

AGENDA OF THE CITY OF LIVONIA ZONING BOARD OF APPEALS
January 7, 2025 – 7:00 p.m.
Livonia City Hall Auditorium
33000 Civic Center Drive, Livonia, MI

AGENDA ITEM(S):

1. **APPEAL CASE NO. 2024-10-34, Seaway Realty, Inc., 13740-13780 Merriman Road:** Seeking to erect a new monument sign resulting in excessive sign height and area.
2. **APPEAL CASE NO. 2024-10-35, Seaway Realty, Inc., 31035-31041 Schoolcraft Road:** Seeking to erect a new monument sign resulting in excessive sign height and area.
3. **APPEAL CASE NO. 2024-10-36, Seaway Realty, Inc., 31067-31077 Schoolcraft Road:** Seeking to erect a new monument sign resulting in excessive sign height and area.
4. **APPEAL CASE NO. 2024-10-37, Laurel Investment, LLC on behalf of Lessee Cooper's Hawk Winery & Restaurant, 17123 North Laurel Park Drive:** Seeking to install a wall sign package resulting in an excessive number of signs and excessive total sign area.
5. **APPEAL CASE NO. 2024-11-40, Sheldon Center, LLC, on behalf of Lessee 3D International, LLC, 33115 Plymouth Road:** Seeking to erect a wall sign resulting in excessive sign area.
6. **APPEAL CASE NO. 2024-12-41, Seven Mile/Farmington Venture, LLC, on behalf of Lessee Meijer, Inc., 33500 W Seven Mile Road:** Seeking to erect a sign package resulting in an excessive number of wall signs, total wall sign area, wall sign size and directional signs in excess sign size.

*Public comments may be sent to the ZBA Office at 33000 Civic Center Drive,
Livonia, MI and include name, address, and signature.*

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the Livonia ZBA Office, upon adequate notice, will make reasonable accommodations for persons with disabilities. Please call 734-466-2250 if you need assistance. ZBA agendas are available on the City's website – www.livonia.gov - under Your Government, Boards & Commissions L-Z, Zoning Board of Appeals, Agendas & Minutes.

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

GREGORY G. COPPOLA, CHAIRMAN
JAMES. M. BARINGHAUS, VICE CHAIRMAN
TIMOTHY J. KLISZ, SECRETARY
CHRISTOPHER N. BOLOVEN
MARC ROTONDO
LYNDA L. SCHEEL
MIKE TESTA



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250

MAYOR

MAUREEN MILLER BROSINAN

COUNCIL MEMBERS

BRANDON MCCULLOUGH, President
MARTHA PTASHNIK, Vice President
CARRIE BUDZINSKI
ROB DONOVIC

SCOTT MORGAN

LAURA M. TOY

PUBLIC NOTICE DECEMBER 20, 2024

APPEAL CASE NO. 2024-10-34, 13740-13780 Merriman: an appeal was made to the Zoning Board of Appeals by Seaway Realty, Inc., seeking to erect a new monument sign resulting in excessive sign height and area.

This Tech and Manufacturing property is located on the east side of Merriman Road (13740-13780), between Industrial Road and Schoolcraft Road, Lot. No. 102-99-0014-000, M-1, Light Manufacturing, rejected by the Inspection Department under Livonia Zoning Ordinance Section 11.08 (4) – Sign Regulations in Industrial Districts.

Sign Height

Allowed: 6 feet
Proposed: 9.67 feet
Excess: 3.67 feet

Sign Area

Allowed: 30 sq. ft.
Proposed: 54.25 sq. ft.
Excess: 24.25 sq. ft.

THE LAW REQUIRES THAT OWNERS OF PROPERTY LOCATED WITHIN 300 FEET OF THIS PROPERTY BE NOTIFIED OF THIS REQUEST IN WRITING. THIS IS YOUR NOTIFICATION. YOU ARE NOT REQUIRED TO RESPOND TO THIS LETTER.

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, January 7, 2025, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,



Timothy Klisz, Secretary

Petitioner will incur a \$100 rescheduling fee for every failure to appear.
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Case No: 2024-10-34
Meeting Date: January 7, 2025

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Signature: _____

Address:



CITY OF LIVONIA
INSPECTION DEPARTMENT

REJECTION OF APPLICATION FOR PERMIT
BECAUSE OF NON-CONFORMITY TO ZONING ORDINANCE LIVONIA VISION 21

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

Applicant	SEAWAY REALTY, INC	Address	31801 SCHOOLCRAFT RD., LIVONIA, MI 48150
Owner	(SAME AS APPLICANT)	Address	(SAME AS APPLICANT)
Lessee	N/A	Address	N/A
Location	EAST SIDE	Side of	13740 - 13780 MERRIMAN Street
Between	INDUSTRIAL	And	SCHOOLCRAFT
Lot No./Parcel No.	102-99-0014-000	Subdivision	(UNPLATTED)
Zoning District	M-1	Lot Size	1.31 ACRES
		Alley	N/A
Present Use	LIGHT MANUFACTURING	Proposed Use	(SAME)
Present Building Size	N/A	Proposed Building Size	N/A
Present Height of Building	N/A	Proposed Height	N/A
Allowable Lot Coverage	N/A	Proposed Lot Coverage	N/A

Proposal : SEEKING TO ERECT A NEW MONUMENT SIGN RESULTING IN EXCESSIVE SIGN HEIGHT AND AREA. MAXIMUM SIGN HEIGHT ALLOWED: 6 FEET; PROPOSED: 9.67 FEET; EXCESS: 3.67 FEET. SIGN AREA ALLOWED: 30 SQ. FT.; PROPOSED: 54.25 SQ. FT.; EXCESS: 24.25 SQ. FT.

Reason for Rejection LIVONIA ZONING ORDINANCE, SECTION 11.08 (4) - SIGN REGULATIONS IN INDUSTRIAL DISTRICTS

Deficient Side yard	Deficient Front Yard	Deficient Rear Yard
Deficient Lot Area	Deficient Lot Area Per Room	Encroachment
Excessive Lot Coverage	Excessive Height 3.67 FT (11.08(4))	Increasing No. Units
Use Prohibited	Deficient Parking Spaces	Increasing Area and Bulk 24.25 SQ.FT.
Remarks	(11.08 (4))	

Plans and Application examined by [Signature] Date OCTOBER 21, 2024

APPLICATION FOR VARIANCE

Seaway Realty Inc 31801 Schoolcraft Rd Livonia 48150 248-444-9010
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

(Lessee) (Street Address) (City) (Zip Code) (Telephone) (Fax)

Sign & Art 12321 Stark Rd Livonia MI 48150 734-522-0520
(Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

The property address is 13740-13780 Merriman Rd Livonia 48150

Please note that if you need more space to answer any of the following questions, you may use a separate page or the back of this page. Simply identify your response(s) with the number of the question you are responding to.

- Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they? N/A

- Give legal description of property involved, or attach a deed or other document which contains the legal description of the property:

See attached

RECEIVED

OCT 17 2024

Inspection Department
City of Livonia

A variance can only be granted if a hardship or practical difficulty with the property makes the variance necessary. Under the City's Zoning Ordinance, a practical difficulty exists only if (a) the difficulty is exceptional and peculiar to the property, and does not exist generally throughout the City, (b) the difficulty involves more than mere inconvenience, inability to earn a higher financial return, or both, and (c) the variance would be fair to the neighbors and others who might be affected, as well as those who do not have this variance.

- Please explain how the practical difficulty you claim is unique to your property, and does not exist elsewhere in the City:

Multi-tenant building with up to 8 tenants only giving business owners

3.75 sq ft of space to advertise given current sign ordinance requirements
The larger sign would give tenants better advertising & visibility

- Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:

Old sign was an eye sore, out dated & not aesthetically pleasing
to tenants, neighbors & community

- Explain why you think this variance would be fair to the neighbors and others who might be affected. It would give tenants better visibility & advertising

to generate more business/income. Neighbors would
like a more aesthetically pleasing sign

- Have you sought an amendment to the zoning ordinance which would permit your proposed project under your current zoning? If yes, please describe the outcome of this process: No

- If you have not attempted to have the zoning ordinance amended, why hasn't this attempt been made?

This is a Zoning ordinance application for a sign variance
& does not require an entire ordinance change.

8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: NO
9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? Zoning is appropriate for current use of property

Please see the separate instruction sheet for plans, fees, and other information which should be submitted with the application. **Note** that if an agent or attorney signs the application on behalf of the owner, said agent or attorney must provide written proof of his or her authority to act on the owner's behalf. ALL INTERESTED PARTIES ARE REQUIRED TO ATTEND THE ZONING BOARD OF APPEALS MEETING. NON-ATTENDANCE BY ANY INTERESTED PARTY MAY RESULT IN YOUR CASE BEING TABLED AND THE APPROPRIATE FEE BEING ASSESSED.

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

The undersigned being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanying information and data are in all respects true and correct to the best of (his/her) knowledge and belief, and that the undersigned personally undertakes to see that the property will be used and developed in compliance with all applicable ordinances and any conditions imposed in connection with any variance which may be granted in response to this application.

