposal with the following stipulations: 1. Maintain emergency vehicle access. 2. All rides shall be inspected, certified and "stickered" by the State of Michigan. 3. All food trailers and/or trucks with suppression systems for cooking shall be current and properly tagged as inspected and certified. 4. Contact the City Fire Marshal to schedule a final inspection when all the above requirements have been met, prior to opening for the event. The above requirements for compliance cannot be stressed enough. A further detailed plan review will take place when this division receives an official plan set."* The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated March 12, 2024, which reads as follows: *"I have reviewed the plans in connection with the petition. I have no objections to the proposal."* The letter is signed by Paul Walters, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated April 15, 2024, which reads as follows: *" Pursuant to your request, the above-referenced Petition has been reviewed. 1. 1. Permits and inspections will be required for this proposed carnival. Prior to filing the required permits, a pre-event meeting will be required with the Director of Inspection, Fire Marshal, and Public Emergency Manager. 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 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. We received an email from the Treasurer's Department stating that all taxes and water are paid and that is

signed by Susie Nash, Treasurer. That is the extent of the correspondence.

Mr. Wilshaw: Are there any questions of the Planning staff?

Mr. Long: Jacob, what were the dates that they were doing this again?

Mr. Uhazie: May 23 through June 9.

Mr. Long: So, that's more than two weeks. Is there extra time for setup or something like that involved in that?

Mr. Uhazie: Should be May 23rd.

Mr. Long: In our materials here, I see the May 29 as a date

Mr. Uhazie: May 29th, I apologize.

Mr. Long: No, it's okay. I just want to make sure we have the right thing on the record. Plus, wanted to make sure that everyone knew I wasn't asleep up here. So thank you.

Mr. Wilshaw: Thank you, Mr. Long. Any other questions for our planning staff? If not, our petitioner, I believe, is in the audience. Feel free to come forward. Good evening.

Joanna Hardesty, Wade shows, and Pat Zucal, Livonia Rotary.

Mr. Wilshaw: Thank you. And what would you like to tell us about your carnival?

Ms. Hardesty: Nothing new. I believe this is our 11th year and nothing has changed. Nothing has changed this year. Nothing different.

Mr. Wilshaw: All right. Thank you. Let's see if there's any questions from any of the commissioners for you. Thank you for being here. Miss Hardesty. Is there any questions for our petitioner?

Mr. Long: Nothing's changed. So, the inspection for the state and inspection of all the rides is still the same episode.

Ms. Hardesty: Absolutely. The rides are inspected at our first event in Michigan. And the permits that were held on those rides are good until that inspection takes place.

Mr. Wilshaw: Thank you, Mr. Long. Any other questions? I don't see any other questions from the commissioners? Is there anyone in the audience wishing to speak for or against this item? I don't see anyone coming forward. Please come to the podium, ma'am.

Betsy Calhoun, 33023 Grennada, Livonia, MI. How do you handle trash and recycling for this? Do you guys have already arranged?

Mr. Wilshaw: Let me check with the petitioner and see the answer on that one.

Mr. Wilshaw: Thank you, Miss Calhoun. Ms. Hardesty, trash, how is that handled? Do you contract?

Ms. Hardesty: We do contract that those services out. Yes, we do have them on site.

Mr. Wilshaw: Okay. Thanks. Okay. Very good. Thank you. Any other folks in the audience wishing to speak on this item? If not…it's hard to see. Is there anything else that you'd like to say before we make our decision?

Ms. Hardesty: Just thank you for your consideration again. It's been great. This event has been great. The area, the location, is perfect. And we look forward to being here again..

Mr. Zucal: It's great for the Rotary Club. And it's great for the city of Livonia.

Mr. Wilshaw: Alright, great. Thank you. Thank you for your comments. If there's no other comments from our petitioner, or any questions from our commission, I will close the public hearing and a motion would be in order.

