

OFFICE OF THE COUNCIL

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SCOTT BAHR
Vice President

ROB DONOIC
JIM JOLLY
BRANDON McCULLOUGH
LAURA M. TOY
CATHY K. WHITE



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

OFFICE OF THE COUNCIL

**ELECTRONIC AGENDA PACKET FOR THE
PUBLIC HEARING OF
MONDAY, MARCH 1, 2021
7:00 P.M.**

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

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

PUBLIC HEARING AGENDA OF THE LIVONIA CITY COUNCIL MONDAY MARCH 1, 2021

7:00 PM

Due to COVID-19, Livonia City Council meetings will not be held in the City Hall Auditorium

Live broadcast: AT&T Uverse Channel 99 / Spectrum Channel 203 /

WOW Channel 10 / YouTube.com/LivoniaTV

Connect on Zoom:

<https://us02web.zoom.us/j/87333432528> or by phone at (312) 626-6799, ID: 873 3343 2528

CALL TO ORDER

AUDIENCE COMMUNICATION

- 1. REZONING PETITION:** Planning Commission, re: Petition 2020-12-01-07 submitted by Tiseo Architects, Inc., pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone portions of the shopping center property at 19043 thru 19053 Middlebelt Road and 29475 thru 29493 Seven Mile Road, located on the west side of Middlebelt Road between Clarita Avenue and Seven Mile Road in the Northeast ¼ of Section 11, from C-1, Local Business & P, Parking to C-2, General Business.

AUDIENCE COMMUNICATION

SUSAN M. NASH, CITY CLERK

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



REPORT TO THE LIVONIA CITY COUNCIL

Planning
January 28, 2021

MEETING DATE

March 1, 2021

PREPARED BY

Stephanie Reece, Program Supervisor,

AGENDA ITEM

REZONING PETITION: Planning Commission, re: Petition 2020-12-01-07 submitted by Tiseo Architects, Inc., pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone portions of the shopping center property at 19043 thru 19053 Middlebelt Road and 29475 thru 29493 Seven Mile Road, located on the west side of Middlebelt Road between Clarita Avenue and Seven Mile Road in the Northeast ¼ of Section 11, from C-1, Local Business & P, Parking to C-2, General Business.

BACKGROUND

pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone portions of the shopping center property at 19043 thru 19053 Middlebelt Road and 29475 thru 29493 Seven Mile Road, located on the west side of Middlebelt Road between Clarita Avenue and Seven Mile Road in the Northeast ¼ of Section 11, from C-1, Local Business & P, Parking to C-2, General Business.

RECOMMENDATION

#01-01-2021 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on January 26, 2021, on Petition 2020-12-01-07 submitted by Tiseo Architects, Inc. pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone portions of the shopping center property at 19043 thru 19053 Middlebelt Road and 29475 thru 29493 Seven Mile Road, located on the west side of Middlebelt Road between Clarita Avenue and Seven Mile Road in the Northeast ¼ of Section 11, from C-1, Local Business & P, Parking to C-2, General Business, the Planning Commission does hereby recommend to the City Council that Petition 2020-12-01-07 be approved for the following reasons:

1. That a change of zoning to C-2, General Business is compatible to and in harmony with the surrounding land uses and zoning districts in the area.
2. That the proposed change of zoning would provide opportunities for a greater variety of uses to serve the area as well as the City as a whole.
3. That the proposed change of zoning is consistent with the developing character of the surrounding neighborhood.
4. That the proposed change of zoning represents a reasonable and logical zoning plan for the subject property which adheres to the principles of sound land use planning, and
5. That the proposed change of zoning is supported by the recently adopted Future Land Use Map for Livonia Vision 21 shows the subject area of the rezoning as Mixed Development Center.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the

provisions of Section 23.05 of Zoning Ordinance #543, as amended.

FISCAL CONSIDERATION

ATTACHMENTS

1. PH030121 Petition 2020-12-01-07 Notification for publication
2. 2020-12-01-07_Tiseo_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development
Director

Date: January 28,
2021



Maureen Miller Brosnan, Mayor

Date: January 29,
2021

OFFICE OF THE CITY COUNCIL

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Scott Bahr
Vice President

Rob Gjonaj Donovic
Jim Jolly
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Laura M. Toy
Cathy K. White



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250
FAX: (734) 421-4388

January 28, 2021

To be announced at the City Council Regular Meeting of Monday February 8, 2021

**A Public Hearing for the following item will be held
Monday, March 1, 2021
7:00 P.M.**

* Due to COVID-19, Public Hearings will not be held in the City Hall Auditorium
You may connect on Zoom: <https://us02web.zoom.us/j/87333432528>
or by phone at (312) 626-6799, ID: 873 3343 2528

To participate, use the 'Raise Hand' button on Zoom or press *9 on your phone to be called on

Petition 2020-12-01-07 submitted by Tiseo Architects, Inc., pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone portions of the shopping center property at 19043 thru 19053 Middlebelt Road and 29475 thru 29493 Seven Mile Road, located on the west side of Middlebelt Road between Clarita Avenue and Seven Mile Road in the Northeast ¼ of Section 11, from C-1, Local Business & P, Parking to C-2, General Business.

cc: Mayor, City Clerk (suggested publication 02/07/21), City Treasurer, City Attorney, Director of Planning & Economic Dev., City Assessor, City Engineer, Director of Public Works, Director of Finance and Director of Inspection

**REZONING APPLICATION
CITY OF LIVONIA, MICHIGAN**

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

Date Filed: 12-10-2020 Petition 2020-12-01-07

Site Address: 19041-19053 Middlebelt Rd. Sidwell 41-041-99-0004-000
P (Parking) &

Requesting To Rezone Property From C-1 (Local Business) To C-2 (General Business)

For the Following Reason (s) C-2 (General Business) will be compatible with the surrounding C-2 (General Business) zoning.

Applicant: Benedetto Tiseo Business/Company: Tiseo Architects, Inc.

Applicant's Address: 19815 Farmington Rd. City: Livonia State: MI Zip Code: 48152

Applicant's Phone # (248) 888-1300 Applicant's Email ben@tiseo.com

Please provide the following information:

- 1) Legal Description of the property to be considered. Paper copy must be clearly printed.
- 2) Fully Dimensional Map (13 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@ci.livonia.mi.us

Owner of Property: Ford RD Ventures LLC

700 N. Old Woodward, STE 300
Owner's Address: _____ City: Birmingham State: MI Zip Code: 48009

Owner's Phone # (248) 224-1300 Owner's Email kdenha@visioninvparkers.com

Signature of Owner: _____ Print Name: Kevin Denha

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

on this 9th day of December 20 20

Signature of Notary [Signature] My commission expires May 5, 2021

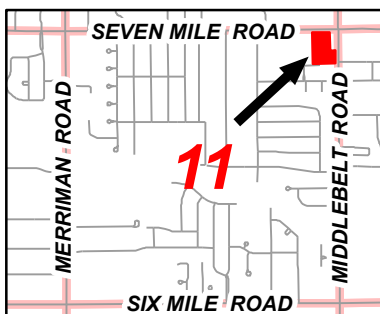
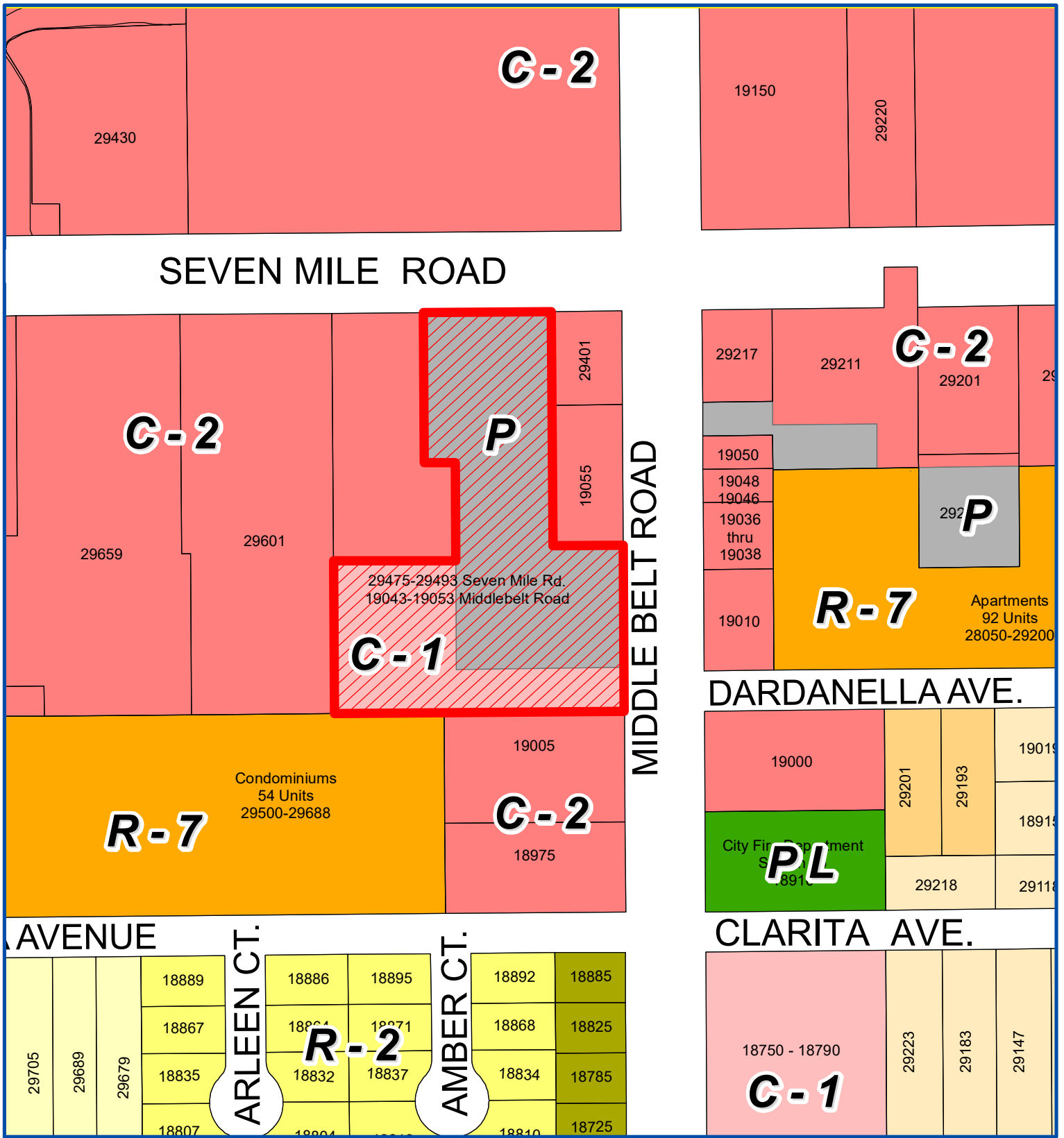
APPROVED AS FORM
Department of Law

By: Michael E. Foster

Date: 12/14/2020

DESPINA MOURTOS
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES May 5, 2021
ACTING IN COUNTY OF Oakland

