

**CITY OF LIVONIA – CITY COUNCIL  
MINUTES OF STUDY MEETING HELD OCTOBER 21, 2024**

Meeting was called to order at 8:13 p.m. by Council President McCullough. Present: Carrie Budzinski, Scott Morgan, Laura Toy, Jim Jolly, Vice President Martha Ptashnik, Rob Donovic and President McCullough. Absent: None.

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

Councilmember Budzinski led the meeting with the Pledge of Allegiance.

During Audience Communication, Allan Dix, 35415 Elmira Street, asked that Council consider a Charter Amendment to provide an avenue for checking resident concerns regarding appointed officials and practices.

Carter Fisher, City Attorney, thanked Mr. Dix for bringing election irregularities to our attention. His office has done an extensive review of the items he brought forward, and a report has been filed with the Election Commission. He also indicated the issues have been reported to the Secretary of State and situations have been remedied.

**NEW BUSINESS**

1. REQUEST TO WAIVE THE SIDEWALK REQUIREMENT: Joe Eadeh, Fortesa Homes, re: for the newly constructed homes at 20533, 20555, 20577 and 20599 Angling.

Brandon McCullough presented the request to Council.

Councilmember Donovic recused himself at 8:18 pm due to a professional work conflict.

Councilmember Morgan offered an approving motion for the Consent Agenda.

Councilmember Jolly indicated this matter must be on the Regular Agenda since Councilmember recused himself.

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| DIRECTION: | APPROVING | REGULAR |
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Councilmember Donovic resumed his chair at 8:19pm.

2. VACATING REQUEST: Jeff and Karen Hargis, re: to determine whether or not to vacate a portion of the existing right-of-way abutting the east side of the property located at 20210 Purlingbrook Street, located in the Northeast 1/4 of Section 2.

Jeff Hargis, 20210 Purlingbrook, presented the request to Council.

Mark Taormina, Planning and Economic Development Director, is asking Council to refer this request to Administration for review and recommendation before putting this on a Planning Commission Agenda. It needs to be determined whether the applicant has standing to request this. The unimproved right of way is in a subdivision plat that is outside of his property. His property is not in the subdivision. This also needs to be reviewed by the Engineering Department. He also indicated the referral tonight would go to the Law, Planning and Engineering Departments for review.

Councilmember Jolly offered an approving motion for referral and recommendation from the Administration for the Consent Agenda.

DIRECTION:

APPROVING

CONSENT

3. WAIVER PETITION: Planning Commission, re: Petition 2024-09-02-14 submitted by The Learning Tree, requesting waiver use approval to operate a day care nursery at 37400 Seven Mile Road, located on the northeast corner of Newburgh Road and Seven Mile Road in the Southwest ¼ of Section 05.

Mark Taormina, Planning and Economic Development Director, presented the request to Council.

Councilmember Jolly asked if this would have any impact on the Learning Tree further west on Seven Mile.

Mr. Taormina said this is in addition to the other location and is necessary to meet their demand.

Andrea Majeski, Regional Director; and Karen Ballard, 8183 McFadden, were present to answer questions. Ms. Ballard explained they have three centers in Livonia and the Seven Mile location will remain. This new location will meet the needs of their clientele.

Councilmember Toy asked if they would lease or own the building and what the hours of operation would be. She also asked about safety issues on the west side.

Ms. Ballard said they own the building and would be open from 7:30am to 5pm, Monday through Friday. She indicated boulders and trees seem to be the best option to meet the safety needs, but they are open to suggestions.

Councilmember Donovic said he was pleased to see that their business purchased the property and asked why they don't use the large portion of land to the north rather than using the area close to a busy intersection.

Ms. Ballard indicated they would have to cross over a driveway if they were to use that property and it is not safe. Ms. Majeski said they want to use the area they currently have and there are no intentions for the property to the north.

Councilmember Donovic said there will be 22 staff members on site and 160 children. He said there aren't that many parking spaces and he has concerns about the flow of traffic.

Ms. Majeski said the employees must park in the lot farthest from the building with drop-off and pick up using the parking spaces closest to the building. She said drop off is a steady flow between 7:30 am and 8:30 am.

Councilmember Donovic asked Mr. Taormina if there have been any additional thoughts in terms of traffic circulation and what Council could do to avoid potential issues.

Mr. Taormina said the front parking lot will be first to fill up and then to the east side of the building, they will need additional striping to alert drivers pulling in from Seven Mile that people will be crossing.

Councilmember Budzinski asked if they would have full and half day care and if they would have staggered drop-off and pick-up times.

Ms. Majeski indicated it is a full day and that drop-off and pick-up times are staggered.

Vice President Ptashnik asked if there has been a traffic study done. She feels they will be creating a blind spot with fences and is worried about traffic flow.

Mr. Taormina said there hasn't been a traffic study to his knowledge.

Councilmember Morgan asked if the entrance is an old alley and about parking on the north side.

Mr. Taormina said the driveway is about seventeen feet and there is parking there.

Councilmember Donovan is concerned about the fence as well.