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

#04-12-2024 ***RESOLVED***, That the City Planning Commission does hereby recommend to the City Council that Petition 2024-03-02-06 submitted by Wade Shows, Inc. requesting waiver use approval under Sections 3.11 and 6.56 of the Livonia Zoning Ordinance, as amended, to conduct a carnival in the parking lot of the former Sears, sponsored by the Livonia AM Rotary Club, consisting of amusement rides, games, and food concessions from May 29, 2024, through June 10, 2024, on the property at 29500 Seven Mile Road, located on the northwest corner of

Seven Mile and Middlebelt Roads in the Southeast ¼ of Section 2, be approved subject to the following conditions:

1. The carnival shall be limited from May 29, 2024, through June 10, 2024.

2. The carnival shall be confined to the areas illustrated on the plan received by the Planning Commission on March 11, 2024.

3. All rides, food concessions, booths, and other equipment and apparatus relating to the carnival operation shall be at least sixty feet (60') from the rights-of-way of Seven Mile and Middlebelt Roads.

4. The temporary housing and storage of trucks and equipment associated with the carnival shall be in the property's southwest corner, as shown on the plan, no closer than sixty feet (60') from the right-of-way of Seven Mile Road.

5. The hours of operation shall be limited to Monday through Friday from 4:00 p.m. to 11:00 p.m., and on Saturday and Sunday, from 12:00 p.m. to 11:00 p.m., and

6. Permits and inspections are required. Wade Shows shall request a pre-event meeting with the Director of Inspection, Fire Marshal, and Emergency Preparedness.

Subject to the preceding conditions, this petition is approved for the following reasons:

1. The proposed use complies with all of the special and general waiver use standards and requirements outlined in Sections 6.56 and 13.13 of the Livonia Zoning Ordinance, as amended.

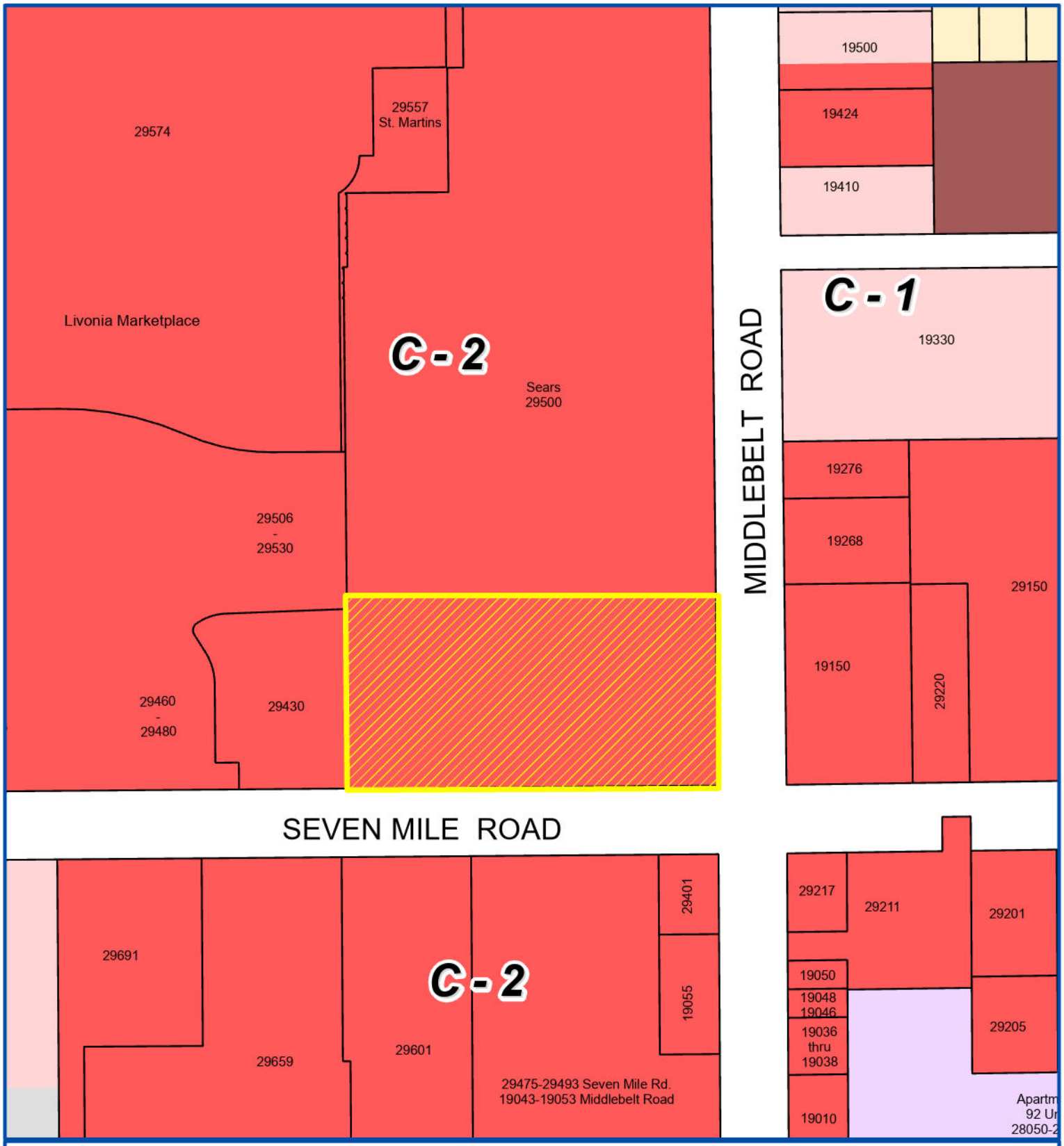
2. The site can accommodate the proposed use.