Signature of property owner: _____

Please print name of property owner: _____

NOTE: Please provide Letter of Authorization on official letterhead if not signed by owner of the property, as well as the deed and property transfer affidavit.

Subscribed and sworn to before me this 16th day of October, 2024

(Notary Public, Wayne County, Michigan)

My Commission expires 9/18/25

LESLIE ROHRAFF
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Sep 28, 2025
ACTING IN COUNTY OF Wayne

Any decision of the Board favorable to the applicant will remain valid only as long as the information or data relating thereto are found to be correct and the conditions upon which the resolution was based are maintained.

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated 10/17/24, which reads as follows:

EXCESSIVE SIZE AND AREA

I certify that (a) the petitioner is not in violation of any ordinance other than the provision(s) sought to be waived in the foregoing application, (b) all applicable fees have been paid, and (c) I have examined the foregoing application, and find that said application is complete, and that the City Zoning Ordinance, Ordinance No. 543, as amended, prohibits the proposed project unless a variance is granted by the Zoning Board of Appeals.

(Supervisor)

Application for permit filed

No

Violation Issued

No

13740 MERRIMAN LIVONIA, MI 48150 (Property Address)

Parcel Number: 102 99 0014 000



Item 1 of 2

1 Image / 1 Sketch

Property Owner: SEA WAY REALTY**Summary Information**

- > Commercial/Industrial Building Summary
 - Yr Built: 1982
 - # of Buildings: 2
 - Total Sq.Ft.: 20,100
- > Assessed Value: \$584,500 | Taxable Value: \$387,496
- > 16 Building Department records found
- > Property Tax information found

Owner and Taxpayer Information

Owner	SEA WAY REALTY 13740 MERRIMAN LIVONIA, MI 48150	Taxpayer	SEA WAY REALTY 31801 SCHOOLCRAFT RD LIVONIA, MI 48150-1825
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General Information for Tax Year 2024

Property Class	201 COMMERCIAL-IMPROVED	Unit	46 CITY OF LIVONIA
School District	LIVONIA PUBLIC SCHOOLS	Assessed Value	\$584,500
YR BLT/SQ FT	1982 20100	Taxable Value	\$387,496
PP FILE CODE	0	State Equalized Value	\$584,500
CURRENT USE	OFFICE	Date of Last Name Change	02/27/2015
MISC	Not Available	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
STATUS	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** No Data to Display

Principal Residence Exemption	June 1st	Final
2024	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2023	\$549,300	\$549,300	\$369,044
2022	\$521,200	\$521,200	\$351,471
2021	\$495,100	\$495,100	\$340,243
2020	\$440,000	\$440,000	\$335,546
2019	\$439,900	\$439,900	\$329,290
2018	\$349,400	\$349,400	\$321,573
2017	\$347,000	\$347,000	\$314,959
2016	\$332,190	\$332,190	\$312,150
2015	\$330,500	\$330,500	\$311,220
2014	\$382,420	\$306,320	\$306,320
2013	\$353,610	\$301,500	\$301,500
2012	\$548,220	\$349,180	\$349,180
2011	\$384,300	\$340,000	\$340,000
2010	\$410,610	\$410,610	\$410,610
2009	\$675,100	\$412,500	\$412,500
2008	\$704,860	\$437,500	\$437,500
2007	\$728,340	\$677,200	\$567,000
		\$670,040	\$536,000
	\$196,750	\$629,440	\$480,000

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Year	MBOR Assessed	Final SEV	Final Taxable
2004	\$748,260	\$748,260	\$599,930
2003	\$743,670	\$743,670	\$586,450
2002	\$730,750	\$730,750	\$577,790
2001	\$682,940	\$682,940	\$559,880
2000	\$631,180	\$631,180	\$542,520
1999	\$571,200	\$571,200	\$532,410
1998	\$524,030	\$524,030	\$524,030
1997	\$524,030	\$524,030	\$524,030

Land Information

Zoning Code	M-1	Total Acres	1.305
Land Value	\$170,600	Land Improvements	\$49,262
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	2300 OFFICE/WAREHOUSE IN COMM CLASS	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	131.00 ft	434.00 ft
Total Frontage: 131.00 ft		Average Depth: 434.00 ft

Legal Description

26E 10A E11A PT OF NW 1/4 SEC 26 T1S R9E DESC AS BEG DUE S 376.80FT FROM NW COR SEC 26 TH DUE S 130.0 FT TH DUE E 494.10 FT TH DUE N 130.0 FT TH DUE W 495.22 FT TO POB 1.30 AC

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	Not Available
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	Not Available
Date Created	01/01/0001	Unallocated Div.s Transferred	Not Available
Acreage of Parent	0.00	Rights Were Transferred	No
Split Number	0	Courtesy Split	No
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
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No sales history found.

Building Information - 16500 sq ft Office Buildings (Commercial)

Floor Area	16,500 sq ft	Estimated TCV	Not Available
Occupancy	Office Buildings	Class	C
Stories Above Ground	1	Average Story Height	15 ft
Basement Wall Height	0 ft	Identical Units	1
Year Built	1982	Year Remodeled	No Data to Display
Percent Complete	100%	Heat	Package Heating & Cooling
Physical Percent Good	42%	Functional Percent Good	80%
Economic Percent Good	50%	Effective Age	43 yrs

Building Information - 3600 sq ft Office Buildings (Commercial)

Floor Area	3,600 sq ft	Estimated TCV	Not Available
Occupancy	Office Buildings	Class	C
Stories Above Ground	2	Average Story Height	16 ft
Basement Wall Height	0 ft	Identical Units	1
Year Built	1982	Year Remodeled	No Data to Display
		Heat	Package Heating & Cooling
		Functional Percent Good	80%
		Effective Age	43 yrs

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Economic Percent Good 50% **Functional Percent Good** 80% **Effective Age** 43 yrs



2 SIDED ILLUMINATED MONUMENT SIGN
54.25 SQUARE FEET

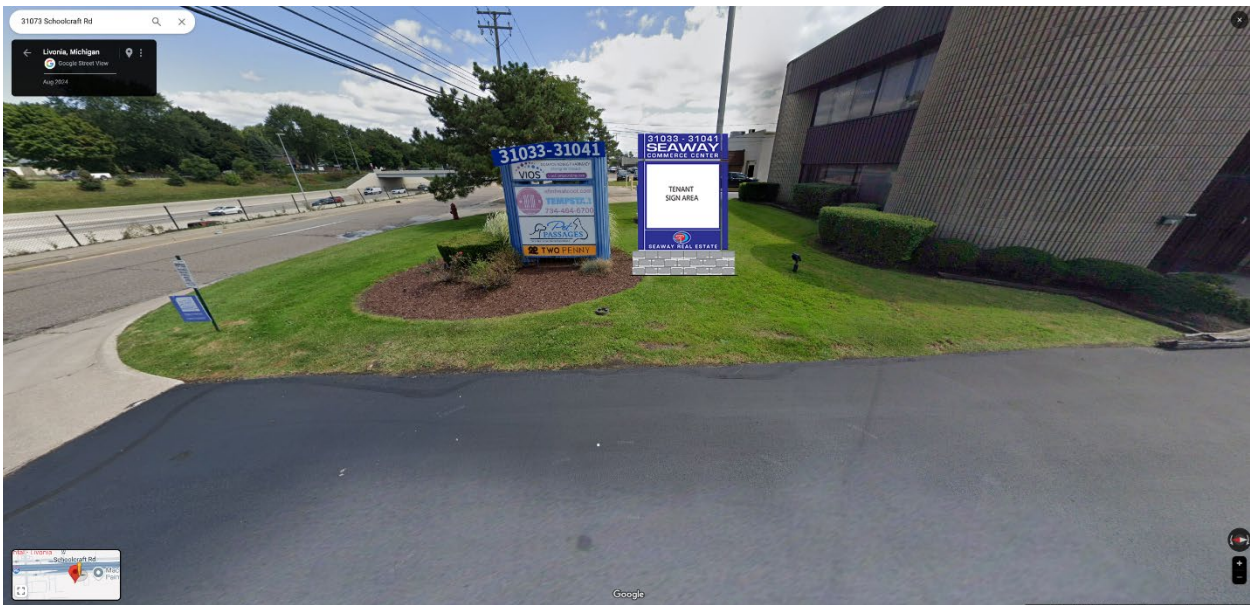
SCHOOLCRAFT RD

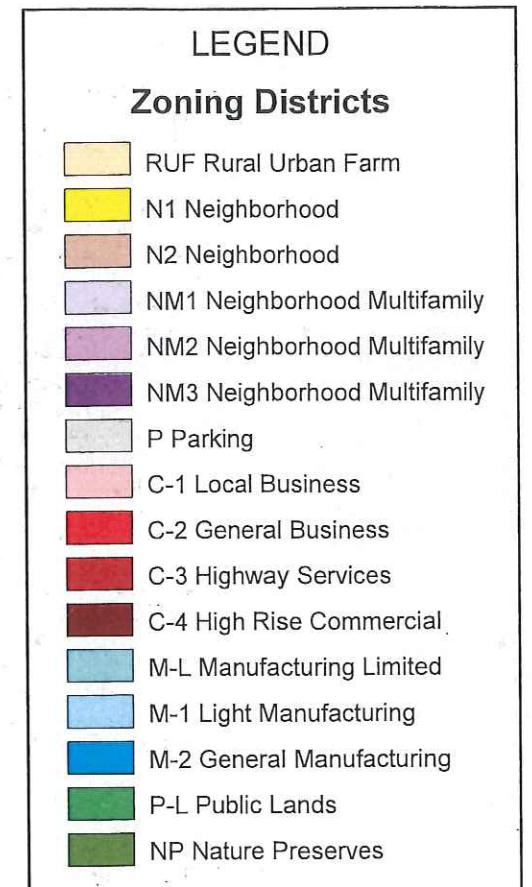
**PROPOSED
SIGN SET
BACK 10FT
FROM PUBLIC
EASEMENT**

