

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD DECEMBER 2, 2024**

Meeting was called to order at 8:03 p.m. by Council President McCullough. Present: Laura Toy, Vice President Martha Ptashnik, Rob Donovic, Carrie Budzinski, Scott Morgan, and President McCullough. Absent: None. (*Jim Jolly resigned following Regular Meeting of December 2, 2024.)

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

The Council led the meeting with the Pledge of Allegiance.

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

President McCullough announced there was New Data on Agenda Item #12.

Councilmember Budzinski indicated the Merry & Bright Parade is this Sunday, 12/08/24 starting at 4:00 p.m. followed by festivities at City Hall and the Civic Center Library and invited residents to attend.

Vice President Ptashnik indicated the Night of Lights starts this weekend at Greenmead for the next three weeks and invited residents to attend.

President McCullough echoed the Merry & Bright Parade is a great community event and thanked the Parks & Rec Department for all their hard work and indicated the Night of Lights is just another great community event for the holidays.

Councilmember Toy wanted to remind everyone about the great U of M football game this past Saturday vs. Ohio State and indicated it was quite well done and U of M won, of course.

President McCullough stated the Detroit Lions scared us in their last game as they started off well but faded in the second half. Thankfully, they were able to pull it all together.

NEW BUSINESS

1. REQUEST TO WAIVE THE SIDEWALK REQUIREMENT: Rommie Abdelnour, re: the newly constructed home at 37601 Amrhein.

Rommie Abdelnour, homeowner of property at 37601 Amrhein, was present to answer questions of Council and indicated because this street is primarily in an industrial section of the City, no other homes on Amrhein have sidewalks on either side of the street.

Councilmember Donovic indicated the Council was provided with the map of the area which is heavily industrial and confirmed there are no sidewalks in this area and will probably never be any because of the industrial nature of this street.

DIRECTION:

APPROVING

CONSENT

2. REQUEST TO APPROVE THE SHOPPES AT COLLEGE PARK PLANNED GENERAL DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LIVONIA AND HAGGERTY SIX PARTNERS, LLC: Eric Williams, PE, Stonefield Engineering & Design on behalf of Haggerty Six Partners, LLC, re: Petition 2024-02-02-03 approved by the Council on April 15, 2024, pursuant to CR 135-24, requesting waiver use approval for a Planned General Development consisting of a retail shopping center and multifamily housing under a single unified plan, located at 39200 Six Mile Road, on the north side of Six Mile Road between Haggerty Road and Fox Drive in the Southwest ¼ of Section 7.

Mark Taormina, City Planner, presented this matter to Council. Mr. Taormina indicated this matter came before Council earlier this year in April where the waiver use petition was approved. This is a required condition of that granted waiver use petition. This is at the former Comerica site. It is similar in nature to others approved in the past and essentially outlines the terms and conditions to confirm the terms approved by the Council and prohibited uses of the land. It requires at least 30% of the residential development portion be completed, and the developer is requesting a special adjustment to this and to expedite the opening of the retail store that only the basements be completed. The Planning Department has reviewed and is in agreement with what has been requested by the developer.

Councilmember Toy stated this is a great development going into that area and her only concern is regarding traffic in the area because that section of town is a little crowded. She indicated this has come before Council multiple times and she is comfortable with the matter going on Consent.

Councilmember Budzinski questioned if Mr. Taormina or the developer if they could describe what are the new buildings that will be developed on this property and what is the approximate timeline.

Gerard Marcus, one of the partners in Haggerty Six Partners, was present to answer any questions of Council and indicated they are waiting on permits being pulled for Whole Foods which is their most critical with timelines. He stated they have worked diligently with Planning to work on the rest of the drawings as approved in April of this year and will then submit those for permit as well. Mr. Marcus indicated minor adjustments will be made with the hotel building and will be presented shortly once the Whole Foods' permit has been pulled. He indicated the southern side, Phase II, is in the finalization planning stages and are hopeful they can start in the first quarter in 2025 on Whole Foods and the rest immediately following.

Councilmember Budzinski asked Mr. Marcus to provide an overview of approximately how many residential units will be developed, how many restaurants and retail shops and if there was a gym possibly go in at this development.