3. The carnival will not disrupt the normal traffic flow and circulation in the area and will not impede access to neighboring properties, and

4. No reporting City department objects to the proposed use.

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.



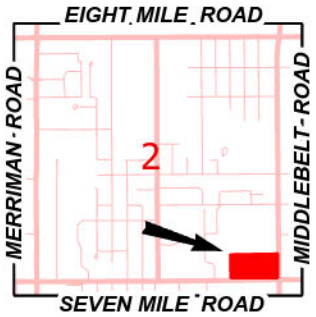
Address & Zoning Map

Petition 2024-03-02-06
Wade Shows
29500 Seven Mile Road

N

Not to Scale

City of Livonia
Planning Department



Aerial Map

Petition 2024-03-02-06
Wade Shows
29500 Seven Mile Road

N

Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 1

Petition 2024-03-02-06 submitted by Wade Shows, Inc. requesting waiver use approval under Sections 3.11 and 6.56 of the Livonia Zoning Ordinance, as amended, to conduct a carnival in the parking lot of the former Sears, sponsored by the Livonia AM Rotary Club, consisting of amusement rides, games, and food concessions from May 29, 2024, through June 10, 2024, on the property at 29500 Seven Mile Road, located on the northwest corner of Seven Mile and Middlebelt Roads in the Southeast ¼ of Section 2.

April 16, 2024, Study Meeting:

This recurring waiver use petition by the Livonia AM Rotary Club is to hold a fundraising carnival at the former Sears property at the northwest corner of Seven Mile and Middlebelt Roads. The carnival operator is Wade Shows, Inc. The site is zoned C-2 (General Business).

To the west of the site is Livonia Marketplace, a multi-building commercial development comprised of Walmart and Kohls and several other shops and restaurants. North, across St. Martins Avenue, are several commercial uses zoned C-1 (Local Business) and C-2 that front along Middlebelt Road and Nottingham Village Condominiums zoned NM1 (Neighborhood Multifamily). East, across Middlebelt Road, are various commercial uses zoned C-2 and C-1. And to the south, across Seven Mile Road, is the Mid-Seven shopping center and several other commercial uses zoned C-2.

The operation of a carnival is allowed with waiver use approval in the C-2 District under the provisions outlined in Section 6.56 of the Zoning Ordinance. Carnivals may be allowed for at most two (2) weeks. This proposed carnival will be twelve (12) days from May 29 through June 9, 2024. The proposed hours of operation are as follows: Monday through Friday from 4:00 p.m. to 11:00 p.m., and on Saturday and Sunday from 12:00 p.m. to 11:00 p.m. On Monday, June 10th, the carnival would be dismantled.

The area where the carnival would be held measures approximately 660' (E-W) x 320' (N-S) and has been the same layout for several years. The northerly limit of the carnival would be the central drive aisle that extends across the former Sears parking lot and provides ingress and egress from Middlebelt Road to Livonia Marketplace. The westerly boundary is the Sears property line adjacent to Livonia Marketplace.