RECEIVED
OFFICE OF THE CITY CLERK
2020 DEC 10 AM 10:50



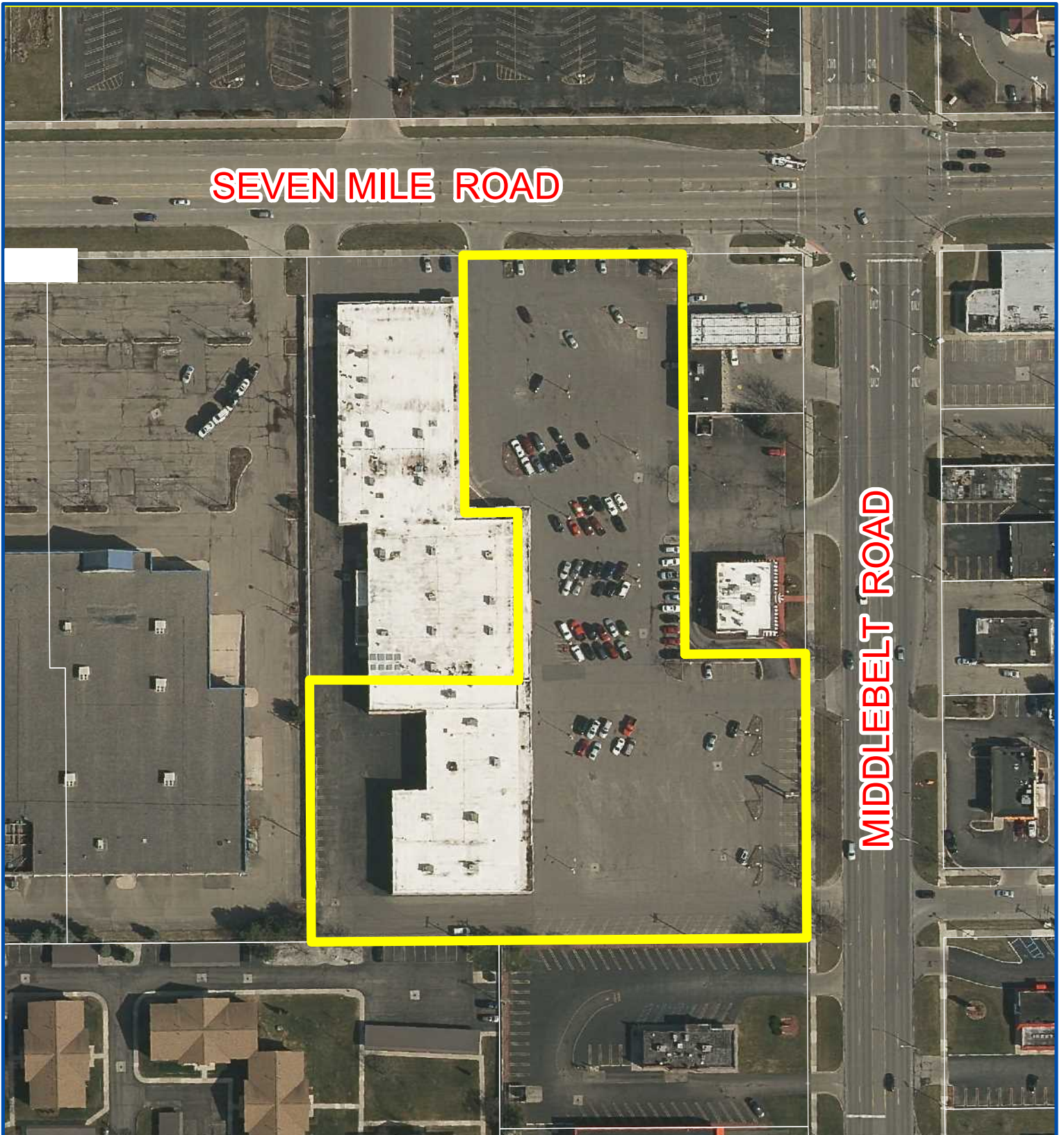
Address & Zoning Map

Petition 2020-12-01-07
Tiseo Architects
19043-19053 Middlebelt & 29475-29493 Seven Mile
C-1 & P to C-2



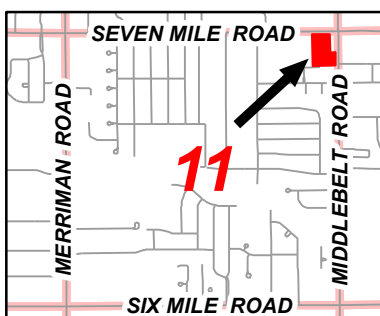
Not to Scale

City of Livonia
Planning Department



SEVEN MILE ROAD

MIDDLEBELT ROAD



Aerial Map

Petition 2020-12-01-07

Tiseo Architects

**19043-19053 Middlebelt & 29475-29493 Seven Mile
C-1 & P to C-2**



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 1

Petition 2020-12-01-07 submitted by Tiseo Architects, Inc. pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone portions of the shopping center property at 19043 thru 19053 Middlebelt Road and 29475 thru 29493 Seven Mile Road, located on the west side of Middlebelt Road between Clarita Avenue and Seven Mile Road in the Northeast ¼ of Section 11, from C-1, Local Business & P, Parking to C-2, General Business.

January 19, 2021 Study Meeting:

This petition seeks to rezone portions of the property containing the Mid-7 Plaza shopping center from C-1 (Local Business) and P (Parking) to C-2 (General Business). Currently, the subject site contains three (3) zoning classifications: 1) the northern half of the shopping center is zoned C-2; 2) the southern half of the building and a small sliver of the property along the southern lot line is zoned C-1; and 3) the parking lot is zoned P. The proposed rezoning would make the entire site C-2.

The site of the shopping center is 5.36 acres in total area. Mid-7 contains approximately 56,708 square feet of leasable floor space. Most of the available parking is located between the storefronts and Middlebelt Road. Main tenants include Pet Supplies Plus located at the north end of the plaza and Planet Fitness located near the center. A recently constructed drive-up ATM kiosk is located at the south end of the property.

The preliminary site plan submitted with this rezoning request shows a new small outlot building with drive-thru facilities within the eastern section of the parking lot adjacent to Middlebelt Road between the Boston Market and Wendy's restaurants. The rezoning of this area to C-2 is necessary because the current P zoning does not allow buildings or structures. If the subject site is rezoned, the C-2 classification allows facilities with drive-up windows subject to waiver use approval.

According to the preliminary site plan, the location of the outlot building would occupy an area approximately 104.60 feet by 145 feet along the east side of the property. The area needed for this freestanding building would displace approximately fifty (50) existing parking spaces. Mid-7 has less than 15% of its floor area devoted to places of assembly (i.e., restaurants) and therefore requires a total of 302 parking spaces. With the recent addition of the drive-up ATM kiosk along the southern edge of the property, the center currently has a total of 307 spaces, resulting in a surplus of 5 parking spaces. According to the preliminary site plan submitted with this rezoning request, once the outlot building is constructed and the existing parking lot is reconfigured, the total available parking would be reduced to 272 spaces. Adding the square footage of the shopping center and the new outlot building together and dividing by a ratio 1:150 ($56,708 + 2,000 \times 80\% \div 150$), the uses in the redeveloped property would require 313 spaces, thus causing the site to be deficient a total of 42 parking spaces.

The recently adopted Future Land Use Map for Livonia Vision 21 shows the subject area of the rezoning as *Mixed Development Center*.

PUBLIC HEARING

ITEM 1 Petition 2020-12-01-07 – Tiseo Architects

Page 2

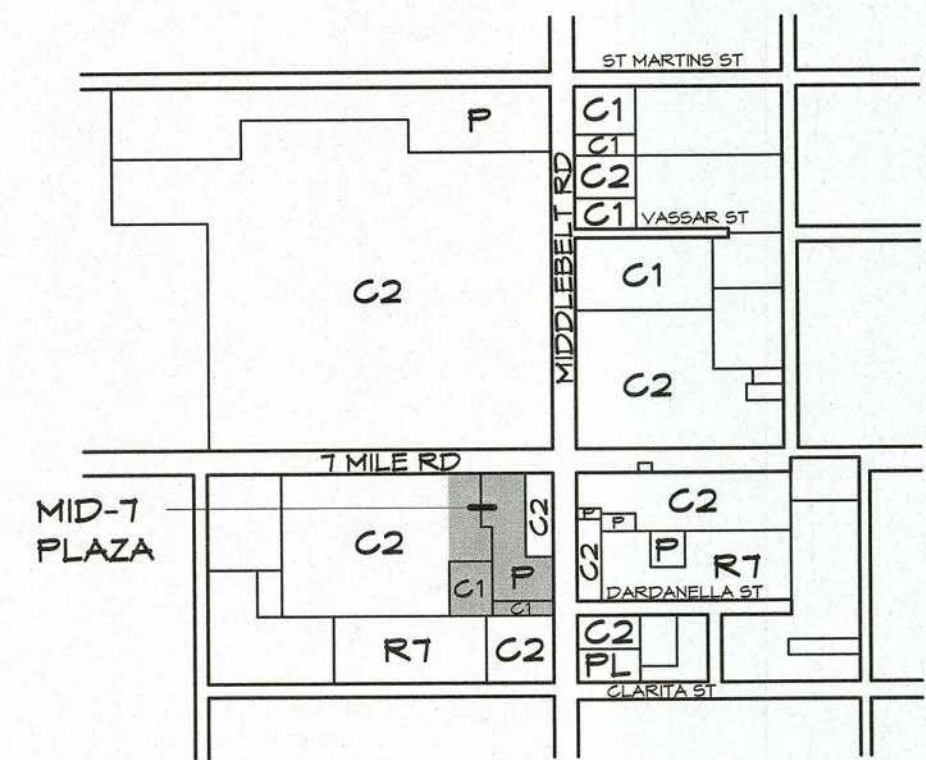
January 26, 2021 Public Hearing:

Approving Resolution: That the request to rezone portions of the Mid-7 Plaza shopping center property at 19043-19053 Middlebelt Road from C-1 and P to C-2 is hereby approved, subject to City Council approval, for the following reasons:

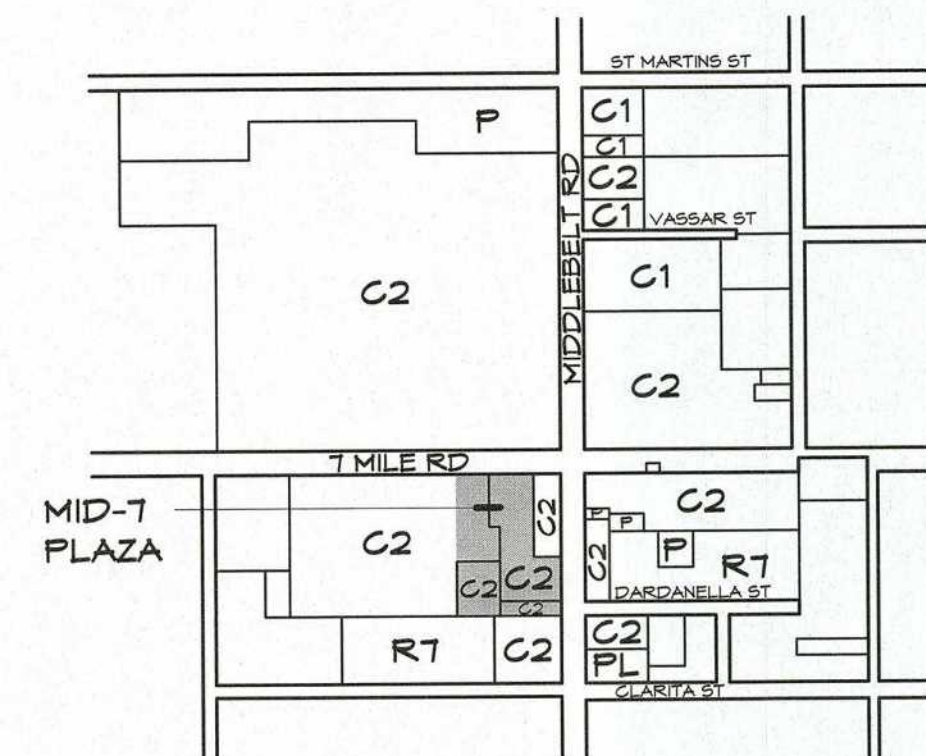
1. That a change of zoning to C-2, General Business is compatible to and in harmony with the surrounding land uses and zoning districts in the area.
2. That the proposed change of zoning would provide opportunities for a greater variety of uses to serve the area as well as the City as a whole.
3. That the proposed change of zoning is consistent with the developing character of the surrounding neighborhood.
4. That the proposed change of zoning represents a reasonable and logical zoning plan for the subject property which adheres to the principles of sound land use planning, and
5. That the proposed change of zoning is supported by the recently adopted Future Land Use Map for Livonia Vision 21 shows the subject area of the rezoning as *Mixed Development Center*.