**SEAWAY REAL ESTATE
13740-13780 MERRIMAN RD.**

**PROPOSED NEW SIGN SET BACK
10 FT FROM PUBLIC EASEMENT**

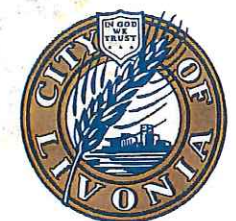






City of Livonia

Copyright 2001, City of Livonia



300 150 0 300 Feet

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

GREGORY G. COPPOLA, CHAIRMAN
JAMES. M. BARINGHAUS, VICE CHAIRMAN
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PUBLIC NOTICE DECEMBER 20, 2024

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This Tech and Manufacturing property is located on the south side of Schoolcraft Road (31035-31041), between Merriman Road and Middlebelt Road, Lot. No. 102-99-0053-000, M-1, Light Manufacturing, rejected by the Inspection Department under Livonia Zoning Ordinance Section 11.08 (4) – Sign Regulations in Industrial Districts.

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Proposed: 9.67 feet
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Case No: 2024-10-35
Meeting Date: January 7, 2025

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Signature: _____

Address:



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INSPECTION DEPARTMENT

REJECTION OF APPLICATION FOR PERMIT
BECAUSE OF NON-CONFORMITY TO ZONING ORDINANCE LIVONIA VISION 21

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

Applicant SEAWAY REALTY, INC Address 31801 SCHOOLCRAFT RD., LIVONIA, MI 48150
Owner (SAME AS APPLICANT) Address (SAME AS APPLICANT)
Lessee N/A Address N/A
Location SOUTH SIDE Side of 31035- 31041 SCHOOLCRAFT Street
Between MERRIMAN And MIDDLEBELT
Lot No./Parcel No. 102-99-0053-000 Subdivision (UNPLATTED)
Zoning District M-1 Lot Size 1.31 ACRES Alley N/A
Present Use LIGHT MANUFACTURING Proposed Use (SAME)
Present Building Size N/A Proposed Building Size N/A
Present Height of Building N/A Proposed Height N/A
Allowable Lot Coverage N/A Proposed Lot Coverage N/A

Proposal : SEEKING TO ERECT A NEW MONUMENT SIGN RESULTING IN EXCESSIVE SIGN HEIGHT AND AREA. MAXIMUM
SIGN HEIGHT ALLOWED: 6 FEET; PROPOSED: 9.67 FEET; EXCESS: 3.67 FEET. SIGN AREA ALLOWED: 30 SQ. FT.;
PROPOSED: 54.25 SQ. FT.; EXCESS: 24.25 SQ. FT.

Reason for Rejection LIVONIA ZONING ORDINANCE, SECTION 11.08 (4) - SIGN REGULATIONS IN INDUSTRIAL DISTRICTS

Deficient Side yard _____ Deficient Front Yard _____ Deficient Rear Yard _____
Deficient Lot Area _____ Deficient Lot Area Per Room _____ Encroachment _____
Excessive Lot Coverage _____ Excessive Height 3.67 FT (11.08(4)) Increasing No. Units _____
Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk 24.25 SQ.FT.
Remarks _____ (11.08 (4))

Plans and Application examined by [Signature] Date OCTOBER 21, 2024

APPLICATION FOR VARIANCE

Seaway Realty Inc 31801 Schoolcraft Rd Livonia 48150 248-444-9010
 (Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

Sign & Art Inc 12321 Stark Rd Livonia MI 48150 734-522-0520
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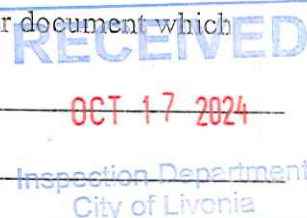
The property address is 31035 - 31041 Schoolcraft Rd Livonia MI 48150

Please note that if you need more space to answer any of the following questions, you may use a separate page or the back of this page. Simply identify your response(s) with the number of the question you are responding to.

1. Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they? N/A

2. Give legal description of property involved, or attach a deed or other document which contains the legal description of the property:

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A variance can only be granted if a hardship or practical difficulty with the property makes the variance necessary. Under the City's Zoning Ordinance, a practical difficulty exists only if (a) the difficulty is exceptional and peculiar to the property, and does not exist generally throughout the City, (b) the difficulty involves more than mere inconvenience, inability to earn a higher financial return, or both, and (c) the variance would be fair to the neighbors and others who might be affected, as well as those who do not have this variance.

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Multi-tenant building with up to 8 tenants only giving business owners 3.75 sq ft of space on sign to advertise given current sign ordinance requirements
This larger sign would give tenants better advertising & visibility

X 4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:
Old sign was an eye sore, out dated & not aesthetically pleasing to tenants, neighbors & community

X 5. Explain why you think this variance would be fair to the neighbors and others who might be affected. It would give tenants better visibility & advertising to generate more business/income. Neighbors would like a more aesthetically pleasing sign

6. Have you sought an amendment to the zoning ordinance which would permit your proposed project under your current zoning? If yes, please describe the outcome of this process: NO

7. If you have not attempted to have the zoning ordinance amended, why hasn't this attempt been made?
This is a Zoning ordinance application for a sign variance & does not require an entire ordinance change.

8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: NO

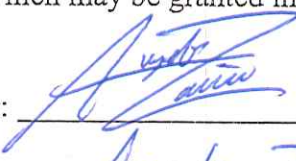
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OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

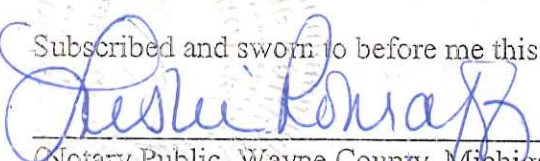
The undersigned being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanying information and data are in all respects true and correct to the best of (his/her) knowledge and belief, and that the undersigned personally undertakes to see that the property will be used and developed in compliance with all applicable ordinances and any conditions imposed in connection with any variance which may be granted in response to this application.

Signature of property owner: 

Please print name of property owner: Angelo Zannis

NOTE: Please provide Letter of Authorization on official letterhead if not signed by owner of the property, as well as the deed and property transfer affidavit.

Subscribed and sworn to before me this 16th day of October, 2024


(Notary Public, Wayne County, Michigan)

My Commission expires 9/28/25

LESLIE ROHRAFF
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Sep 28, 2025
ACTING IN COUNTY OF Wayne

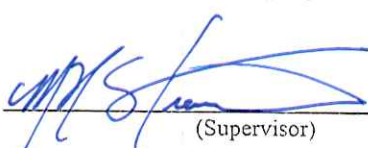
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Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated 10/17/24, which reads as follows:

EXCESSIVE SIZE & AREA

I certify that (a) the petitioner is not in violation of any ordinance other than the provision(s) sought to be waived in the foregoing application, (b) all applicable fees have been paid, and (c) I have examined the foregoing application, and find that said application is complete, and that the City Zoning Ordinance, Ordinance No. 543, as amended, prohibits the proposed project unless a variance is granted by the Zoning Board of Appeals.


(Supervisor)

Application for permit filed NO

Violation Issued NO

To: City of Livonia
Zoning Board of Appeals
33000 Civic Center Drive
Livonia, MI 48154

Case No: 2024-10-35
Meeting Date: December 10, 2024

You are not required to respond to this letter. If you choose to do so, please note the following reason: (APPROVAL) OR (OBJECTION) to the requested variance.

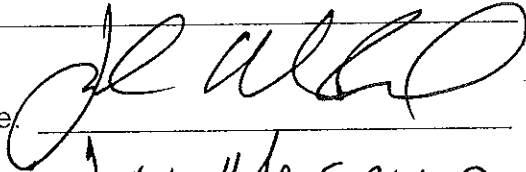
I AM IN SUPPORT OF SEAWAY'S REQUEST. THE SIGN ORIENTATION AND RELATION TO SIGHT LINES OF THE SERVICE DRIVE ARE A CONCERN OF MINE, NOT THE SIZE OF THE SIGN. IF THE DEPARTMENTS WOULD ALLOW LARGER SIGNS, OWNERS COULD ENSURE THEY ARE SET BACK TO ALLOW SAFE TURNING ON TO THE SERVICE DRIVE. ANGELO ZANNI'S PROVIDED A NICE DRAWING AT MY REQUEST AND IT LOOKS VERY NICE.