Mr. Marcus responded there will be approximately 150-165 units, small shops on Haggerty Road inclusive of a Starbucks, various other new national brand restaurants, Lenscrafters, and there has been a great deal of interest in this plan, and they wanted to be sure the City is proud of who goes in there as this development unfolds. He indicated as soon as a permit is obtained demolition will begin on this property.

President McCullough stated they appreciate this development in this area and thanked Mr. Marcus for bringing it forward to us and look forward to doing great things with this partnership and developer in the future.

John Wysocki, 16348 Aldridge Court, Quakertown subdivision across the street inquired what will be done about traffic in that area as this section is already congested enough. Mr. Wysocki stated this is the first he has heard of this development and wanted to find out what the City and/or Council will do to ease the traffic congestion with the addition of this development.

Gay Lynn Tucker, 16332 Aldridge Court, Quakertown subdivision across the street, indicated she appreciated progress must be made in the City but inquired if the City can create a new access street into the subdivision. With the addition of new housing at this development, the traffic will only increase in this area and residents of Quakertown already have a hard time getting in and out of this subdivision.

DIRECTION:

APPROVING

CONSENT

3. WAIVER PETITION: Planning Commission, re: Petition 2024-10-02-17, submitted by CJ's Party Rentals, requesting waiver use approval to operate a truck rental facility that includes the outdoor storage of Budget Rental Trucks at 37055 Industrial Road in the Northwest ¼ of Section 29.

Mark Taormina, City Planner, presented this matter to Council and indicated the waiver use petition is to allow truck rental facility on the property with CJ's Party Rentals. The property is on Industrial Road just east of Newburgh Road and is zoned industrial and is surrounded by all industrial. The principal use is rental of supplies for parties including rental of tables and chairs and the Petitioner is trying to supplement their income during slower times of the year by renting out 13-14 parking spaces for truck storage on the property. The Planning Commission recommended approval as submitted.

The Petitioner, Sherice Jones, 37055 Industrial Road, was present to answer any questions of Council.

Councilmember Toy inquired how long this business has been in Livonia. The Petitioner stated they were formally in Farmington Hills but have been in business for the last 3 years and have grown over the years. Ms. Jones indicated the maximum number of trucks on her site so far has been six and the funds help keep employees of her business employed year-round, even in the downtimes.

Vice President Ptashnik inquired if the truck rental is for people to rent to use the party supplies or how the truck rental part would go. Ms. Jones replied they are just leased by Budget Rental and not for the retrieval of party supplies.

Councilmember Donovic inquired if the waiver use was tied solely to this petitioner. Mr. Taormina indicated that condition was not include in the adopted resolution by the Planning Commission but could be an added condition prior to Council's approval. Councilmember Donovic asked Councilmember Toy if she would agree to that condition being added prior to Council approval and Toy responded in the affirmative.

DIRECTION:

APPROVING

CONSENT

4. WAIVER PETITION: Planning Commission, re: Petition 2024-10-02-18, submitted by Mr. Miguel's, requesting waiver use approval to construct an outdoor dining patio at 39305 Plymouth Road, located on the south side of Plymouth Road east of Newburgh Road in the Southwest ¼ of Section 30.

Mark Taormina, City Planner, presented this matter to Council and indicated this is a waiver use petition to add an outdoor patio at the back of the property on Plymouth Road, just east of Eckles Road. The property measures about 1.3 acres and is a deep property. The patio would go behind the building and extend from the rear about 2,300 square feet altogether.

Mr. Taormina stated there are two main areas proposed for this patio: one for seating and the second of almost equal size for a gaming area. There would be a semi-covered patio with stainless steel roof, and this would add another 56 seats to the patio area, 12 within the game area. Mr. Taormina indicated this addition would require extreme work regarding the parking lot and moving the trash enclosure. He indicated the Planning Commission does recommend approval with the added conditions relative to the parking lot.

The Petitioner, Steve Savage, 39305 Plymouth Road, was present to answer any questions of Council.

Councilmember Toy inquired how many other restaurants, and their locations does the Petitioner own and indicated she is all in favor of an addition to this property, given the required parking lot improvements, and thanked the Petitioner for making the investment.