The overall operation consists of two (2) main components. In the southwest part, labeled on the plan as "*RV Parking,*" would be the temporary housing and storage of other trucks and equipment associated with the carnival. The rides and the

midway would be in the remaining easterly part of the property near the intersection of Middlebelt and Seven Mile Roads, labeled "*Carnival Midway Area.*"

April 23, 2024, Public Hearing:

Approving Resolution: This request to conduct a carnival sponsored by the Livonia AM Rotary Club in the parking lot of the former Sears at 29500 Seven Mile Road is hereby approved, subject to City Council approval and the following conditions:

1. The carnival shall be limited from May 29, 2024, through June 10, 2024.

2. The carnival shall be confined to the areas illustrated on the plan received by the Planning Commission on March 11, 2024.

3. All rides, food concessions, booths, and other equipment and apparatus relating to the carnival operation shall be at least sixty feet (60') from the rights-of-way of Seven Mile and Middlebelt Roads.

4. The temporary housing and storage of trucks and equipment associated with the carnival shall be in the property's southwest corner, as shown on the plan, no closer than sixty feet (60') from the right-of-way of Seven Mile Road.

5. The hours of operation shall be limited to Monday through Friday from 4:00 p.m. to 11:00 p.m., and on Saturday and Sunday, from 12:00 p.m. to 11:00 p.m., and

6. Permits and inspections are required. Wade Shows shall request a pre-event meeting with the Director of Inspection, Fire Marshal, and Emergency Preparedness.

Subject to the preceding conditions, this petition is approved for the following reasons:

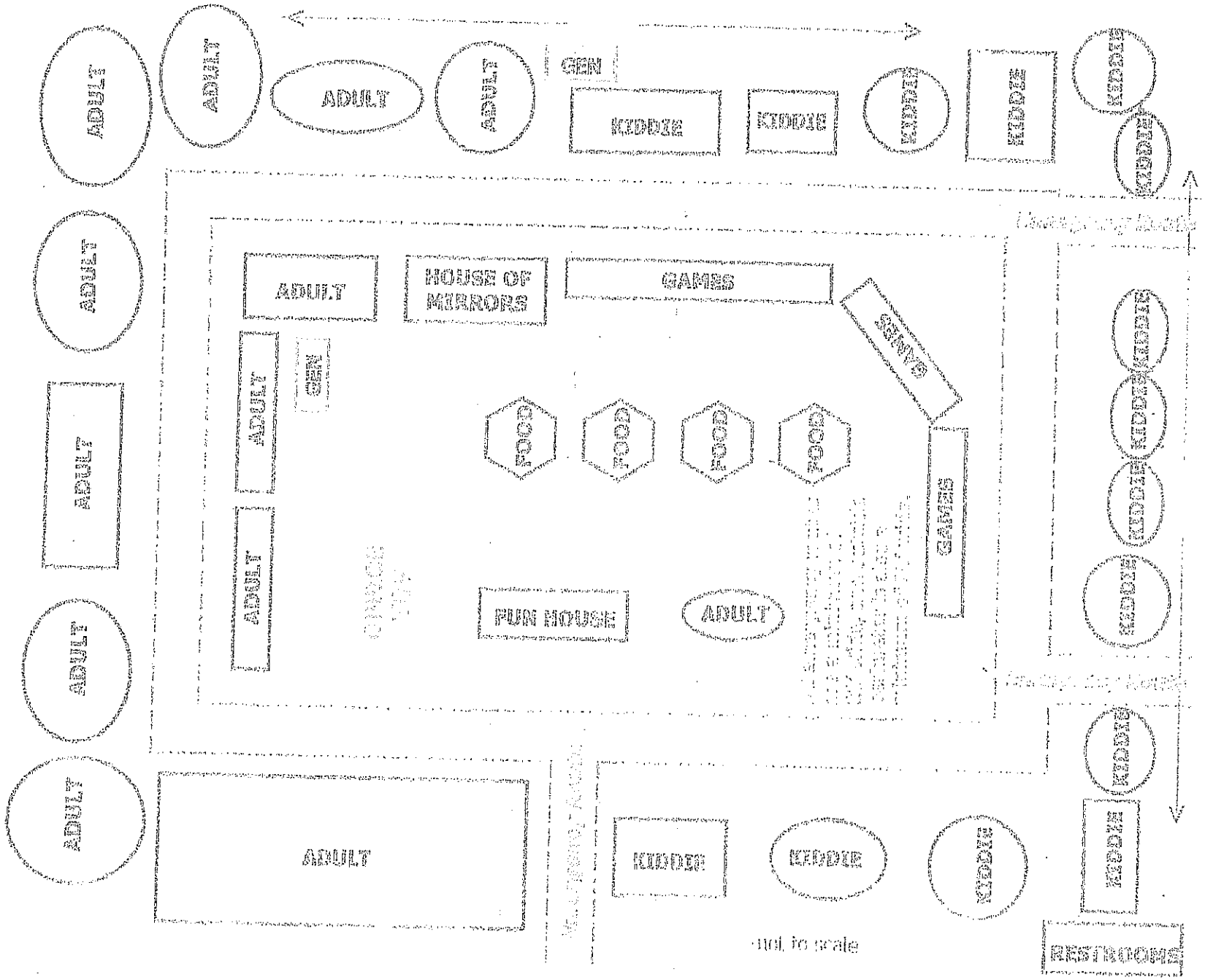
1. The proposed use complies with all of the special and general waiver use standards and requirements outlined in Sections 6.56 and 13.13 of the Livonia Zoning Ordinance, as amended.