Denying Reasons: That the request to rezone portions of the Mid-7 Plaza shopping center property at 19043-19053 Middlebelt Road from C-1 and P to C-2 is hereby denied for the following reasons:

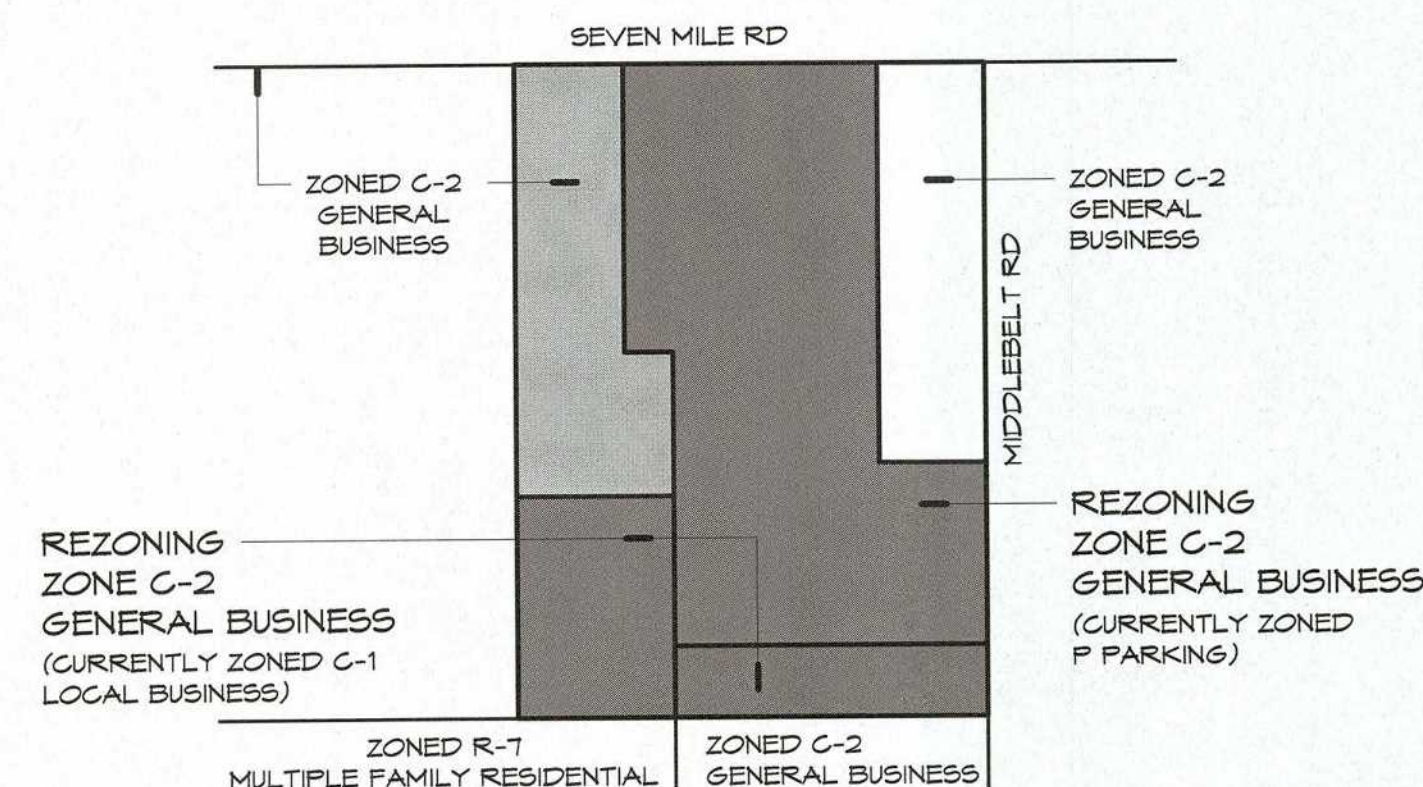
1. That the petitioner has failed to affirmatively show that the proposed change of zoning is necessary and is needed to utilize the property.
2. That the proposed change of zoning is inconsistent with the established pattern of the development and would adversely alter the character of the shopping center; and
3. That the existing P, Parking zoning ensures that adequate and convenient parking is maintained for the shopping center.



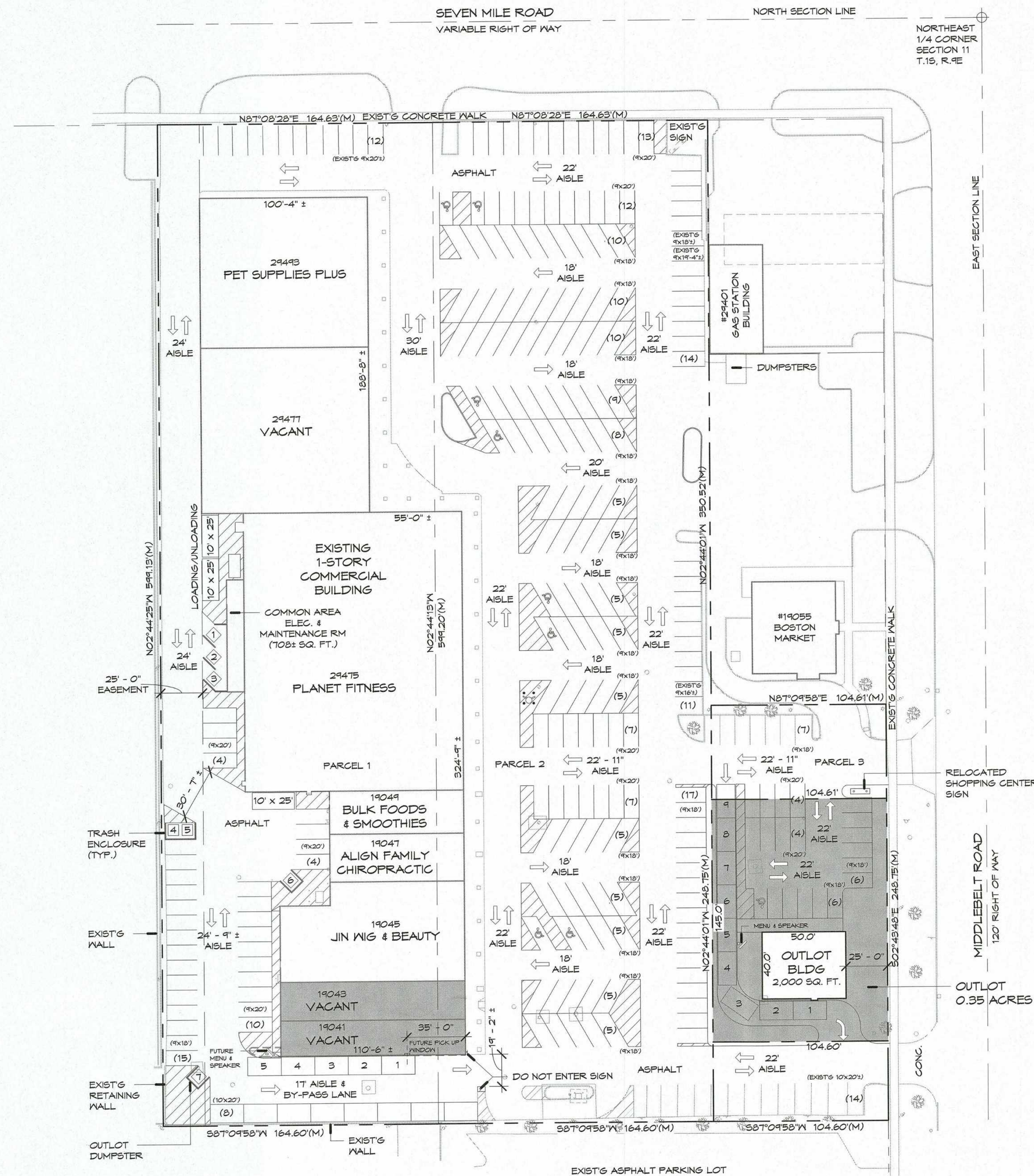
EXISTING ZONING PLAN
SCALE: No Scale



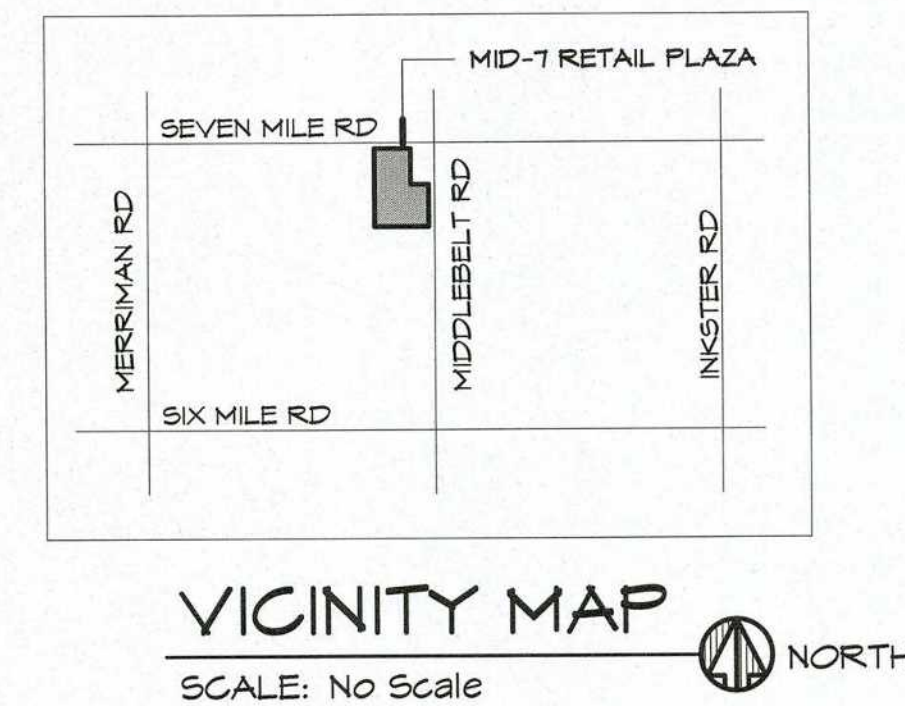
PROPOSED ZONING PLAN
SCALE: 6" = 1'-0"



ZONING MAP
SCALE: No Scale



PROPOSED SITE PLAN
SCALE: 1" = 40'-0"



LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN DESCRIBED AS FOLLOWS:

PARCEL 1:

WEST 1/2 OF EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 11, EXCEPT THE NORTH 60 FEET DEEDED TO COUNTY OF WAYNE RECORDED IN LIBER 34623, PAGE 263 WAYNE COUNTY RECORDS, TOWN 1 SOUTH, RANGE 9 EAST, SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

CONTAINING: 2.265 ± ACRES

PARCEL 2:

EAST 1/2 OF EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 11, EXCEPT THE NORTH 60 FEET DEEDED TO COUNTY OF WAYNE RECORDED IN LIBER 34623, PAGE 263 WAYNE COUNTY RECORDS, TOWN 1 SOUTH, RANGE 9 EAST, SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

CONTAINING: 2.264 ± ACRES

PARCEL 3:

SOUTH 248.75 FEET OF EAST 1/2 OF EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 11, EXCEPT EAST 60 FEET THEREOF, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN.