Signed comments will be read into the record. Unsigned or anonymous comments will not be considered.

RECEIVED

DEC 04 2024

CITY OF LIVONIA
ZONING BOARD OF APPEALS

Signature: 

Name:

JOHN MACFARLAND
(Please print)

Address:

30881 SCHOOLCRAFT
LIVONIA MI 48150

31035 SCHOOLCRAFT LIVONIA, MI 48150 (Property Address)

Parcel Number: 102 99 0053 000

Property Owner: SEA WAY REALTY INC**Summary Information**

- > Commercial/Industrial Building Summary
 - Yr Built: 1976
 - # of Buildings: 2
 - Total Sq.Ft.: 23,389
- > Assessed Value: \$976,400 | Taxable Value: \$441,520
- > 33 Building Department records found
- > Property Tax information found

Item 1 of 3

1 Image / 2 Sketches

Owner and Taxpayer Information**Owner**SEA WAY REALTY INC
31035 SCHOOLCRAFT
LIVONIA, MI 48150**Taxpayer**SEA WAY REALTY INC
42590 KNOLLWOOD CT
NORTHVILLE, MI 48168**General Information for Tax Year 2024**

Property Class	201 COMMERCIAL-IMPROVED	Unit	46 CITY OF LIVONIA
School District	LIVONIA PUBLIC SCHOOLS	Assessed Value	\$976,400
YR BLT/SQ FT	1976/ADDN 79 23389	Taxable Value	\$441,520
PP FILE CODE	0	State Equalized Value	\$976,400
CURRENT USE	OFFICE/WHSE	Date of Last Name Change	05/19/2015
MISC	Not Available	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
STATUS	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** No Data to Display

Principal Residence Exemption	June 1st	Final
2024	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2023	\$912,800	\$912,800	\$420,496
2022	\$634,700	\$634,700	\$400,473
2021	\$613,000	\$613,000	\$387,680
2020	\$509,300	\$509,300	\$382,328
2019	\$506,000	\$506,000	\$375,200
2018	\$428,400	\$428,400	\$366,407
2017	\$424,900	\$424,900	\$358,871
2016	\$404,840	\$404,840	\$355,670
2015	\$402,430	\$402,430	\$354,610
2014	\$450,070	\$349,030	\$349,030
2013	\$404,360	\$343,540	\$343,540
2012	\$406,140	\$406,140	\$385,120
2011	\$435,340	\$375,000	\$375,000
2010	\$465,130	\$400,000	\$400,000
2009	\$551,620	\$480,000	\$480,000
2008	\$576,690	\$576,690	\$527,820
2007	\$565,350	\$565,350	\$515,960
		\$665,180	\$497,560
		\$636,650	\$481,670

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Year	MBOR Assessed	Final SEV	Final Taxable
2004	\$606,300	\$606,300	\$470,850
2003	\$582,980	\$582,980	\$460,270
2002	\$573,510	\$573,510	\$453,470
2001	\$535,990	\$535,990	\$439,410
2000	\$495,370	\$495,370	\$425,790
1999	\$448,300	\$448,300	\$417,860
1998	\$411,280	\$411,280	\$411,280
1997	\$411,280	\$411,280	\$411,280

Land Information

Zoning Code	M-1	Total Acres	1.310
Land Value	\$171,200	Land Improvements	\$30,913
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	2300 OFFICE/WAREHOUSE IN COMM CLASS	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	128.00 ft	440.00 ft
Total Frontage: 128.00 ft		Average Depth: 440.00 ft

Legal Description

26E27A 28A PT OF NW 1/4 SEC 26 T15R9E BEG S89DEG 21M 00S E 1213.50FT AND S0DEG 29M 56S W 248FT FROM NW 1/4 COR SEC 26 TH S0DEG 29M 56S W 471.99FT TH N64DEG 26M 25S E 144.72FT TH N0DEG 29M 56S E 406.32FT TH N89DEG 21M 00S W 130 FT TO POB 1.31 AC

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	Not Available
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	Not Available
Date Created	01/01/0001	Unallocated Div.s Transferred	Not Available
Acreage of Parent	0.00	Rights Were Transferred	No
Split Number	0	Courtesy Split	No
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
05/06/2015	\$1.00	PTA	VLAHAKIS,GEORGE S	SEA WAY REALTY INC	09-FAMILY		1976 22903 **OFFICE/WHSE

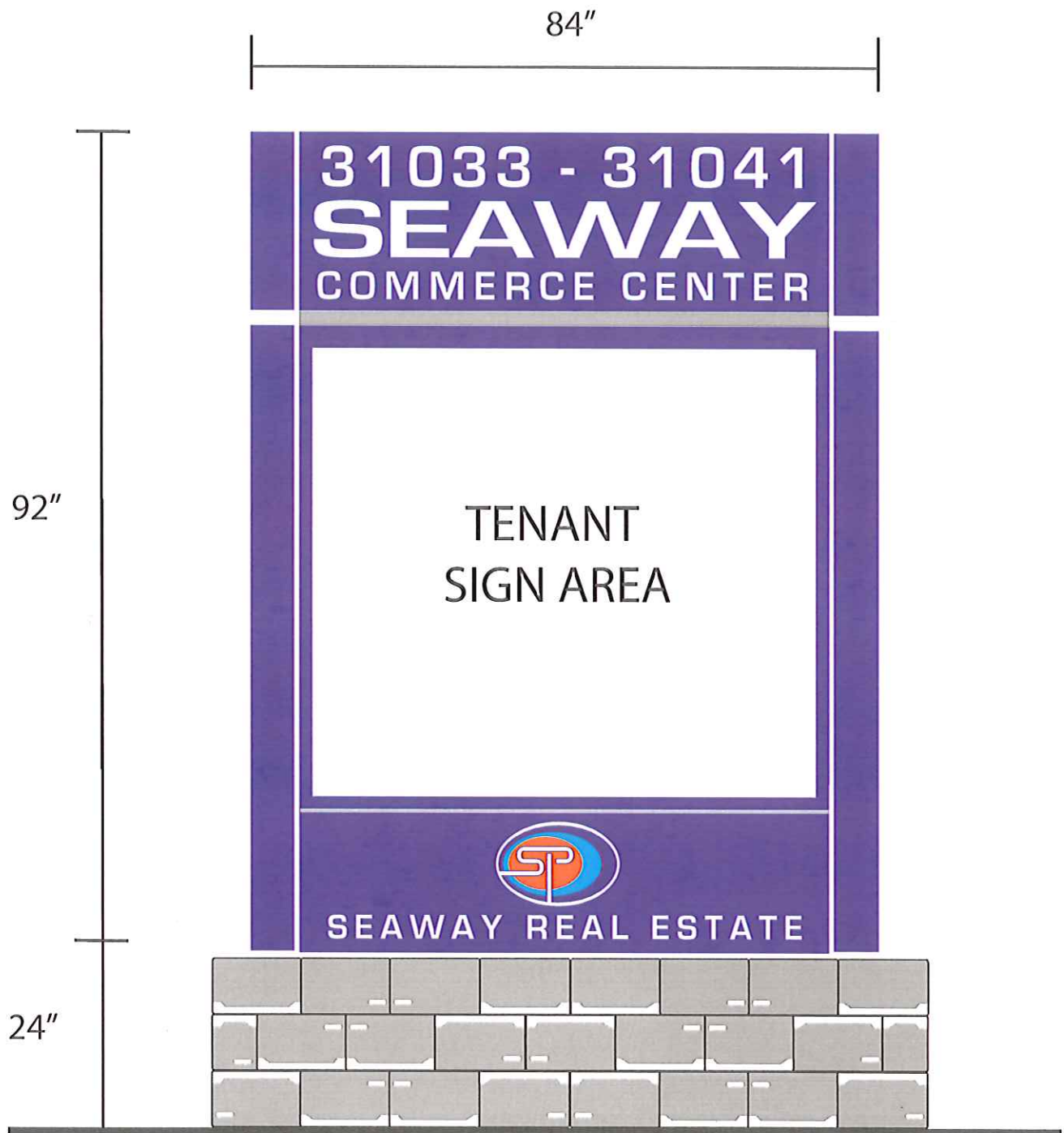
Building Information - 9582 sq ft Warehouses - Storage (Commercial)

Floor Area	9,582 sq ft	Estimated TCV	Not Available
Occupancy	Warehouses - Storage	Class	C
Stories Above Ground	1	Average Story Height	18 ft
Basement Wall Height	0 ft	Identical Units	1
Year Built	1976	Year Remodeled	No Data to Display
Percent Complete	100%	Heat	Space Heaters, Gas with Fan
Physical Percent Good	41%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	44 yrs