2. The site can accommodate the proposed use.

3. The carnival will not disrupt the normal traffic flow and circulation in the area and will not impede access to neighboring properties, and

4. No reporting City department objects to the proposed use.

RV PARKING
CARNIVAL MIDWAY AREA
W Seven Mile Rd
Midland Rd
© 2014 Google
Google Earth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RESTROOMS
not to scale

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 12, 2024

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2024-03-02-06 – 29500 Seven Mile Road

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced waiver use approval request.

The address of **#29500 Seven Mile Road** is correct for the subject parcel, and should be used in connection with this petition.

We have no objections to the proposed petition, although the following items should be noted:

1. Should the carnival have the need to occupy, or should any of the associated activities impact either of the Seven Mile Road or Middlebelt Road right-of-way, a permit from Wayne County will be required as both roads are under their jurisdiction.
2. All sanitary sewage from the site, recreational vehicles or campers shall be disposed of properly.
3. Should the operators need to have water provided for their facilities, they should contact the City of Livonia Water Department to obtain the proper equipment, including a water meter with backflow preventer.

Should you have any additional questions, or need any additional information on this matter, please feel free to contact either myself at (734) 466-2608, or Todd Zilincik, the City Engineer at (734) 466-2561.

Sincerely,

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

cc: 2024 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: 3/18/2024

TO: Scott O. Miller, Planner IV

FROM: Livonia Fire Prevention Division

SUBJECT: Petition 2024-03-02-06 29500 Seven Mile Rd. for Wade Shows

This office has reviewed the site plan submitted in connection with a request for a carnival / fair on the property located at the above referenced address.

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

1. Maintain emergency vehicle access.
2. All rides **shall be** inspected, certified and "stickered" by the State of Michigan.
3. All food trailers and/or trucks with suppression systems for cooking **shall be** current and properly tagged as inspected and certified.
4. **Contact** the City Fire Marshal to schedule a final inspection when **all the above requirements** have been met, **prior** to opening for the event.

The above requirements for compliance cannot be stressed enough.

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

March 12th 2024

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

Re: **Petition 2024-03-02-06 - 29500 Seven Mile Road**

Mr. Miller,

I have reviewed the plans in connection with the petition. I have no objections to the proposals.

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

Sincerely,

FOR THE CHIEF OF POLICE,

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: April 15, 2024

To: Scott O. Miller

From: Jerome Hanna

RE: Petition 2024-03-02-06 – 29500 Seven Mile Road

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

1. Permits and inspections will be required for this proposed carnival. Prior to filing the required permits, a pre-event meeting will be required with the Director of Inspection, Fire Marshal, and Public Emergency Manager.