CONTAINING: 0.591 ± ACRES

PARCELS 1, 2 & 3 CONTAINING: 5.126 ± ACRES

Outlot & Tenant w/ Drive-Up Window

Mid-7 Retail Plaza
7 Mile Rd & Middlebelt Rd
Livonia, Michigan

Drawn by: Kimberly Nakhleh
Checked by: Benedetto Tiseo

Seal / Signature



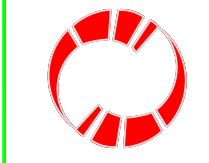
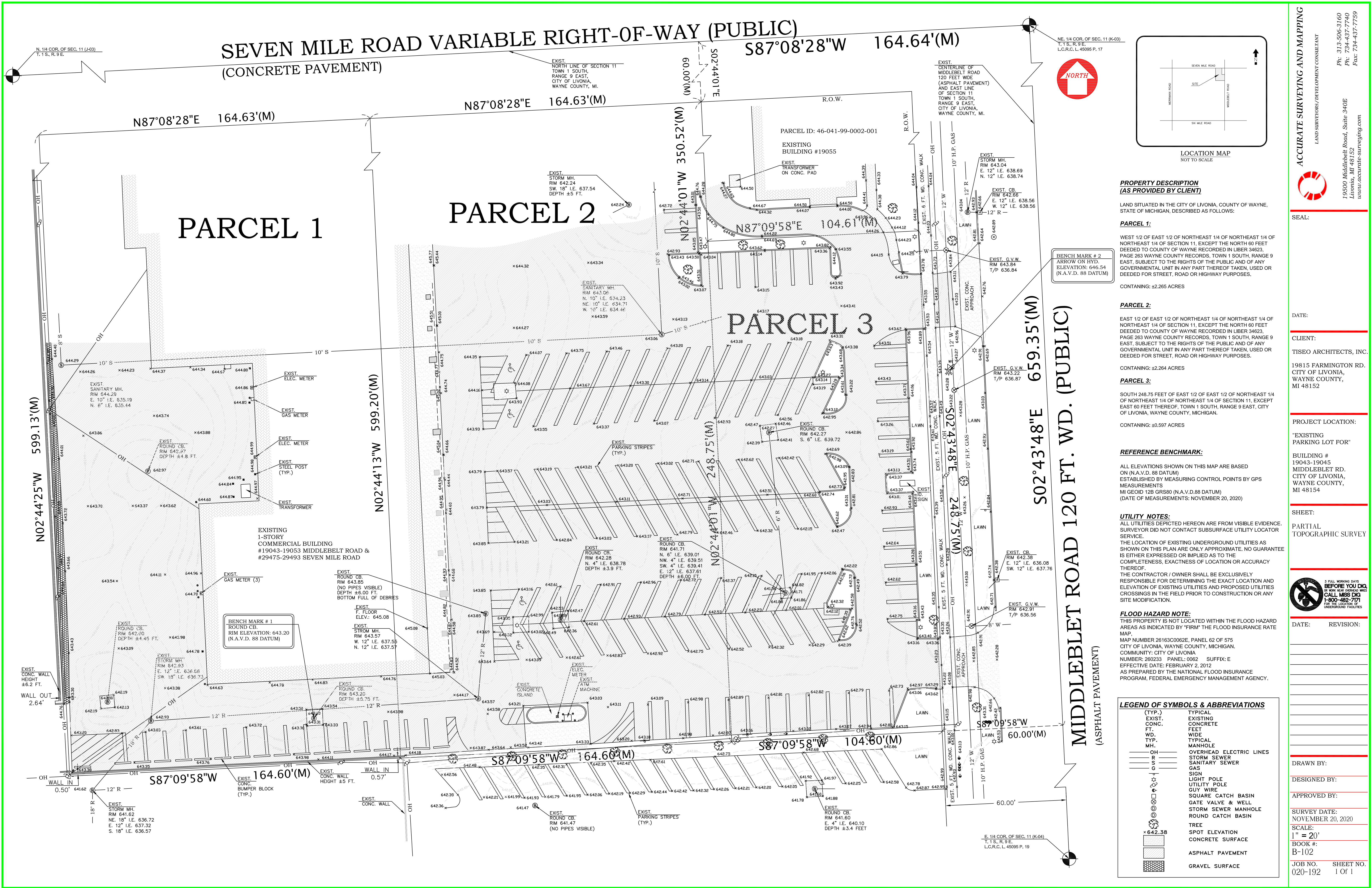
Date: DEC 10 2020

Issued for: REZONING Date: 10 DEC 2020

NOT FOR CONSTRUCTION

PROPOSED SITE PLAN

Project No. 20016b Sheet No. P1
Date Printed:



SEAL:

DATE:

CLIENT:

TISEO ARCHITECTS, INC.

19815 FARMINGTON RD.
CITY OF LIVONIA,
WAYNE COUNTY,
MI 48152

PROJECT LOCATION:

"EXISTING
PARKING LOT FOR"

BUILDING #
19043-19045
MIDDLEBLET RD.
CITY OF LIVONIA,
WAYNE COUNTY,
MI 48154

SHEET:

PARTIAL
TOPOGRAPHIC SURVEY



DATE:

REVISION:

DRAWN BY:

DESIGNED BY:

APPROVED BY:

SURVEY DATE:

NOVEMBER 20, 2020

SCALE:

1" = 20'

BOOK #:

B-102

JOB NO.

020-192

SHEET NO.

1 OF 1

LEGEND OF SYMBOLS & ABBREVIATIONS	
(TYP.)	TYPICAL
EXIST.	EXISTING
CONC.	CONCRETE
FT.	FEET
WD.	WIDE
TYP.	TYPICAL
MH.	MANHOLE
OH	OVERHEAD ELECTRIC LINES
CONC.	CONCRETE
SEWER	SANITARY SEWER
GAS	GAS
SIGN	SIGN
LIGHT	LIGHT
POLE	UTILITY POLE
GUY	GUY WIRE
SQUARE	SQUARE CATCH BASIN
GATE	GATE VALVE & WELL
SEWER	SEWER MANHOLE
ROUND	ROUND CATCH BASIN
TREE	TREE
SPOT	SPOT ELEVATION
CONCRETE	CONCRETE SURFACE
ASPHALT	ASPHALT PAVEMENT
GRAVEL	GRAVEL SURFACE

PROPERTY DESCRIPTION
(AS PROVIDED BY CLIENT)

LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE,
STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

PARCEL 1:

WEST 1/2 OF EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF
NORTHEAST 1/4 OF SECTION 11, EXCEPT THE NORTH 60 FEET
DEEDED TO COUNTY OF WAYNE RECORDED IN LIBER 34623,
PAGE 263 WAYNE COUNTY RECORDS, TOWN 1 SOUTH, RANGE 9
EAST, SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY
GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR
DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

CONTAINING: ±2.265 ACRES

PARCEL 2:

EAST 1/2 OF EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF
NORTHEAST 1/4 OF SECTION 11, EXCEPT THE NORTH 60 FEET
DEEDED TO COUNTY OF WAYNE RECORDED IN LIBER 34623,
PAGE 263 WAYNE COUNTY RECORDS, TOWN 1 SOUTH, RANGE 9
EAST, SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY
GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR
DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

CONTAINING: ±2.264 ACRES

PARCEL 3:

SOUTH 248.75 FEET OF EAST 1/2 OF EAST 1/2 OF NORTHEAST 1/4
OF NORTHEAST 1/4 OF SECTION 11, EXCEPT THE NORTH 60 FEET
DEEDED TO COUNTY OF WAYNE RECORDED IN LIBER 34623,
PAGE 263 WAYNE COUNTY RECORDS, TOWN 1 SOUTH, RANGE 9
EAST, SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY
GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR
DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

CONTAINING: ±0.597 ACRES

REFERENCE BENCHMARK:

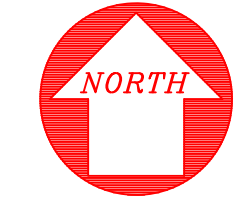
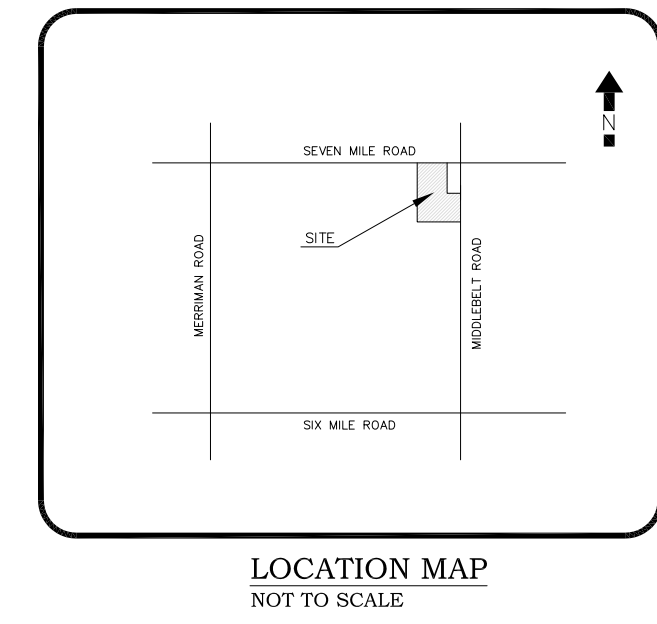
ALL ELEVATIONS SHOWN ON THIS MAP ARE BASED
ON (N.A.V.D. 88 DATUM)
ESTABLISHED BY MEASURING CONTROL POINTS BY GPS
MEASUREMENTS
MI GEOID 12B GRS80 (N.A.V.D.88 DATUM)
(DATE OF MEASUREMENTS: NOVEMBER 20, 2020)

UTILITY NOTES:

ALL UTILITIES DEPICTED HEREON ARE FROM VISIBLE EVIDENCE.
SURVEYOR DID NOT CONTACT SUBSURFACE UTILITY LOCATOR
SERVICE.
THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS
SHOWN ON THIS PLAN ARE ONLY APPROXIMATE. NO GUARANTEE
IS EITHER EXPRESSED OR IMPLIED AS TO THE
COMPLETENESS, EXACTNESS OF LOCATION OR ACCURACY
THEREOF.
THE CONTRACTOR / OWNER SHALL BE EXCLUSIVELY
RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND
ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITIES
CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION OR ANY
SITE MODIFICATION.