Councilmember Morgan inquired if the patio would be covered, given the gaming area. Mr. Savage responded it is not an all-weather patio and completely covered, only the non-gaming side would be covered. Mr. Savage stated they are basically duplicating a patio they have at their Brownstown location and is designed more for aesthetics and gaming to align with their family-friendly environment. There would be speakers for ambiance but no live music or loud music on the patio. He concluded by stating they have always planned to redo the parking lot and improve on that area as it has been in bad shape since they bought the property.

Councilmember Donovic thanked the Petitioner for investing in this property and inquired if the trash enclosure would be relocated. Mr. Savage answered in the affirmative.

Vice President Ptashnik inquired about hours of operation and Mr. Savage provided the hours of operation at this location, closing at 9:00 p.m. each weeknight and 10:00 p.m. on the weekend, confirming the patio would close at the same time as the restaurant. Vice President Ptashnik asked if there would be enough parking with the addition and the Petitioner responding they have more than enough under the Code.

DIRECTION:

APPROVING

CONSENT

5. WAIVER PETITION: Planning Commission, re: Petition 2024-10-02-19, submitted by Cooper's Hawk Winery, requesting waiver use approval to operate with an on-premises Class C liquor license (sale of beer, wine and spirits for consumption on the premises), operate an off-premises SDM liquor license (sale of packaged beer and wine) and a full service restaurant with outdoor dining at 17117 North Laurel Park Drive, located on the west side of Laurel Park between I-275 and Newburgh Road in the Southeast ¼ of Section 7.

Mark Taormina, City Planner, presented this matter to Council and indicated the waiver use petition is for an approval to operate Class C liquor license and an off-premises SDM liquor license at a new establishment of Cooper's Hawk Winery. Mr. Taormina Council approval will require separation of establishments located within a 1000' of this establishment and the SMD is for off-premises sales.

President McCullough stated since the last time they heard about Cooper's Hawk Winery and doing research, this is a great establishment that everyone is raving about and inquired when development would start?

Jennifer Lesina, Entitlements Manager for Cooper's Hawk Winery, was present to answer any questions of council and indicated hopefully once permits are obtained by the Developer within the next few weeks, and Cooper's Hawk hopes to start in March 2025. She indicated there are several in Michigan including Kentwood, Clinton Township, Troy and one being built in Lansing scheduled to open in the next month

or so.

DIRECTION:

APPROVING

CONSENT

6. SITE PLAN PETITION: Planning Commission, re: Petition 2024-10-08-07 submitted by Zax Auto Wash, requesting approval of all plans to reconfigure the parking lot and drive-thru facilities and remodel the exterior of the existing car wash at 36001 Plymouth Road, located on the south side of Plymouth Road, between Levan Road and Yale Street, in the Northeast $\frac{1}{4}$ of Section 32.

Mark Taormina, City Planner, presented this matter to Council and indicated it is for site plan approval to remodel and improve parking spots, flow of traffic, and the drive-thru facilities. The site is about 1.4 acres in size on Plymouth Road and the original car wash was built mid-1980's and there was an addition put on the property in the early 1990's for a Quick Oil Change. The flow of traffic will be reversed with the removal of the Quick Oil Change and vehicles will enter from the east side of the portion of the property with a single lane for entry on the south side of the building.

Mr. Taormina indicated the vacuums are relocated to the west side of the building with 11 parking spaces. The dumpster is relocated, and all new landscaping is involved. The tower facing the front of Plymouth Road is approximately 23' in height and the main part of the building is about 17' in height. The Ordinance does require 20 parking spaces, and this plan only has about 14-15 spaces so it will require a waiver on behalf of Council to require the lesser amount of parking spaces. The waiver is a separate vote by Council to approve less parking. The recommendation of the Planning Commission is for approval.

Vice President asked if the petitioner was present. She questioned if the trash cans near the vacuums lead to trash just blowing in the wind and wanted to know what the plan was for the trash.