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 BROSNAN
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 2024-03-02-06 - 29500 Seven 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

FW: Petition 2024-03-02-06 - 29500 Seven Mile Road

Reece, Stephanie <SReece@livonia.gov>
Mon 4/15/2024 8:50 AM
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: Monday, April 15, 2024 8:46 AM
To: Reece, Stephanie <SReece@livonia.gov>
Subject: RE: Petition 2024-03-02-06 - 29500 Seven Mile Road

All taxes and water are paid

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

From: Reece, Stephanie <SReece@livonia.gov>
Sent: Friday, April 12, 2024 3:37 PM
To: Nash, Susan M. <snash@livonia.gov>
Subject: FW: Petition 2024-03-02-06 - 29500 Seven Mile Road

Hi,

I have not received your response regarding the attached.
If you can please get that to us by Tuesday, it would be appreciated.
Stephanie

Stephanie Reece
Program Supervisor
City of Livonia | Planning Department

OTHER ITEMS RELATED TO THE PETITION

LETTER TO THE LIVONIA CITY COUNCIL

23.

Engineering
April 26, 2024

MEETING DATE	PRESENTED BY
R052024	Todd Zilincik, P.E., City Engineer

AGENDA ITEM

REQUEST TO WAIVE THE FORMAL BIDDING PROCESS AND AUTHORIZE EXPENDITURE: Engineering Division, re: for the Fire Station #5 Concrete Driveway Replacement Project, from budgeted funds. (CR 74-24)

BACKGROUND DETAILS

The Fire Station #5 Concrete Driveway Replacement Project at 18910 Middlebelt (located south of Seven Mile Road) was originally scheduled for 2023 and the Engineering Division had budgeted funds for the project. Due to the delay in the completion of the Fire Station #5 Roof Replacement Project until late 2023, the budgeted funds for the driveway replacement were carried over to 2024.

Rotondo Construction Inc., our contractor for the 2024 Sidewalk Program, Contract 24-G, approved with Council Resolution No. 074-24, was approached about their willingness to extend their unit prices for this project. In response, Rotondo Construction Inc. has agreed to extend the prices and has furnished the attached quote dated April 24, 2024, totaling $45,000. This extension will allow the City to continue its efforts to control costs and have the project completed in a timely manner. The project should take 10–14 days to complete and the time frame window for removal and replacement is anticipated around mid-July to late August. The Engineering Division and the contractor will work in coordination with Chief Robert Jennison and Fire Station #5 personnel at the appropriate time to allow them for them to switch operations and to have trucks run out the rear of the facility with the understanding that this project will be expedited to allow for the quick return to normal operations.

In order to proceed with this project, we recommend that the Council take the following actions:

- Waive the formal bidding process under Section 3.04.140.E.3 of the Livonia Code of Ordinances, as amended, since no advantage to the City would result from competitive bidding.

- Authorize an expenditure in the amount of $45,000 from Account No. 401-000-971-000 for Land Improvements from budgeted funds.

- Approve a payment to Rotondo Construction, Inc., 38807 Ann Arbor Road, Suite 2, Livonia, MI 48150 in the amount of $45,000 for the Fire Station #5 Concrete Driveway Replacement Project at 18910 Middlebelt Road.

- Authorize the City Engineer to approve minor adjustments to the work, as required.

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

In order to proceed with this project, we recommend that the Council take the following actions:

- Waive the formal bidding process under Section 3.04.140.E.3 of the Livonia Code of Ordinances, as amended, since no advantage to the City would result from competitive bidding.

- Authorize an expenditure in the amount of $45,000 from Account No. 401-000-971-000 for Land Improvements from budgeted funds.

- Approve a payment to Rotondo Construction, Inc., 38807 Ann Arbor Road, Suite 2, Livonia, MI 48150 in the amount of $45,000 for the Fire Station #5 Concrete Driveway Replacement Project at 18910 Middlebelt Road.

- Authorize the City Engineer to approve minor adjustments in the work, as required.

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

n/a

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

$45,000

DETAILED WORK BEING PERFORMED

The replacement of the driveway at Fire Station #5.

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

$45,000 from Account No. 401-000-971-000 (Land Improvements)

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

n/a

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): Waive the formal bidding process under Section 3.04.140.E.3 of the Livonia Code of Ordinances as amended, as no advantage to the City would result from competitive bidding.