FLOOD HAZARD NOTE:

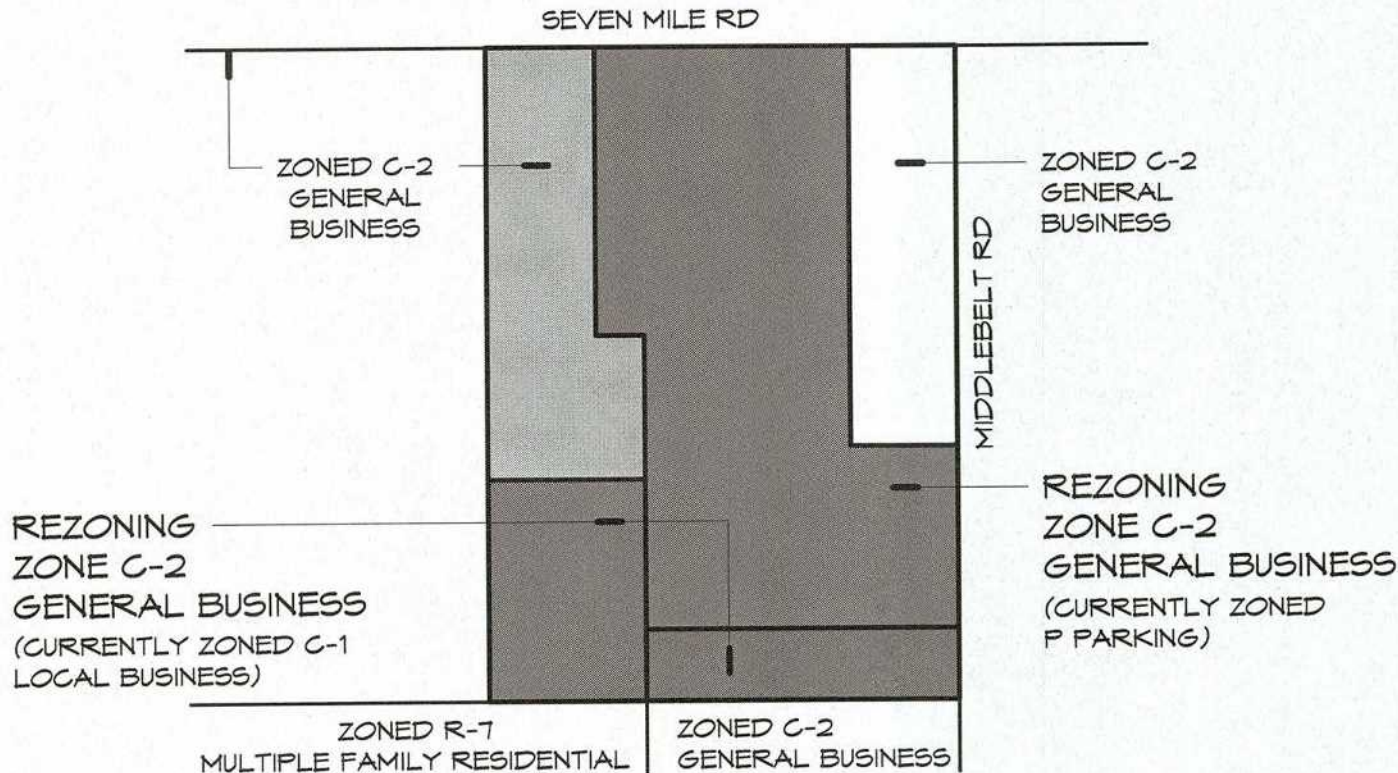
THIS PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD
AREAS AS INDICATED BY "FIRM" THE FLOOD INSURANCE RATE
MAP.
MAP NUMBER 26163C0062E, PANEL 62 OF 575
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN.
COMMUNITY: CITY OF LIVONIA
NUMBER: 260233 PANEL: 0062 SUFFIX: E
EFFECTIVE DATE: FEBRUARY 2, 2012
AS PREPARED BY THE NATIONAL FLOOD INSURANCE
PROGRAM, FEDERAL EMERGENCY MANAGEMENT AGENCY.



BENCH MARK # 2
ARROW ON HYD.
ELEVATION: 646.54
(N.A.V.D. 88 DATUM)

E. 1/4 COR. OF SEC. 11 (K-04)
T. 1 S., R. 9 E.
L.C.R.C. L. 45095 P. 19

NE. 1/4 COR. OF SEC. 11 (K-03)
T. 1 S., R. 9 E.
L.C.R.C. L. 45095 P. 17



ZONING MAP

SCALE: No Scale



NORTH

C-2

EN MILE ROAD

C-1

P

MIDDLE BELT ROAD

P

DARDANELLI

2

R-7

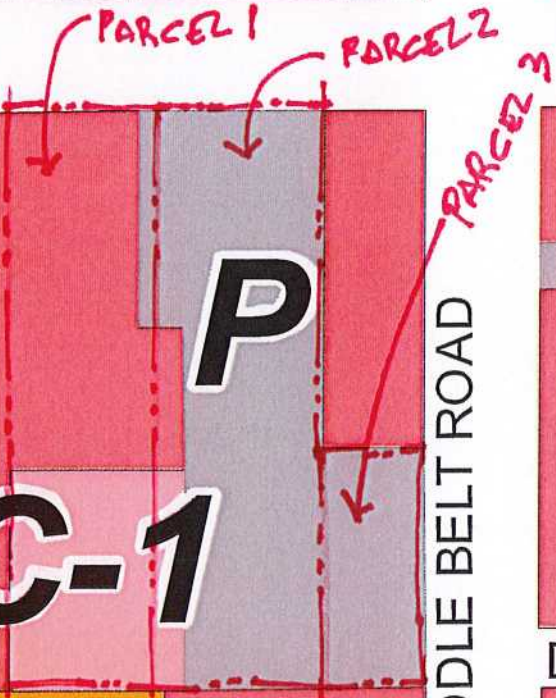
PL

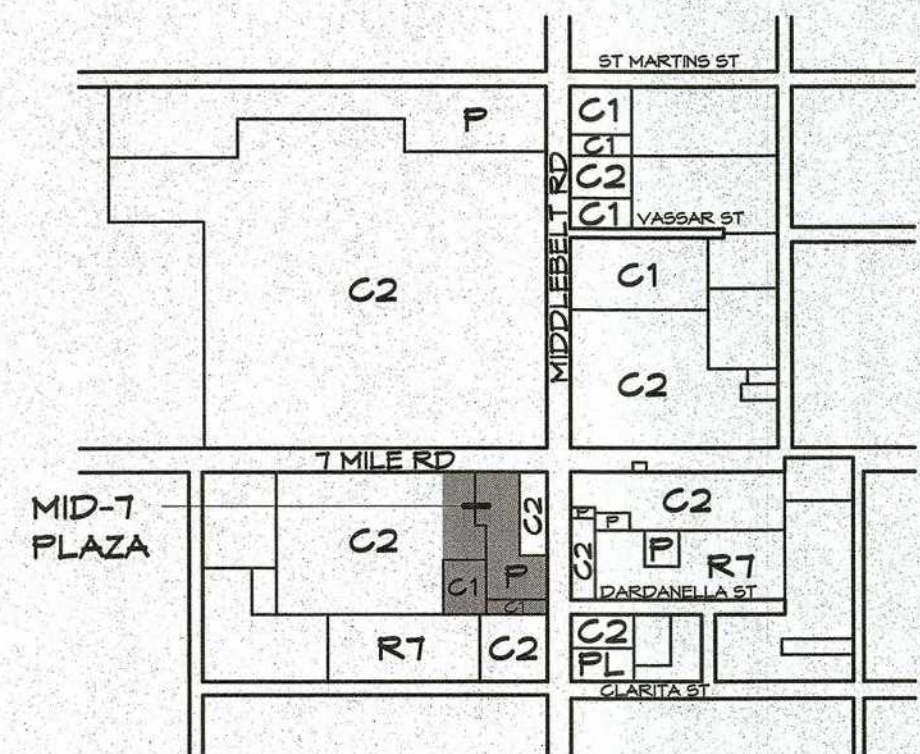
CLARITA AVENUE

CT.

CT.

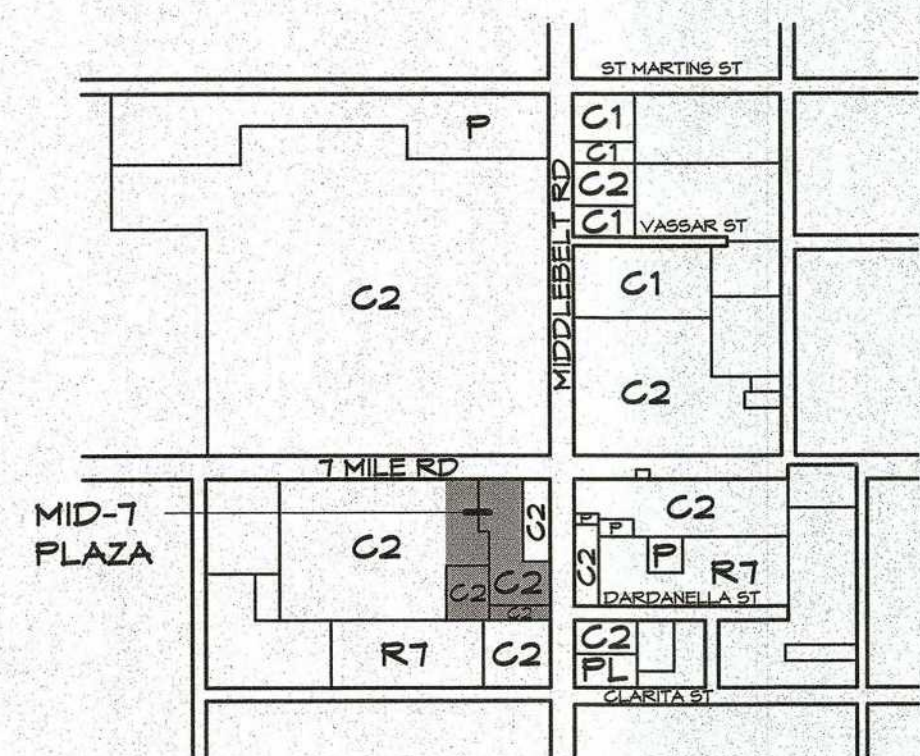
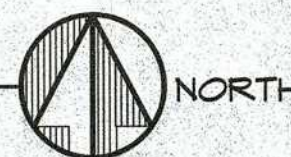
14 DEC 2020