Jeff Klatt, Clad Architects, 400 East Lincoln, Royal Oak, on behalf of the architectural firm and representative of the owner Zax Auto Wash, was present to answer any questions of Council. Mr. Klatt indicated the owner would ensure a plan was in place to keep the area clean and there would be staff on-site that would frequently empty the trash receptacles and pick up any debris that may have blown away.

Councilmember Donovic stated he was excited to see this architectural firm involved in this project and investing in this property. He stated he felt it was a great improvement and inquired if there were any plans to remodel or redevelop the second location of Zax Car Wash just east of Middlebelt, also on Plymouth Road. With regard to this project, Donovic inquired if there were any PRDA requirements included in the approval by the Planning Commission and inquired if there was any landscaping involved in the back part of the site, the south side of the property.

Mr. Taormina stated there were no improvements noted along Plymouth Road at this time but stated this is something he would like to work with the Petitioner on to come up with something. Mr. Taormina stated there are some gaps along the south wall that should be addressed at this time as this would be a great opportunity to add in those conditions and to work with the Petitioner to get it right.

Vice President Ptashnik indicated there was some discussion held regarding landscaping at the Planning Commission meeting regarding the PRDA.

Councilmember Donovic indicated the abutting property did include landscaping as part of the PRDA and for continuity should also be included on this project.

Councilmember Budzinski asked that for continuity it would be appropriate that we have the same expectation for this development as has been done for other approved projects along Plymouth Road, which is a main thoroughfare throughout the City. Budzinski requested this matter be put on the Regular portion of the Agenda so that these requirements are worked out with the Planning Department.

Following discussion by Council and Petitioner, it was agreed that the Planning Department and the Petitioner work on landscaping plans to create continuity and screening with neighboring properties to include relevant PRDA requirements similar to the condominium development just east of this property.

DIRECTION: APPROVING REGULAR

7. REQUEST TO APPROVE HOURLY RATE INCREASE: Department of Civil Service, re: the Library Page and Student Page classifications, due to the new minimum wage rates.

Carter Fisher, City Attorney, indicated this matter is of a timely nature in that the State's minimum wage rates are set to go up January 1, 2025, and Ms. Liabe apologized for not being present as she thought this matter was on a future Agenda. Mr. Fisher indicated this request is being made by the Department of Civil Service to increase the two (2) classifications of Library Page and Student Page to make sure their hourly rate is equal to the new minimum wage rates.

DIRECTION: APPROVING REGULAR

8. AWARD OF BID: Department of Community Resources, re: the printing of the City of Livonia's 2025 Connections Magazine, from budgeted funds.

Kristin Houchins, Director of Communications, presented this request to Council and

indicated the Communications Department and the Parks & Rec Department have worked closely with the low bidder, has an established rapport and relationship, and would like to award the printing of the Connections Magazine for next year to Hearst Printing. This is a one-year contract and Hearst Printing was the lowest bidder overall, second lowest bidder for the additional glossy pages the City would like to move toward. Ms. Houchins indicated the price increase is expected as all things have gone up in cost.

DIRECTION:

APPROVING

CONSENT

9. REQUEST WAIVE THE FORMAL BID PROCESS AND AUTHORIZATION TO PURCHASE EXTREME NETWORK SWITCHES THROUGH REMC CONTRACT PRICING: Information Systems Department, re: from budgeted funds.

Casey O'Neill, Director of Information Systems, presented the request to Council. Mr. O'Neill indicated the current switches used by the IS Department have long outlived their life expectancy and the required switches are best priced through REMC contract pricing available to Livonia. They are used for all City computers and phones. They are offering us a 69% discount and would include installation by the vendor.

DIRECTION:

APPROVING

CONSENT

10. REQUEST FOR AUTHORIZATION TO PURCHASE FIVE (5) EXMARK LAZER S-SERIES 749 ZERO TURN MOWERS THROUGH THE SOURCEWELL CONSORTIUM: Department of Public Works, re: from budgeted funds.

Don Rohraff, Director of Public Works, presented this request to Council. Mr. Rohraff indicated the Parks Department has mowers which have outlived their life expectancy, and they are in need of five (5) Exmark Lazer S-Series zero turn mowers to replace them. The pricing is through the Sourcewell Consortium. Mr. Rohraff stated this is something that is needed to maintain parks throughout the City and Weingartz is the repair vendor located here in Livonia. The funds are available in the Capital Outlay budget.