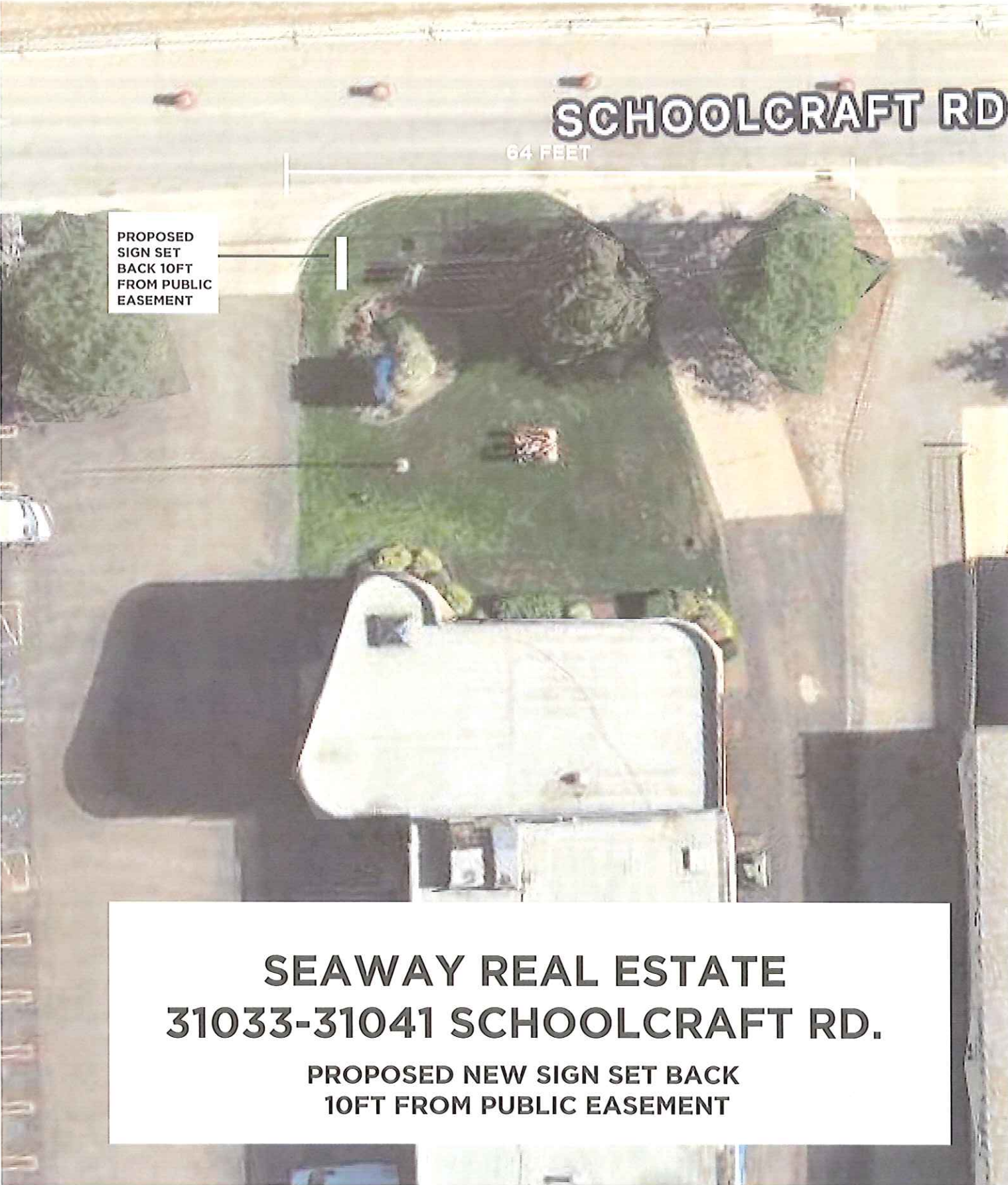
Building Information - 13807 sq ft Office Buildings (Commercial)

Floor Area	13,807 sq ft	Estimated TCV	Not Available
Occupancy	Office Buildings	Class	C
Stories Above Ground	1	Average Story Height	12 ft
Basement Wall Height	0 ft	Identical Units	1

By continuing to use this website you agree to the [BS&A Online Terms of Use](#). X **nodeled** No Data to Display
Package Heating & Cooling