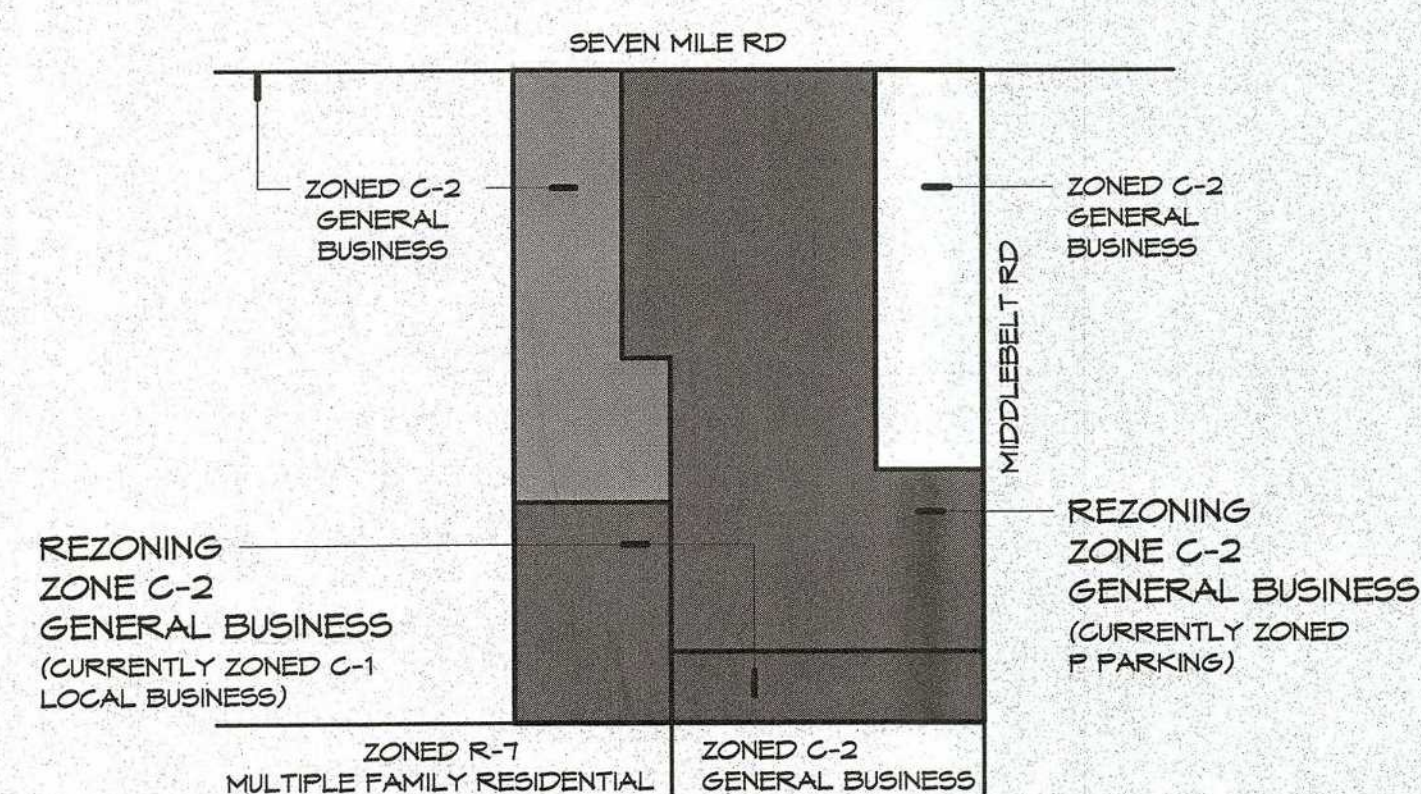
EXISTING ZONING PLAN

SCALE: No Scale



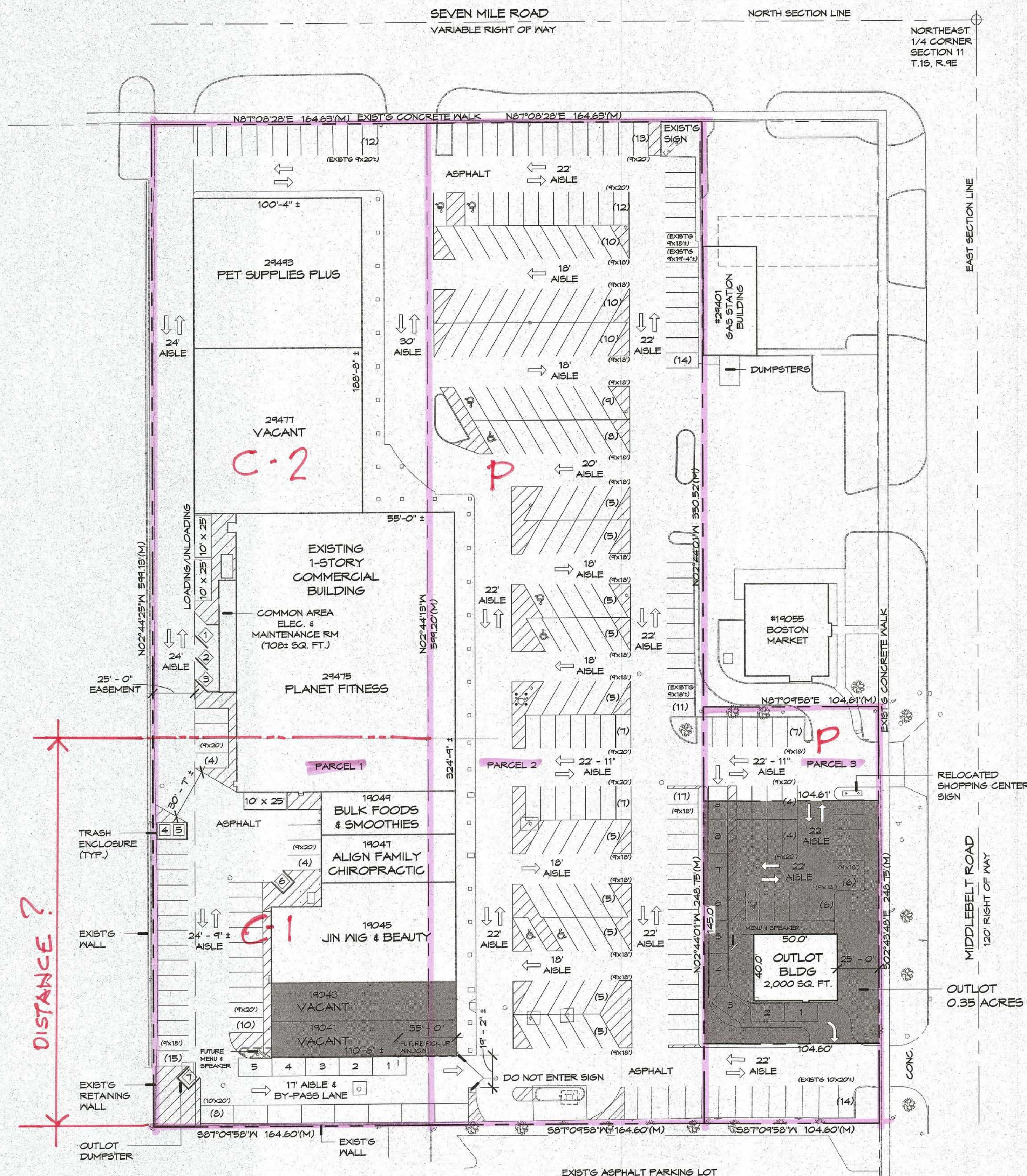
PROPOSED ZONING PLAN

SCALE: 6" = 1'-0"



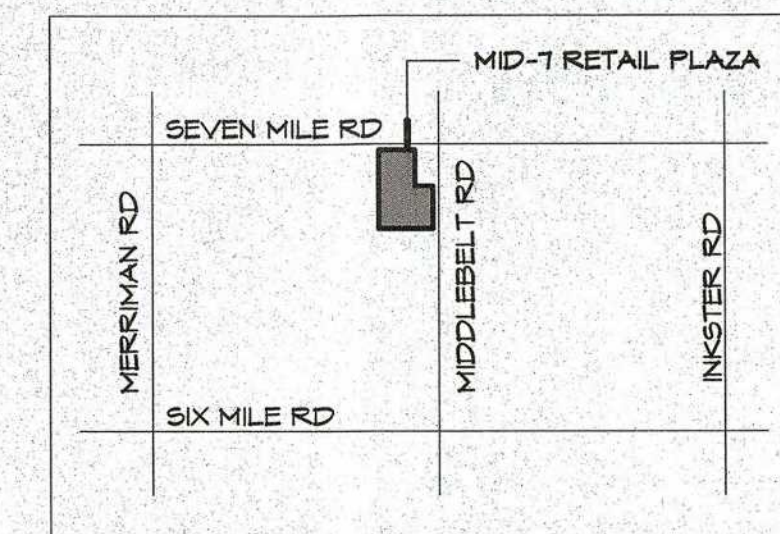
ZONING MAP

SCALE: No Scale



PROPOSED SITE PLAN

SCALE: 1" = 40'-0"



VICINITY MAP

SCALE: No Scale



LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN DESCRIBED AS FOLLOWS:

PARCEL 1:

WEST 1/2 OF EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 11, EXCEPT THE NORTH 60 FEET DEED TO COUNTY OF WAYNE RECORDED IN LIBER 34623, PAGE 263 WAYNE COUNTY RECORDS, TOWN 1 SOUTH, RANGE 1 EAST, SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

CONTAINING: 2.265 ± ACRES

PARCEL 2:

EAST 1/2 OF EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 11, EXCEPT THE NORTH 60 FEET DEED TO COUNTY OF WAYNE RECORDED IN LIBER 34623, PAGE 263 WAYNE COUNTY RECORDS, TOWN 1 SOUTH, RANGE 1 EAST, SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

CONTAINING: 2.264 ± ACRES

PARCEL 3:

SOUTH 248.75 FEET OF EAST 1/2 OF EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 11, EXCEPT EAST 60 FEET THEREOF, TOWN 1 SOUTH, RANGE 1 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN.

CONTAINING: 0.591 ± ACRES

PARCELS 1, 2 & 3 CONTAINING: 5.126 ± ACRES

Outlot & Tenant w/ Drive-Up Window

Mid-7 Retail Plaza
7 Mile Rd & Middlebelt Rd
Livonia, Michigan

Drawn by: Kimberly Nakhleh
Checked by: Benedetto Tiseo

Seal / Signature



Date: DEC 10 2020

Issued for: REZONING Date: 10 DEC 2020

14 DEC 2020

NOT FOR CONSTRUCTION

PROPOSED SITE PLAN

Project No. 20016b Sheet No. P1

Date Printed:

12/10/2020 14:45:20 AN T:\Projects\20016b_Tenant & Drive-Up Window - Mid-7 Plaza (Livonia)\Preliminary\20016b - Site Data.rvt

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

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2571
FAX: (734) 466-2195

December 23, 2020

Mr. Scott Miller
Planner IV
City of Livonia

**Re: Petition 2020-12-01-07 – 19043 to 19053 Middlebelt Road and
29475 to 29493 Seven Mile Road**

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed rezoning at this time. The property associated with the project is assigned the address ranges of **#19043 thru #19053 Middlebelt Road and #29475 thru #29493 Seven Mile Road**, with the address of **#19043 Middlebelt Road** being assigned to the overall parcel.

The legal descriptions included on the plans submitted by the owner appears to correctly describe the property, but it shows the parcel as being divided into three pieces which is not correct. Although the descriptions provided can be used to describe the parcel, the owner should provide a description for the parcel which describes it as a single combined parcel. There are no descriptions provided for the current or proposed zoning areas.

The proposed development is currently serviced by public water main, storm and sanitary sewers, and the submitted drawings do not indicate any changes to the existing services. Should the owner wish to construct the "outlot building" as shown on the drawings, they should contact this office to discuss new service connections and storm water requirements. The sanitary sewer located on the parcel is privately-owned, and any new connections may require additional easements and upgrades to the system to accept it as publicly-owned. Also, any proposed construction will be required to meet the Wayne County Stormwater Ordinance, including detention requirements.

To: Mr. Scott Miller
Re: Petition 2020-12-01-07 - 19043 Middlebelt Road

December 23, 2020
Page 2

Should you have any additional questions on this matter, please feel free to contact myself at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at dlear@ci.livonia.mi.us or tzilincik@ci.livonia.mi.us.

Sincerely,



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

cc: 2020 Petition File

DEPARTMENT OF FINANCE

Michael T. Slater
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSNAN
MAYOR

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

December 15, 2020

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

Petition 2020-12-01-07 -- 19043 thru 19053 Middlebelt and 29475 thru 29493 Seven Mile
- Tiseo Architects

Dear Mr. Miller,

I have reviewed the addresses connected with the above noted petition. There are no past due amounts receivable, however, their water bills of \$8.50 and \$68.34 are currently due on January 11, 2021. I have no objections to the proposal.

Please contact me if you have any further questions.

Very truly yours,


Connie Kumpula
Chief Accountant

CK: jw

OFFICE OF THE TREASURER

LYNDA L. SCHEEL
CITY TREASURER



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

December 15, 2020

Mr. Scott Miller – Planner IV
Planning Commission
City of Livonia

Re: Petition 2020-12-01-07

19043 thru 19053 Middlebelt Road
29475 thru 29493 Seven Mile road
Tiseo Architects, Inc.

Dear Mr. Miller,

In accordance with your request, the Treasurer's Office has reviewed the name and addresses connected with the above noted petition. At this time there are taxes due, but they are not delinquent, therefore I have no objections to the proposal.

Sincerely,


Lynda L. Scheel
Treasurer, City of Livonia

From: [Douglas, Janet](#)
To: [Reece, Stephanie](#)
Subject: FW: Upcoming Planning Commission Meeting Comment
Date: Monday, January 25, 2021 9:01:41 AM

Good morning Stephanie,

Perhaps you can assist this resident with her questions.

Thanks!

Janet Douglas
Elections Coordinator
City of Livonia | City Clerk
(734) 466-2235
jdouglas@livonia.gov

From: Karolynn F <karolynn17@gmail.com>
Sent: Saturday, January 23, 2021 4:57 PM
To: clerk <clerk@livonia.gov>
Subject: Upcoming Planning Commission Meeting Comment

Good Afternoon:

What is the process for getting a comment to the Planning Commission? It is in regards to Tuesday night's meeting. Can my email be forwarded to all the commissioners for consideration ahead of time?

Comment:

I have a comment regarding the rezoning at 7 & Middlebelt, which I believe will be discussed Tuesday. I got an email about it.