ATTACHMENTS

1. Rotondo - Livonia Fire Station Proposal
2. Fire Station #5 Google View, January 2024
3. Map of Fire Station #5 Paving
4. CR# 074-24 S.L 24-G Rotondo

APPROVED BY

Date: April 29, 2024

Todd Zilincik, P.E., City Engineer

Date: May 03, 2024

Don Rohraff, Director of Public Works

Date: May 03, 2024

Debra Peck Lichtenberg, CPA, Finance Director

Date: May 13, 2024

Maureen Miller Brosnan, Mayor

ROTONDO CONSTRUCTION INC.
20771 RANDALL ST
FARMINGTON HILLS, MI 48336
(248) 474-0707

DATE: 4/24/2024

JOB SITE: Fire Station #5 18910 Middlebelt Rd

CONTRACT SUBMITTED TO: City of Livonia

We hereby submit the following contract for concrete flat work at the above location with the following conditions, specifications, and prices for the period from 4/24/2024 thru 12/31/2024.

- Remove and replace concrete driveway at fire station #5 18910 Middlebelt Rd.
- Saw cut remove all 8" concrete from approach to building including 250 LF of 8-inch City Sidewalk.
- Place 21 AA crushed concrete base as needed and compact.
- Any under cutting not included in cost.
- Saw cut all control joints in parking lot.

Remove and replace 3,900 sf x $10.00	$ 39,000.00
Mobilization	$ 3,500.00
Traffic Control	$ 2,500.00
Total	**$ 45,000.00**

Price does not include any work within Wayne County road right-of-way.

At your request, we will supply and place Super Diamond Clear seal and cure compound in all exterior concrete for the sum of $0.25 per Sq. Ft. to diminish the chance of the new concrete spalling during the winter freeze and thaw cycles.

Any and all bonds, permits, insurance's above our limits, engineering, engineering layout, fill materials and unstable ground, joint sealing, concrete hardeners, sealing or staining, grade +/- 0.10 feet, wet curing, support for welded wire fabric, light weight concrete, light pole bases and foundations, pumping or transporting of any concrete in buggies, testing, inspection, signing, barricading, backfilling, and restoration in back of paved concrete and winter concrete supplying, placing and protection including frost removal will be at the responsibility and cost of, City of Livonia, their agent, or their representative. The area where the work is to be done must be accessible to trucks in order to deliver and install materials and concrete by chutes attached to the trucks.

All material is guaranteed to be as specified. All work to be completed in a work-man-like manner according to standard practices. Concrete may crack, spalled or popping do to curing or winter frost heaving and are excluded from any coverage. Any alteration or deviation from above specifications involving extra cost, will be executed only upon written orders, and will become and extra charge over and above the estimate. Any hazardous or contaminated material encountered on the project is and will remain the property of the owner. All agreement's contingent upon strikes, accidents, or delays beyond our control. Owner is to carry fire, tornado, and other necessary insurances. Our workers are fully covered by Workman's Compensation Insurance. Accounts over due by 30 days are subjected to service charges of 0.83% (10% per annum) Rotondo Construction Corporation is entitled to recover all its cost and expenses including reasonable attorney's fees incurred in collecting amounts owed. Builders license number 2102118044. Rotondo Construction Corporation is a nonunion company.

Please sign and fax back to Rotondo Construction Corp. 248-474-9305 or email rotondocompanies@aol.com. A signed contract is required for initiation of work and no exception will be made. Final or partial cost of the project will be determined by the measurement of the work completed on the project at the sum of the prices quoted in items above.

Authorized Contractor Signature _____

Acceptance of Contract

The above prices, specifications and conditions are satisfactory and are hereby accepted and I authorize Rotondo Construction Corporation to do the work as specified. Payments are due as outlined above.