DIRECTION:

APPROVING

CONSENT

11. REQUEST FOR AUTHORIZATION TO PURCHASE ONE (1) CASE 588H 4WD T4 FINAL ROUGH TERRAIN FORKLIFT: Department of Public Works, re: from budgeted funds.

Don Rohraff, Director of Public Works, presented this request to Council. Mr. Rohraff indicated this a four-wheel drive forklift is street-worthy and can be used by multiple departments within Public Works and would be very useful to unload materials from semi-trucks. This purchase is also through Sourcewell. It is to replace a unit that was purchased over 30 years ago and the old unit will be disposed of at auction. Mr. Rohraff stated the funds were set aside under Capital Outlay and included a three-year warranty for the new unit.

DIRECTION:

APPROVING

CONSENT

12. REQUEST TO AMEND CONTRACT WITH D'ANGELO BROTHERS, INC.: Department of Public Works, re: to include lead and galvanized service line replacements as required by the EPA and EGLE at various locations throughout the city, in an amount not to exceed \$1,750,000, from budgeted funds.

President McCullough indicated they do have new data on this item.

Ryan Farrell, Assistant Director of Public Works, presented this matter to Council and indicated the City has been very proactive in changing out lead and galvanized service lines. Mr. Farrell indicated the CheckYourPipesLivonia.Org website has been created to help residents and encourage all residents to assess whether their pipes need replaced. Mr. Farrell indicated D'Angelo Brothers has agreed to hold their costs through 2027 and is a good price, very competitive. Mr. Farrell indicated this vendor is extremely professional and the City has worked with them for many years and their work is completed timely and under budget. The funds have been set aside in the Unexpended budget.

Mr. Farrell indicated much information has been pushed out to residents and the hotline number is (734) 466-2619, should residents have further questions or need additional information.

DIRECTION:

APPROVING

CONSENT

13. REQUEST FOR ADDITIONAL EXPENDITURE: Engineering Division, re: Newburgh Road Emergency Repairs (Ann Arbor Road to Amrhein Road), from budgeted funds. (CR 73-24)

Todd Zilincik, City Engineer, presented this request to Council and indicated the

repairs were emergency in nature for the work being done on Newburgh, between Ann Arbor Road to Amrhein. This section of the road was in bad shape due to the additional traffic from I-275 construction. The additional funds are needed to the Emergency Repairs required for this section of Newburgh.

DIRECTION:

APPROVING

CONSENT

14. REQUEST TO ACCEPT SETTLEMENT: Departments of Law, re: between the City of Livonia and the Great Lakes Water Authority (GLWA) re: Settlement for costs incurred due to Water Main Breaks as a result of work performed by GLWA on Eight Mile Road.

Carter Fisher, City Attorney, presented the request to Council to approve a settlement reached between the City and Great Lakes Water Authority. Mr. Fisher stated the settlement comes because of water main breaks and work that was performed by the GLWA on Eight Mile Road. After an exchange of information and going back and forth with GLWA, this is a good settlement for the City and the Law Department is very pleased with the result and indicated DPW did most of the groundwork negotiation this settlement.

DIRECTION:

APPROVING

CONSENT

15. REQUEST TO AMEND COUNCIL RESOLUTION 326-24: Department of Law, re: to include shipping costs for the previously approved purchase of 40,000 waste trash carts and 40,000 waste recycling carts from Toter, from budgeted funds.

Carter Fisher, City Attorney, presented this item to Council. Mr. Fisher indicated this request is to amend the previous approving Council Resolution #326-24 for the purchase of the carts from Toter. The original CR did not include the shipping costs, which is why the request is being made to amend the original Council Resolution. Mr. Fisher indicated this is simply a housekeeping item and there are sufficient budgeted funds to pay for the shipping costs not originally included in the approval and the corrected resolution is needed to issue the appropriate Purchase Order.

DIRECTION:

APPROVING

CONSENT

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

Meeting Adjourned 8:45 p.m.

For the Regular Meeting of December 18, 2024

LORI L. MILLER, CITY CLERK