Is the rezoning in alignment with the Master Plan? I believe that Book 2 and Book 4 of the Master Plan are the most relevant to this rezoning.

The Former Livonia Mall is a Special Planning Area. The adopted plan's vision for the site is a mixed-use development (see pages 33-36 of Book 2); implementation of this plan requires the development of a new, form-based zoning district.

I do not see a **Mixed Development District (or something like it)** in the current Livonia zoning code as an option, though I might have missed it.

C-1 and C-2 don't allow for the vibrant vision that has been adopted for this area. I am looking mainly at [pages 33-36 in LV21 Book 2](#) and [pages 17-18 in LV21 Book 4](#).

Implementation Questions for the Commission:

Has the city begun creating a new zoning district for the Special Planning Areas? If not, is it in the budget for 2021 or on the agenda this year?

Is this current rezoning in alignment with the master plan? Does it legally allow for housing & commercial, mixed-use, pedestrian-friendly development? (Book 2, Page 36, Page 1) Will the rezoning legally allow for greater walkability and connectivity with the adjacent neighborhoods? (Book 2, Page 36, Point 3)

If not, should the city rezone in such a way that is not heading towards the implementation of the Future Land Use Plan?

"The Zoning Ordinance is the primary regulatory tool for the City to implement the land use mapping element of the LIVONIA VISION 21 Plan."