Signature_____

Date_____

Google Maps 18975 Middlebelt Rd

Livonia, Michigan

Google Street View

Jan 2024 See more dates

Image capture: Jan 2024 © 2024 Google

Middlebelt Rd
200.00 ft
150.00 ft
288.05 ft
50.00 ft
Measure distance
Click on the map to add to your path
Total area: 3,622.37 ft² (336.53 m²)
Total distance: 288.05 ft (87.80 m)

OFFICE OF THE CITY CLERK

LORI L. MILLER
CITY CLERK

DORIS E. DeMARCO
DEPUTY CITY CLERK

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2230
FAX: (734) 421-1147

March 12, 2024

Joe Rotondo Construction Corp.
38807 Ann Arbor Road, Suite 2
Livonia, Michigan 48150

Precision Concrete Inc.
1896 Goldeneye Drive
Holland, Michigan 49424

To whom it may concern:

The Council of the City of Livonia, at a Regular Meeting held February 28, 2024, adopted the following resolution:

> **#074-24** RESOLVED, that having considered a communication from the City Engineer, dated February 1, 2024, which bears the signatures of the Director of Public Works, the Director of Finance and the City Attorney, and is approved for submission by the Mayor, the Council does hereby authorize and accept the quote of Joe Rotondo Construction Corp., 38807 Ann Arbor Road, Suite 2, Livonia, Michigan 48150 ("Rotondo"), for performing all work required in connection with the 2024 Sidewalk Repair Program (Contract 24-G) by extending their Contract 23-G unit prices for Contract 24-G, with the exception of revised unit prices for bid items 1, 2, 3 and 20 (concrete sidewalk of various thickness of 4, 6 or 8-inches, and placement of 4-inch to 6-inch concrete sidewalk with integral curb and agreed upon Inspector Days of 110 based upon the Engineering Division's estimate of units involved) and subject to a final payment based upon the actual units completed in accordance with the unit prices accepted herein, for a total amount not to exceed $1,202,750.52, which includes Rotondo's bid of $1,079,773.20, a 10% administrative fee ($107,977.32); and the saw cutting portion of the project ($15,000.00) which will be handled by and paid to Precision Concrete, Inc., as set forth below; FURTHER, such action is taken without competitive bidding for the reasons that A) concrete material prices have risen rapidly and this bid largely protects the City from such increases; B) information from other communities' bidding procedures indicates that these prices are favorable for the City, and C) Rotondo is a local contractor and has completed concrete repairs for the City of Livonia over the past several years, including the Sidewalk Programs from 2006 through 2011 and 2013 through 2023, such that there are ample reasons to waive competitive bidding under Code of Ordinances Section 3.04.140.E.3; FURTHER, the Council does hereby authorize a payment in an amount not to exceed $15,000.00 to Precision

Concrete Inc., 1896 Goldeneye Drive, Holland, Michigan 49424 for the saw cutting portion of the contract; FURTHER, the Council does hereby authorize an advance in the amount of $294,694.02 (single lot assessments portion of the program) from the Road, Sidewalk and Tree Fund, provided that this fund be reimbursed from that portion of the project which is to be financed by special assessment at such time as funds are subsequently received from the payment of bills and assessments by affected property owners; FURTHER, the Council does hereby authorize an expenditure in the amount of $16,000.00 from funds budgeted in Account No. 202-451-977-010 (Major Road – Distributed Sidewalk Cost) and $102,056.50 from funds budgeted in Account No. 203-451-977-010 (Local Road – Distributed Sidewalk Cost) to cover the costs related to the construction or reconstruction of handicap ramps at major and local roads; FURTHER, the Council does hereby authorize an expenditure in the amount of $40,000.00 from the Unexpended Fund Balance the Water and Sewer Fund for sidewalk work adjacent to and including water and sewer structure repairs; FURTHER, the Council does hereby authorize an expenditure in the amount of $750,000.00 to repair sidewalks heaved by tree roots from funds budgeted in the Road, Sidewalk and Tree Fund (Account No. 204-447-977-010 Distributed Sidewalk Cost) for the 2024 Sidewalk Repairs; and the City Engineer is hereby authorized to approve minor adjustments in the work as it becomes necessary but this authorization does not entitle the City Engineer to authorize any increase in the not to exceed amount or to contract with other parties; and the Mayor and City Clerk are hereby authorized to execute a contract for and on behalf of the City of Livonia with the aforesaid bidder and to do all other things necessary or incidental to the full performance of this resolution.

Very truly yours,

Lori L. Miller

City Clerk
LLM/ljr
Xc: Engineering