**2 SIDED ILLUMINATED MONUMENT SIGN
54.25 SQUARE FEET**



SCHOOLCRAFT RD

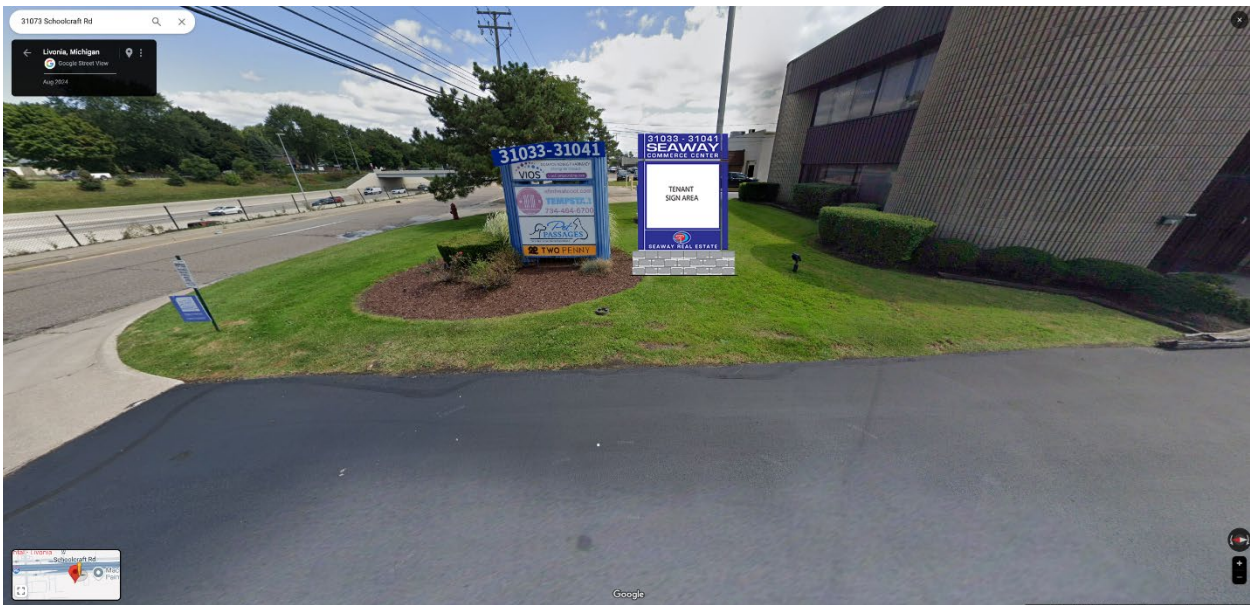
64 FEET

PROPOSED
SIGN SET
BACK 10FT
FROM PUBLIC
EASEMENT

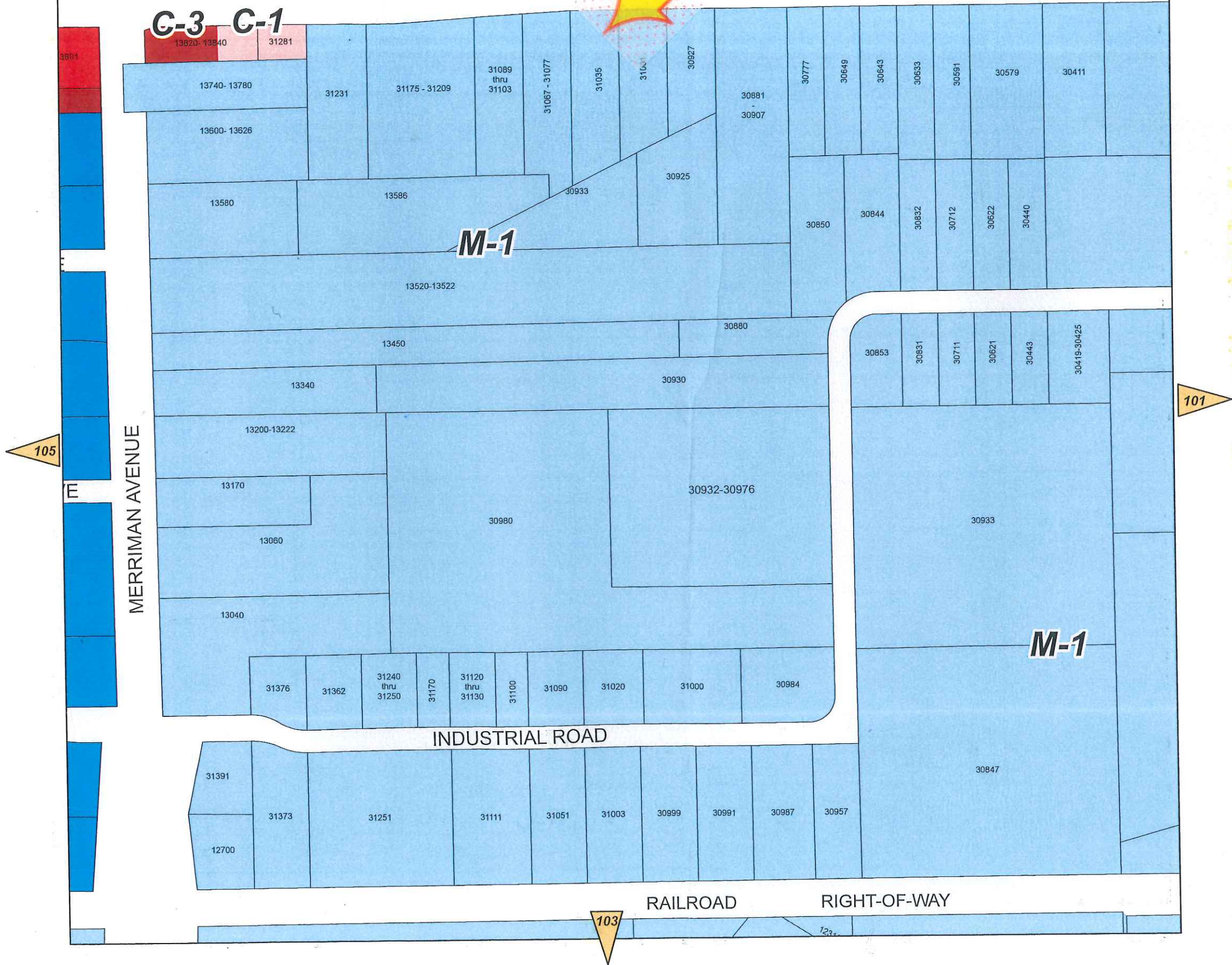
**SEAWAY REAL ESTATE
31033-31041 SCHOOLCRAFT RD.**

**PROPOSED NEW SIGN SET BACK
10FT FROM PUBLIC EASEMENT**





ZONING MAP



LEGEND

Zoning Districts

- RUF Rural Urban Farm
- N1 Neighborhood
- N2 Neighborhood
- NM1 Neighborhood Multifamily
- NM2 Neighborhood Multifamily
- NM3 Neighborhood Multifamily
- P Parking
- C-1 Local Business
- C-2 General Business
- C-3 Highway Services
- C-4 High Rise Commercial
- M-L Manufacturing Limited
- M-1 Light Manufacturing
- M-2 General Manufacturing
- P-L Public Lands
- NP Nature Preserves

N.W. 1/4 Section 26
City of Livonia
T. 1 south, R. 9 east
Wayne County, Michigan
Copyright 2001, City of Livonia



ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

GREGORY G. COPPOLA, CHAIRMAN
JAMES. M. BARINGHAUS, VICE CHAIRMAN
TIMOTHY J. KLISZ, SECRETARY
CHRISTOPHER N. BOLOVEN
MARC ROTONDO
LYNDA L. SCHEEL
MIKE TESTA



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250

MAYOR

MAUREEN MILLER BROSINAN

COUNCIL MEMBERS

BRANDON MCCULLOUGH, President
MARTHA PTASHNIK, Vice President
CARRIE BUDZINSKI
ROB DONOVIC

SCOTT MORGAN

LAURA M. TOY

PUBLIC NOTICE DECEMBER 20, 2024

APPEAL CASE NO. 2024-10-36, 31067-31077 Schoolcraft: an appeal was made to the Zoning Board of Appeals by Seaway Realty, Inc., seeking to erect a new monument sign resulting in excessive sign height and area.

This Tech and Manufacturing property is located on the south side of Schoolcraft Road (31067-31077), between Merriman Road and Middlebelt Road, Lot. No. 102-99-0057-000, M-1, Light Manufacturing, rejected by the Inspection Department under Livonia Zoning Ordinance Section 11.08 (4) – Sign Regulations in Industrial Districts.

Sign Height

Allowed: 6 feet
Proposed: 9.67 feet
Excess: 3.67 feet

Sign Area

Allowed: 30 sq. ft.
Proposed: 54.25 sq. ft.
Excess: 24.25 sq. ft.

THE LAW REQUIRES THAT OWNERS OF PROPERTY LOCATED WITHIN 300 FEET OF THIS PROPERTY BE NOTIFIED OF THIS REQUEST IN WRITING. THIS IS YOUR NOTIFICATION. YOU ARE NOT REQUIRED TO RESPOND TO THIS LETTER.

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, January 7, 2025, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,



Timothy Klisz, Secretary

Petitioner will incur a \$100 rescheduling fee for every failure to appear.
In accordance with Title II of the Americans with Disabilities Act as it pertains to access to Public Meetings, the Zoning Board of Appeal's Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs.
Please call 734-466-2250 if you need assistance.

Case No: 2024-10-36
Meeting Date: January 7, 2025

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

Signature: _____

Address:



CITY OF LIVONIA
INSPECTION DEPARTMENT

REJECTION OF APPLICATION FOR PERMIT
BECAUSE OF NON-CONFORMITY TO ZONING ORDINANCE LIVONIA VISION 21

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

Applicant	SEAWAY REALTY, INC	Address	31801 SCHOOLCRAFT RD., LIVONIA, MI 48150
Owner	(SAME AS APPLICANT)	Address	(SAME AS APPLICANT)
Lessee	N/A	Address	N/A
Location	SOUTH SIDE	Side of	31067 - 31077 SCHOOLCRAFT Street
Between	MERRIMAN	And	MIDDLEBELT
Lot No./Parcel No.	102-99-0057-000	Subdivision	(UNPLATTED)
Zoning District	M-1	Lot Size	1.376 ACRES Alley N/A
Present Use	LIGHT MANUFACTURING	Proposed Use	(SAME)
Present Building Size	N/A	Proposed Building Size	N/A
Present Height of Building	N/A	Proposed Height	N/A
Allowable Lot Coverage	N/A	Proposed Lot Coverage	N/A

Proposal : SEEKING TO ERECT A NEW MONUMENT SIGN RESULTING IN EXCESSIVE SIGN HEIGHT AND AREA. MAXIMUM SIGN HEIGHT ALLOWED: 6 FEET; PROPOSED: 9.67 FEET; EXCESS: 3.67 FEET. SIGN AREA ALLOWED: 30 SQ. FT.; PROPOSED: 54.25 SQ. FT.; EXCESS: 24.25 SQ. FT.

Reason for Rejection LIVONIA ZONING ORDINANCE, SECTION 11.08 (4) - SIGN REGULATIONS IN INDUSTRIAL DISTRICTS

Deficient Side yard	Deficient Front Yard	Deficient Rear Yard
Deficient Lot Area	Deficient Lot Area Per Room	Encroachment
Excessive Lot Coverage	Excessive Height 3.67 FT (11.08(4))	Increasing No. Units
Use Prohibited	Deficient Parking Spaces	Increasing Area and Bulk 24.25 SQ.FT.
Remarks	(11.08 (4))	

Plans and Application examined by [Signature] Date OCTOBER 21, 2024

APPLICATION FOR VARIANCE

RECEIVED

OCT 17 2024

Inspection Department

City of Livonia

Seaway Realty Inc 31801 Schoolcraft Rd Livonia MI 48150 248-444-9010
 (Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

Sign & Art Inc 12321 Stark Rd Livonia MI 48150 734-522-0520
 (Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

The property address is 31067 - 31077 Schoolcraft Rd Livonia 48150

Please note that if you need more space to answer any of the following questions, you may use a separate page or the back of this page. Simply identify your response(s) with the number of the question you are responding to.

1. Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they? N/A

2. Give legal description of property involved, or attach a deed or other document which contains the legal description of the property:

See attached

A variance can only be granted if a hardship or practical difficulty with the property makes the variance necessary. Under the City's Zoning Ordinance, a practical difficulty exists only if (a) the difficulty is exceptional and peculiar to the property, and does not exist generally throughout the City, (b) the difficulty involves more than mere inconvenience, inability to earn a higher financial return, or both, and (c) the variance would be fair to the neighbors and others who might be affected, as well as those who do not have this variance.

3. Please explain how the practical difficulty you claim is unique to your property, and does not exist elsewhere in the City:

Multi-tenant building with up to 8 tenants only giving business owners

3.75 sq ft of signage based on current sign zoning requirements.

This larger sign would give tenants better advertising & visibility

4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:

Old sign was an eyesore, outdated & not aesthetically pleasing

to tenants & neighbors.

5. Explain why you think this variance would be fair to the neighbors and others who might be affected. It would give tenants better visibility & advertising

to generate more business/income. Neighbors would like a

more aesthetically pleasing sign.