Livonia Vision 21, Book 4, p.17

-Karolynn (Livonia Resident)

~~~~~

Would love to speak at the meeting OR send in information ahead of time, to consider.

**If my email above can be read publicly, that would be great.** Please advise regarding the proper procedure.

Thanks!

Gabe Schuchman, Managing Director  
ALRIG USA  
30200 Telegraph Road, Suite 205  
Bingham Farms, MI 48025

January 7, 2021

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

To Whom It May Concern:

This letter is to provide support for the property owner, Ford Road Ventures LLC, in their petition submitted by Tiseo Architects requesting to rezone portions of their shopping center at 19043 thru 19053 Middlebelt Road and 29475 thru 29493 Middlebelt Road, public hearing taking place on Tuesday, January 26, 2021 at 7:00 pm.

As the neighboring property owner of the Smoothie King center, I feel that the rezoning will be advantageous to the intersection and area and any new businesses that will be brought to the City of Livonia as a result of this rezoning will benefit the community.

Sincerely,

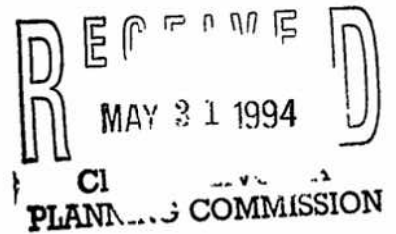
A handwritten signature in black ink, appearing to be 'Gabe Schuchman', written over a horizontal line.

Gabe Schuchman  
ALRIG USA

PUBLIC HEARING

CITY OF LIVONIA

Minutes of Meeting Held May 23, 1994



A Public Hearing of the Council of the City of Livonia was held at the City Hall on Monday, May 23, 1994.

Members Present: Gerald Taylor, President  
Dale A. Jurcisin  
Feron P. Feenstra  
Michael P. McGee  
Sean P. Kavanagh

Members Absent: Ron Ochala  
Laura M. Toy

Others Present: Cathryn Kerby White, Chief Assistant City Attorney  
H. Shane, Assistant Planning Director

This is a public hearing relative to Petition 94-1-1-5, by the City Planning Commission pursuant to CR 959-93, for a change of zoning of property located on the west side of Middlebelt Road between Seven Mile Road and Clarita Avenue, in the N.E. 1/4 of Section 11, from C-1 and C-2 to P and from C-1 to C-2. The City Clerk has mailed notices to those persons in the area, and all other requirements of Ordinance, No. 543, the Zoning Ordinance, have been fulfilled. The meeting was called to order at approximately 8:40 p.m. with President Taylor presiding. There were approximately three persons present. The Public Hearing is now open for comments.

PETITION 94-1-1-5

Shane: This is a map of Section 11. Seven Mile Road is at the top, Middlebelt Road is at the right. The area of the petition is generally at the southwest corner of Seven Mile and Middlebelt. Again, this is an enlargement of the previous slide; this is the Mid-Seven Shopping Center area. The area of the petition is cross-hatched in red and black and outlined in red. It's a mixed zoning situation in the area. The basic leader is a portion of the parking lot, which is Parking, with other portions which are either C-2 or C-1. A portion of the northern part of the building is C-2, and the southerly part is C-1. So, the Planning Commission has expanded the Council Resolution which really spoke to the parking lot areas and the idea of rezoning all the parking lot areas to a Parking zone, since that is the function of that area. Planning Commission thought that there should be one uniform zoning classification for the building as well, so it is suggestion that the southern third of the building be rezoned from C-1 to C-2. So, you'd have a building which is C-2, and a parking lot which is Parking.

Taylor: I think the Council asked for that resolution when we talked about the Boston Chicken. We wanted to make sure that the commercial use didn't

expand any further. But, you say that the C-1 to the C-2 came through the Planning Commission?

Shane: Yeah, we expanded your original resolution that talked about parking lot variance, and we simply expanded it.

Taylor: What kind of uses are there on that end of the building? Are they C-2 uses at this time?

Shane: No, they're C-1 uses.

Taylor: Well, I don't know as I want to expand that myself. C-2 uses are some uses that possibly you wouldn't want in that particular use. They'd have to come to the Council for a waiver.

Shane: Such things as restaurants and that type of thing. Either C-1 or C-2 restaurants was the factor for a waiver use.

Ochala: This is not different from what was done recently on Plymouth Road with the Sports Authority . . . the book store . . . .

Taylor: Except that was all C-1; we changed it to C-2.

Ochala: Is there anyone here from the shopping center?

Yvette Russell, Manager Toys 'R' Us: I just want some clarification. Is that part right below the C-2 our building?

Taylor: No, you're (looking) in the wrong corner. It will not affect Toys 'R' Us.

Ochala: It seems like there's . . . a number of vacancies at that end of the center. I don't know if that's related to the zoning or not. That area in general seems to be coming back; so, whatever we can do to facilitate that is probably a good policy.

Taylor: We've had problems with that shopping center in the past, as far as getting the gentleman to do anything as far as decent landscaping or anything we've asked him to do, other than the fact that it might help him in the shopping center! He wanted the pet store so that he could sell the pet store . . . .

McGee: I think just for the purpose of maybe getting something proposed, I'd like to propose that the northern piece there, C-2 to P, and the south-eastern piece, C-1 to P; but my resolution would not include rezoning the C-1 to C-2, really only for the reason that that corner does about the property where the apartment buildings are, although I suppose the intrusive of a C-2 use might be minimal because of that . . . . I guess I'd sort of like to wait and see what really develops. If it turns out that the C-1 zoning is really a significant obstruction to getting that center going, we could always revisit it and rezone at that time or, as we well know, they could go to the ZBA! (Laughter.) I'll make a resolution for 2/3.

# **UNAPPROVED MINUTES**

1

## **MINUTES OF THE 1,164<sup>th</sup> PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA**

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On Tuesday, January 26, 2021, the City Planning Commission of the City of Livonia held its 1,164<sup>th</sup> Public Hearings and Regular Meeting via Zoom Meeting Software.

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

Members present:   David Bongero           Sam Caramagno           Glen Long  
                          Betsy McCue           Carol Smiley           Peter Ventura  
                          Ian Wilshaw

Members absent:   None

Mr. Mark Taormina, Planning Director, Scott Miller, Planner IV, Stephanie Reece, Program Supervisor, and Debra Walter, Clerk-Typist were also present.

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

### **ITEM #1   PETITION 2020-12-01-07**

### **Tiseo Architects**

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2020-12-01-07 submitted by Tiseo Architects, Inc. pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone portions of the shopping center property at 19043 thru 19053 Middlebelt Road and 29475 thru 29493 Seven Mile Road, located on the west side of Middlebelt Road between Clarita Avenue and Seven Mile Road in the

Northeast ¼ of Section 11, from C-1, Local Business & P, Parking to C-2, General Business.

Mr. Taormina: This is a request to rezone a property that is located on the west side of Middlebelt Road between Clarita and Seven Mile Road. The property is on the southwest corner of Seven Mile and Middlebelt roads. The request is to rezone portions of the property that are currently zoned P (Parking) and C-1 (Local Business) to C-2 (General Business). The site, as you can see from the zoning map, is currently divided into three zoning classifications. The north half of the shopping center, where the building is located is currently zoned C-2 (General Business). The south half of the building, as well as the narrow strip that runs along the south end of the property, is currently zoned C-1 (Local Business). Most of the existing parking lot is zoned P (Parking). The proposed changes would place the entire site under the C-2 classification. The site of the shopping center is 5.36 acres. To familiarize everyone with this map, the site includes all of this building as well as the area petitioned for rezoning that is shown highlighted in yellow. There is a gas station at the corner of Middlebelt and Seven Mile Roads. A Wendy's restaurant is to the south and a Boston Market restaurant is positioned near the center of the frontage. However, the Wendy's, the Boston Market and the gas station are not a part of this site. The building itself is about 56,700 square feet. Most of the available parking, as you can see, is located between the building and Middlebelt Road. The main tenants include Pet Supplies Plus, and Planet Fitness. Most recently, a bank ATM kiosk was constructed at the south end of the property. The purpose of the rezoning is to facilitate the development of a new outlot building that would have drive-up or drive-thru facilities. The Wendy's is located to the south just off the plan. The outlot building that I just referenced is shown right here on the site. The new building would be located between the Boston Market and the Wendy's. Changing the zoning to C-2 is a necessary first step since the P (Parking) classification currently does not allow buildings or structures. Drive-up operations require waiver-use approval. So, regardless of what happens this evening on the rezoning petition, this would have to come back for further review for the restaurant, impacts on parking, traffic, etc. The new building would occupy an area that measures about 104 feet by 145 feet. The center currently contains about 302 parking spaces. With the addition of the 2,000 square foot building, the required parking would increase to 313 spaces. Currently there are about 307 spaces available for a slight surplus. But with the

construction of the building and the additional parking that is required and with the displacement of approximately 50 parking spaces, number of available parking spaces would drop to 272. This would result in a deficiency of 42 parking spaces. The future land use plan shows the area as part of a mixed-development center that includes all of the four corners of Seven Mile and Middlebelt. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Taormina: The first item is from the Engineering Division, dated December 23, 2020, 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 property associated with the project is assigned the address ranges of #19043 thru #19053 Middlebelt Road and #29475 thru #29493 Seven Mile Road, with the address of #19043 Middlebelt Road being assigned to the overall parcel. The legal descriptions included on the plans submitted by the owner appears to correctly describe the property, but it shows the parcel as being divided into three pieces which is not correct. Although the descriptions provided can be used to describe the parcel, the owner should provide a description for the parcel which describes it as a single combined parcel. There are no descriptions provided for the current or proposed zoning areas. The proposed development is currently serviced by public water main, storm and sanitary sewers, and the submitted drawings do not indicate any changes to the existing services. Should the owner wish to construct the "outlot building" as shown on the drawings, they should contact this office to discuss new service connections and storm water requirements. The sanitary sewer located on the parcel is privately-owned, and any new connections may require additional easements and upgrades to the system to accept it as publicly-owned. Also, any proposed construction will be required to meet the Wayne County Stormwater Ordinance, including detention requirements."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Finance Department, dated December 15, 2020, which reads as follows: *"I have reviewed the addresses connected with the above noted petition. There are no past due amounts receivable, however, their water bills of \$8.50 and \$68.34 are currently due on January 11, 2021. I have no objections to the proposal."* The letter is signed by Connie Kumpula, Chief Accountant. The next letter is from the Treasurer's Department,

dated December 15, 2020, which reads as follows: *"In accordance with your request, the Treasurer's Office has reviewed the name and addresses connected with the above noted petition. At this time there are taxes due, but they are not delinquent, therefore I have no objections to the proposal."* The letter is signed by Lynda Scheel, Treasurer. The next item is an email from Karolynn, a resident, dated January 23, 2021, it reads: *"Good Afternoon: What is the process for getting a comment to the Planning Commission? It is in regards to Tuesday night's meeting. Can my email be forwarded to all the commissioners for consideration ahead of time? Comment: I have a comment regarding the rezoning at 7 & Middlebelt, which I believe will be discussed Tuesday. I got an email about it. Is the rezoning in alignment with the Master Plan? I believe that Book 2 and Book 4 of the Master Plan are the most relevant to this rezoning. The Former Livonia Mall is a Special Planning Area. The adopted plan's vision for the site is a mixed-use development (see pages 33-36 of Book 2); implementation of this plan requires the development of a new, form-based zoning district. I do not see a Mixed Development District (or something like it) in the current Livonia zoning code as an option, though I might have missed it. C-1 and C-2 don't allow for the vibrant vision that has been adopted for this area. I am looking mainly at pages 33-36 in LV21 Book 2 and pages 17-18 in LV21 Book 4. Implementation Questions for the Commission: Has the city begun creating a new zoning district for the Special Planning Areas? If not, is it in the budget for 2021 or on the agenda this year? Is this current rezoning in alignment with the master plan? Does it legally allow for housing & commercial, mixed-use, pedestrian-friendly development? (Book 2, Page 36, Page 1) Will the rezoning legally allow for greater walkability and connectivity with the adjacent neighborhoods? (Book 2, Page 36, Point 3). If not, should the city rezone in such a way that is not heading towards the implementation of the Future Land Use Plan? "The Zoning Ordinance is the primary regulatory tool for the City to implement the land use mapping element of the LIVONIA VISION 21 Plan." Livonia Vision 21, Book 4, p.17 -Karolynn (Livonia Resident) Would love to speak at the meeting OR send in information ahead of time, to consider. If my email above can be read publicly, that would be great. Please advise regarding the proper procedure. Thanks!"* The next item is a letter from Gabe Schuchman of ALRIG USA, dated January 7, 2021, it reads: *"This letter is to provide support for the property owner, Ford Road Ventures LLC, in their petition submitted by Tiseo Architects requesting to rezone portions of their shopping center at 19043 thru 19053 Middlebelt*

*Road and 29475 thru 29493 Middlebelt Road, public hearing taking place on Tuesday, January 26, 2021 at 7:00 pm. As the neighboring property owner of the Smoothie King center, I feel that the rezoning will be advantageous to the intersection and area and any new businesses that will be brought to the City of Livonia as a result of this rezoning will benefit the community."*  
That is the extent of the correspondence.

Mr. Wilshaw: Are there any questions of the Planning Director? If not, if our petitioner is in the audience, please click the raise hand and we can make sure you are recognized. Also, if you are a phone-in user, click \*9 for raise hand. We have Mr. Tiseo and Mr. Denha. We will give you an opportunity to introduce yourselves . We will start with you Mr. Tiseo.

Ben Tiseo, 19815 Farmington, Livonia, MI. Good evening. Thank you again. As you know, we are here to seek a rezoning for the property so it is conforming with all of the adjoining properties. Right now, just about all of the properties that abut this are zoned as C-2. As well as the Sears plot across the street and even other properties across Middlebelt Road. I know there has been some discussion from the city about dropping the P zoning from its ordinance. I don't know how far that has gotten as far as a discussion, but I just want to bring that to your attention. Again, we are here for just a rezoning and I know there are going to be some site plan issues that will need to be addressed, but you can rest assured that we will address them if we go through this and it is approved. We will be back addressing a lot of the site plan approval issues that I am sure some of you have been thinking about, such as landscaping and how do we maneuver the site for the drive-up window on the end cap. Again, I am here if you have any questions, and we would appreciate any comments.

Mr. Wilshaw: Thank you, Mr. Tiseo. That is a good segway to remind everyone in our audience that we are looking at a rezoning for this property tonight. The questions before us for this evening is, is this an appropriate change of zoning for this site. There is not going to be a tremendous amount of discussion about the site plan and the details of the site, because that would come before us in another section after the zoning is approved or rejected. Also, Mr. Denha is with us. Good evening. Are there any comments you would like to make?

Kevin Denha, 700 N. Old Woodward, Ste. 300, Birmingham, MI, 48009. Thank you. I will keep it brief. This rezoning petition is really helpful

for the long-term viability of this property since I bought this property in 2014 or 2015 and just remodeled it. I ask the commission to take that into consideration as we tried really hard to lease the space in the present state, so this petition to rezone would really help fill that center up and create some more activity in the center in a nice harmonious way as we get through this petition, and thus leading to the site plan, etc. I will look to you guys for help with this and we are here to answer any questions and go from there. Thank you, Mr. Chair.

Mr. Wilshaw: Thank you, Mr. Denha. I will go to the commission to see if anyone has any questions for our petitioner and their representatives.

Ms. Smiley: Have you thought of any mixed-use, if that is what the future land use is set for this property? Any mixed-uses in there or tried to find something like that?

Mr. Denha: At this time, we have not. Our efforts have been channeled towards getting the holes filled, for a lack of a better word, but I think as I have mentioned at previous meeting, but irrespective of that, it really hasn't gone far because the end cap of this center is probably the deepest part of the center, so it presents a little bit of a challenge. Thus, we are going for the drive-thru in the petition that we have in front, but no we have not looked at a mixed-use right now.

Ms. Smiley: Thank you.

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

Mr. Ventura: Mr. Denha, can you remind us why you think that building another building, another out lot building on the Middlebelt frontage, is not going to create a hardship when you go to try and lease the building that will be hidden behind it in the shopping center itself?

Mr. Denha: I think we talked about this briefly last week and what I will say to that is the building is positioned in front of the tenant mostly the current wig tenant and partially to the inline space directly to the south of the wig. The current signage that I have on building, the traffic that the out lot will bring, the current two pylon signs that I have for any tenant that is mildly blocked will definitely outweigh the benefits of having the out lot as opposed to having some minor blockages there. My big box tenants will not be impacted by this at all and they will be in good shape.

Mr. Ventura: Thank you.

Mr. Wilshaw: Thank you, Mr. Ventura. Any other questions for our petitioner from the commission? If not, I will go to the audience. Mr. Taormina?

Mr. Taormina: Actually, go to the audience first. I was going to answer some of the questions that were posed in the correspondence from Karolynn. I misspoke when I said it was from Janet Douglas. She works for the Clerk's office. That email was from a Karolynn F. I will wait until after audience communication. Maybe she or a representative is here to ask those, but I would like to respond to some of those questions.

Mr. Wilshaw: I appreciate that, Mr. Taormina. She did ask some good questions. It would be good to have those responses on the record. We will go to the audience. Is there anybody in the audience that wishes to speak for or against this item? You can click raise hand. We do have one person so far. We are going to acknowledge Mrs. Faulkner...Mr. or Mrs. Faulkner.

Karolynn Faulkner, this is the same person from the email. I know that this rezoning is kind of bringing everything in line with mostly there, which is C-2. I guess my question is, you know as I said, are we going to create a new code so that developers could do more mixed-use if they wanted to. I used to live in Milwaukee, Wisconsin and we had a shopping area kind of not too different from this area, and the whole area was redone to where we had café's, sidewalks, parks...it just looked completely different ya know. Obviously, that is a large project. That is kind of what I was seeing in the Livonia Vision Plan, but I don't think our currently zoning code would even allow that if a developer came in and wanted to do that. My question isn't really for the developers as much as for the plans of developing maybe a new zoning district for the special planning areas.

Mr. Wilshaw: Yes. You are going to hear from Mr. Taormina who will address that a little bit in more detail. I will steal a little bit of his thunder in saying that we just got that Vision 21 Master Plan adopted here...we spent a lot of time working on it these past couple years and we are currently working on reviewing and revising our zoning ordinance to align with that. You will see in the not-so-distant future some of those zoning types that will allow for this plan to be able to flourish in its full potential. It is still a work in progress. That is a just a quick answer to that question, but

we do appreciate that. Is there anyone else in our audience wishing to speak for or against this petition? If so, please click the raise hand. We do have one phone-in user. You can dial \*9 to raise your hand if you would like to speak as well. I don't see anyone else in our audience raising their hand, so Mr. Taormina I believe it is your turn.

Mr. Taormina: Thank you. Karolynn, in response to your question, as the Chairman mentioned, the Planning Commission is in the very early stages of reviewing a new zoning ordinance. This is an ordinance that would completely replace what we currently have, with the intention of being in line with the Master Plan, Livonia Vision 21. The zoning ordinance is actually Phase Two of this process. It is a considerable effort. It is probably several months before there will be any action on the new zoning ordinance. It does embody a form-based element, which would be available to this property, and any other properties in the area and throughout the city. Your question regarding whether this rezoning is in line with the Master Plan...it is not inconsistent with the Master Plan. The reason for that is that the C-2 zoning can be developed using a special waiver process called a planned development. There is nothing that prevents this developer from taking advantage of our planned unit development district guidelines that presently exist in the ordinance and the ability to develop this as a mixed-use development. It is not what is currently before us right now. This is a zoning to C-2, but again, if circumstances should change and they wanted to introduce a mixed-use element to this project, the C-2 zoning district itself would not prohibit that. It would be a little bit different mechanism to go through that process. We are going to make it, I believe, much easier once the new ordinance is adopted. Hopefully that answers your question.

Mr. Wilshaw: Thank you, Mr. Taormina. I will give our resident an opportunity to respond if she has any other questions.

Ms. Faulkner: Oh no. That's great. I am happy to hear that the new code is at least in the works, even if it is early stages.

Mr. Wilshaw: Yes. A lot of work goes into making a change. In fact, our zoning ordinance hasn't ever gone through such a comprehensive review as we are going through right now. It is going to be quite a major change. I think it will set us up for the future.

Ms. Faulkner: That's exciting. Thank you.

Mr. Wilshaw: Thank you, we appreciate you coming tonight. Is there anyone else in the audience wishing to speak for or against this item? If so, please click the raise hand. I don't see anyone else. Mr. Tiseo, is there anything else you would like to add before we make our decision?

Mr. Tiseo: No, I am fine with what I have heard tonight. We hope we get your support so we can move forward with this exciting project. Thank you.

Mr. Wilshaw: Alright, thank you, Mr. Tiseo. If there are no further questions from the petitioner or the commission regarding the site, then I can close the public hearing and a motion would be in order.

On a motion by McCue, seconded by Smiley, and unanimously adopted, it was:

**#01-01-2021**     **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on January 26, 2021, on Petition 2020-12-01-07 submitted by Tiseo Architects, Inc. pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone portions of the shopping center property at 19043 thru 19053 Middlebelt Road and 29475 thru 29493 Seven Mile Road, located on the west side of Middlebelt Road between Clarita Avenue and Seven Mile Road in the Northeast ¼ of Section 11, from C-1, Local Business & P, Parking to C-2, General Business, the Planning Commission does hereby recommend to the City Council that Petition 2020-12-01-07 be approved for the following reasons:

1. That a change of zoning to C-2, General Business is compatible to and in harmony with the surrounding land uses and zoning districts in the area.
2. That the proposed change of zoning would provide opportunities for a greater variety of uses to serve the area as well as the City as a whole.
3. That the proposed change of zoning is consistent with the developing character of the surrounding neighborhood.
4. That the proposed change of zoning represents a reasonable and logical zoning plan for the subject property which adheres to the principles of sound land use planning, and

5. That the proposed change of zoning is supported by the recently adopted Future Land Use Map for Livonia Vision 21 shows the subject area of the rezoning as *Mixed Development Center*.

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

Mr. 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.