Councilmember Toy asked if the property behind there belongs to them as well.

Ms. Majeski said there are no plans for the property.

Councilmember Toy asked if this could be referred to Committee of the Whole and asked the petitioners what the timeline is.

Ms. Majeski said they are in a hurry due to being moved out of the Livonia school they currently occupy.

Councilmember Jolly asked if this is a replacement for the Marshall Elementary site. He said there are fewer parking spaces available at the Marshall location than at the new Seven Mile location. He also asked if the fence would have to be a white vinyl fence.

Ms. Ballard said this would be a replacement for a portion of their families. Livonia schools did offer a location across town which would be too inconvenient for many of their families. Their location across Newburgh has had a wait list for a while. She said they would prefer a darker fence that would match the building better and where people can't see in, and children can't see out.

Councilmember Jolly asked that they go back to their architect and ask them to make this plan as safe as possible.

Councilmember Morgan indicated he has safety concerns and sight line issues. He would prefer to see the play area behind the building.

Todd Zilincik, City Engineer, suggested sidewalks to provide connectivity.

Councilmember Toy offered an approving motion for referral to Committee of the Whole.

Councilmember Jolly offered an approving motion for the Regular Agenda.

Councilmember Toy withdrew her motion.

DIRECTION:

APPROVING

REGULAR

4. WAIVER PETITION: Planning Commission, re: Petition 2024-09-02-15 submitted by K Romaya Food Service, L.L.C., on behalf of Papa Romano's, requesting waiver use approval to operate a full-service restaurant with a on-premises Class C liquor license (sale of beer, wine and spirits for consumption on the premises) and an off-premises SDM liquor license (sale of packaged beer and wine) at 36127 and 36131 Plymouth Road,

located on the south side of Plymouth Road between Yale Avenue and Levan Road in the Northeast ¼ of Section 32.

Mark Taormina, Planning and Economic Development Director, presented the request to Council.

Councilmember Jolly asked for the rationale behind allowing a restaurant to sell package liquor.

Mr. Taormina said it's been seen more frequently lately. The Michigan Liquor Control Commission allows them to purchase the license when they get the Class C license. It's basically to provide an additional service to their customers.

Jolly asked if they would be allowed to continue with only the package alcohol sales if the restaurant didn't proceed.

Mr. Taormina said conditional language is put into the resolution to limit it to this petitioner only. The ability to extend it to a new operator would require Council approval. This requirement could be tied to the restaurant, the Class C license, or the SDM license.

Councilmember Ptashnik asked if this would allow delivery, such as beer with their pizza delivery. She feels this is opening a situation she isn't comfortable with.

Alex Shalal, attorney, and Kevin Romaya, owner of Papa Romanos, were present to answer questions.'

Councilmember Toy asked if his other locations had this type of service and asked why he chose this site.

Mr. Romaya said he hasn't had any other locations that provide this service. This is a new concept for Papa Romanos. He indicated he likes the site especially with the Ford plant across the street.

Councilmember Jolly offered an approving motion for the Regular Agenda that ties it to the current ownership only

DIRECTION:

APPROVING

REGULAR

5. SITE PLAN PETITION: Planning Commission, re: Petition 2024-08-08-06 submitted by CESO, on behalf of Wal-Mart, requesting approval of all plans to construct a 1,272 square foot addition for grocery pickup to the west end of the existing Walmart Supercenter at 29555 Plymouth Road, located on the south side of Plymouth Road between Middle Belt Road and Milburn Street in the Northeast ¼ of Section 35.

Mark Taormina, Planning and Economic Development Director, presented the request to Council.

Councilmember Donovic asked if the Store Manager was present.

Mr. Taormina said the store manager is not in attendance.

Councilmember Donovic offered a motion to refer this to Committee of the Whole due to the number of issues and concerns that have occurred with this store.

Cindy Fleming, resident, said she has concerns about the addition and the trailer parking being near the apartments being built. She is concerned about the traffic, including school buses. She indicated she is in support of the referral to Committee of the Whole.

DIRECTION: COMMITTEE OF WHOLE CONSENT

6. AWARD OF BID: Livonia Housing Commission, re: the replacement of five doors in the Newburgh Village Community Building Garage, Maintenance Shop, and Laundry Room, from budgeted funds.

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

Councilmember Toy offered an approving motion for the Consent Agenda.

DIRECTION: APPROVING CONSENT

7. AWARD OF CONTRACT AND REQUEST TO AUTHORIZE ADDITIONAL APPROPRIATION AND EXPENDITURE: Department of Parks and Recreation, re: consulting services for the construction phase of the Senior Center addition and Recreation Center Improvements project, from budgeted funds. (CR 378-20)

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

Michael Slater, M. Slater Consulting LLC, was present to answer questions.

Councilmember Jolly offered an approving motion for the Consent Agenda.

DIRECTION: APPROVING CONSENT

There was no Audience Communication at the end of the meeting.

Meeting Adjourned 10:12 p.m.

For the Regular Meeting of November 6, 2024.

LORI L. MILLER, CITY CLERK