6. Have you sought an amendment to the zoning ordinance which would permit your proposed project under your current zoning? If yes, please describe the outcome of this process: No

7. If you have not attempted to have the zoning ordinance amended, why hasn't this attempt been made?

This is a zoning ordinance application for a sign variance

& does not require an entire ordinance change

8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: No

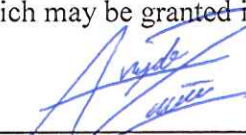
9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? Zoning is appropriate for current use of property

Please see the separate instruction sheet for plans, fees, and other information which should be submitted with the application. Note that if an agent or attorney signs the application on behalf of the owner, said agent or attorney must provide written proof of his or her authority to act on the owner's behalf. ALL INTERESTED PARTIES ARE REQUIRED TO ATTEND THE ZONING BOARD OF APPEALS MEETING. NON-ATTENDANCE BY ANY INTERESTED PARTY MAY RESULT IN YOUR CASE BEING TABLED AND THE APPROPRIATE FEE BEING ASSESSED.

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

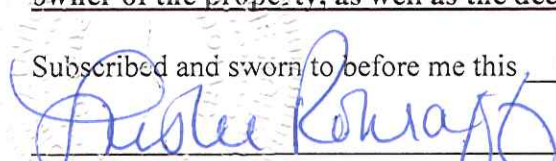
The undersigned being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanying information and data are in all respects true and correct to the best of (his/her) knowledge and belief, and that the undersigned personally undertakes to see that the property will be used and developed in compliance with all applicable ordinances and any conditions imposed in connection with any variance which may be granted in response to this application.

Signature of property owner: 

Please print name of property owner: Angelo Zanni

NOTE: Please provide Letter of Authorization on official letterhead if not signed by owner of the property, as well as the deed and property transfer affidavit.

Subscribed and sworn to before me this 16th day of October, 2024


(Notary Public, Wayne County, Michigan)

My Commission expires 9/28/25

LESLIE ROHRAFF
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Sep 28, 2025
ACTING IN COUNTY OF Wayne

Any decision of the Board favorable to the applicant will remain valid only as long as the information or data relating thereto are found to be correct and the conditions upon which the resolution was based are maintained.

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated 10/17/24, which reads as follows:

Excessive Size and Area.

I certify that (a) the petitioner is not in violation of any ordinance other than the provision(s) sought to be waived in the foregoing application, (b) all applicable fees have been paid, and (c) I have examined the foregoing application, and find that said application is complete, and that the City Zoning Ordinance, Ordinance No. 543, as amended, prohibits the proposed project unless a variance is granted by the Zoning Board of Appeals.


(Supervisor)

Application for permit filed No

Violation Issued No

31067 SCHOOLCRAFT LIVONIA, MI 48150 (Property Address)

Parcel Number: 102 99 0057 000



Item 1 of 2

1 Image / 1 Sketch

Property Owner: VLAHAKIS,GEORGE**Summary Information**

- > Commercial/Industrial Building Summary
 - Yr Built: 1984
 - # of Buildings: 2
 - Total Sq.Ft: 24,748
- > Assessed Value: \$814,000 | Taxable Value: \$477,957
- > 36 Building Department records found
- > Property Tax information found

Owner and Taxpayer Information**Owner**

VLAHAKIS,GEORGE
31067 SCHOOLCRAFT
LIVONIA, MI 48150

Taxpayer

GEORGE VLAHAKIS
SEA WAY REALTY
31801 SCHOOLCRAFT RD
LIVONIA, MI 48150-1825

General Information for Tax Year 2024

Property Class	201 COMMERCIAL-IMPROVED	Unit	46 CITY OF LIVONIA
School District	LIVONIA PUBLIC SCHOOLS	Assessed Value	\$814,000
YR BLT/SQ FT	1984 24792	Taxable Value	\$477,957
PP FILE CODE	0	State Equalized Value	\$814,000
CURRENT USE	OFFICE/WHSE	Date of Last Name Change	02/27/2015
MISC	Not Available	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
STATUS	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** No Data to Display

Principal Residence Exemption	June 1st	Final
2024	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2023	\$633,300	\$633,300	\$455,198
2022	\$600,900	\$600,900	\$433,522
2021	\$580,400	\$580,400	\$419,673
2020	\$513,200	\$513,200	\$413,879
2019	\$510,600	\$510,600	\$406,162
2018	\$448,900	\$448,900	\$396,643
2017	\$445,100	\$445,100	\$388,485
2016	\$424,110	\$424,110	\$385,020
2015	\$421,460	\$421,460	\$383,870
2014	\$458,890	\$377,830	\$377,830
2013	\$408,260	\$371,880	\$371,880
2012	\$400,000	\$400,000	\$400,000
2011	\$486,160	\$400,000	\$400,000
2010	\$525,580	\$430,000	\$430,000
2009	\$625,690	\$625,690	\$471,660
2008	\$664,150	\$664,150	\$451,790
2007	\$441,640	\$441,640	\$441,640
2006	\$441,640	\$441,640	\$441,640

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X

Year	MBOR Assessed	Final SEV	Final Taxable
2005	\$675,460	\$441,640	\$441,640
2004	\$665,480	\$665,480	\$517,570
2003	\$639,890	\$639,890	\$505,940
2002	\$630,420	\$630,420	\$498,470
2001	\$589,180	\$589,180	\$483,020
2000	\$544,530	\$544,530	\$468,050
1999	\$492,790	\$492,790	\$459,330
1998	\$452,100	\$452,100	\$452,100
1997	\$452,100	\$452,100	\$452,100

Land Information

Zoning Code	M-1	Total Acres	1.376
Land Value	\$179,800	Land Improvements	\$40,646
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	2300 OFFICE/WAREHOUSE IN COMM CLASS	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	130.00 ft	460.99 ft
Total Frontage: 130.00 ft		Average Depth: 460.99 ft

Legal Description

26E29A 30A PT OF THE NW 1/4 OF SEC 26 T1S R9E BEG S 89D 21M E 1083.50 FT FROM THE NW COR OF SEC 26 TH S 89D 21M E 130 FT TH S 0D 29M 56SEC W 719.99 FT TH S 64D 26M 25SEC W 72.36 FT. TH N 0D 29M 56SEC E 63.17 FT TH DUE W 65 FT TH N 0D 29M 56SEC E 689.52 FT TO POB EXC NLY PT THEREOF MEASURING 249.75 FT ON E LINE AND 257.55 FT ON W LINE OF SAID EXCEPTION 1.38 ACRES

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	Not Available
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	Not Available
Date Created	01/01/0001	Unallocated Div.s Transferred	Not Available
Acreage of Parent	0.00	Rights Were Transferred	No
Split Number	0	Courtesy Split	No
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
No sales history found.							

Building Information - 13048 sq ft Office Buildings (Commercial)

Floor Area	13,048 sq ft	Estimated TCV	Not Available
Occupancy	Office Buildings	Class	C
Stories Above Ground	2	Average Story Height	12 ft
Basement Wall Height	0 ft	Identical Units	1
Year Built	1984	Year Remodeled	No Data to Display
Percent Complete	100%	Heat	Package Heating & Cooling
Physical Percent Good	44%	Functional Percent Good	100%
Economic Percent Good	80%	Effective Age	41 yrs

Building Information - 11700 sq ft Warehouses - Storage (Commercial)

Floor Area	11,700 sq ft	Estimated TCV	Not Available
Occupancy	Warehouses - Storage	Class	C
		Average Story Height	20 ft
		Identical Units	1
		Year Remodeled	No Data to Display

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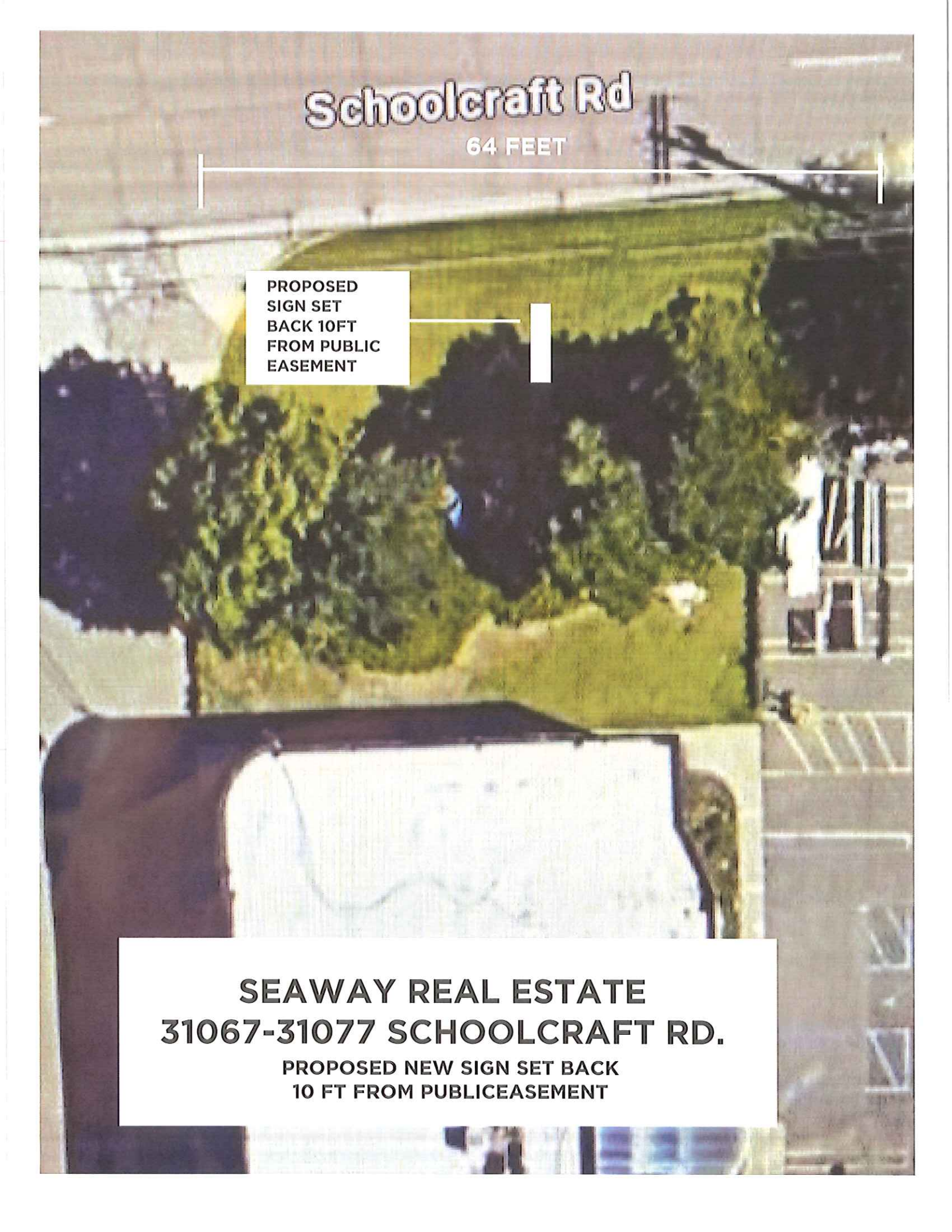
X

I Units

Year Remodeled No Data to Display



2 SIDED ILLUMINATED MONUMENT SIGN
54.25 SQUARE FEET

An aerial photograph of a residential street, Schoolcraft Rd. The road is paved and has a grassy area on the left side. A white line with vertical end caps indicates a 64-foot width. A white rectangular box with a line pointing to it contains the text 'PROPOSED SIGN SET BACK 10FT FROM PUBLIC EASEMENT'. The background shows trees and a building.

Schoolcraft Rd

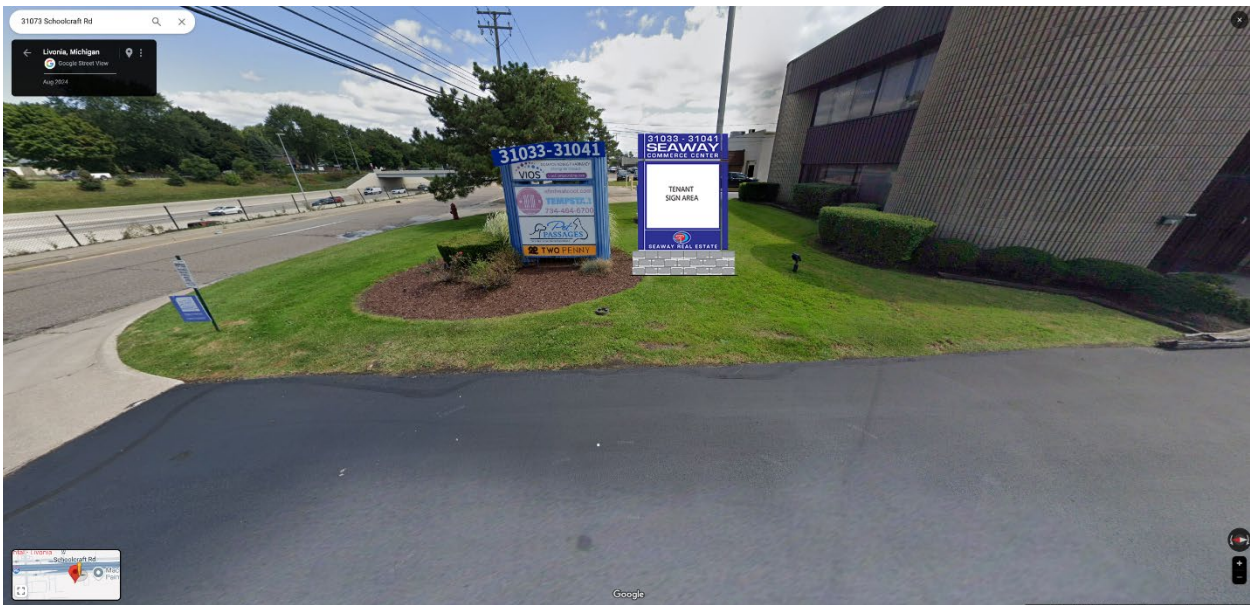
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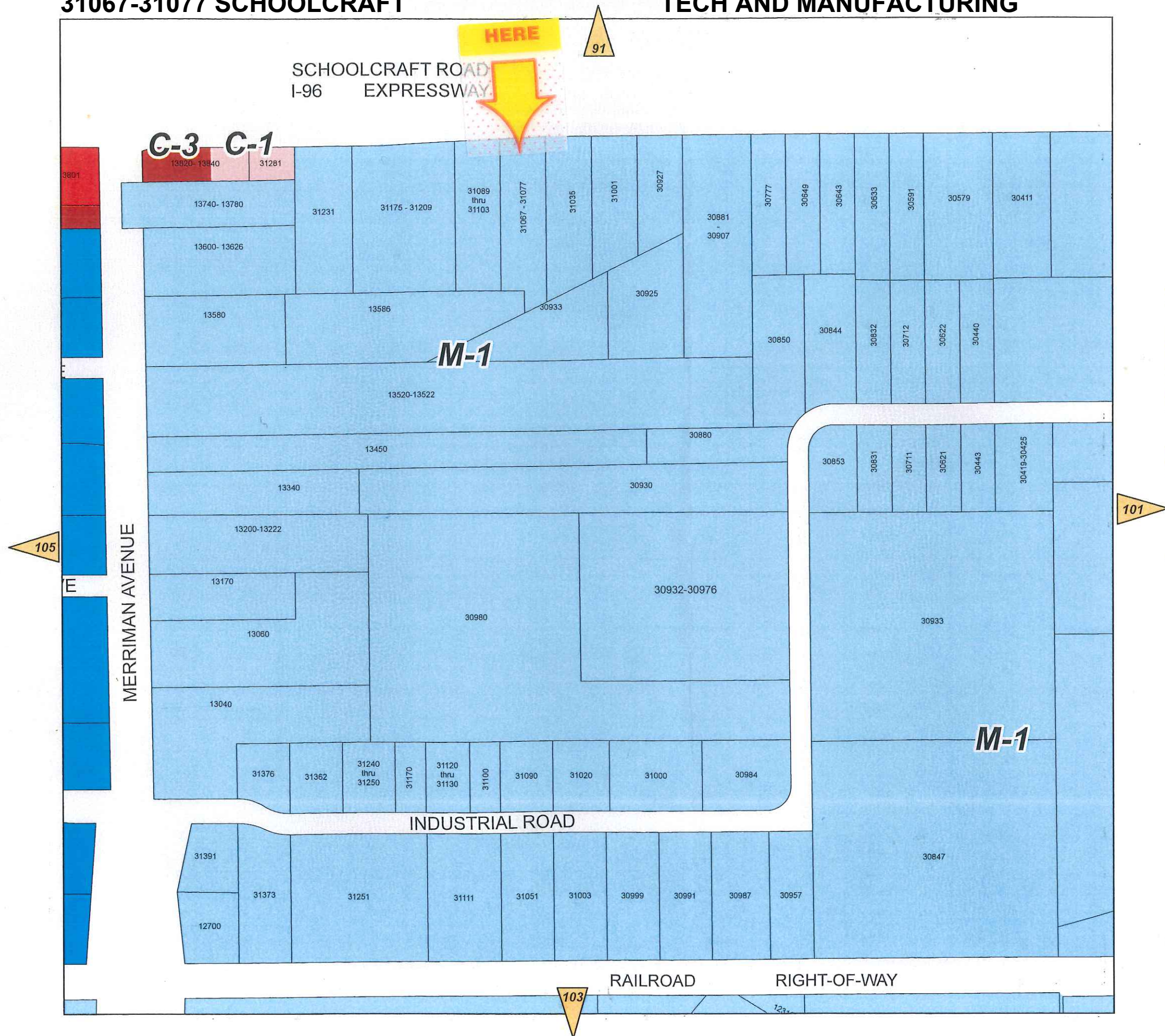
SEAWAY REAL ESTATE
31067-31077 SCHOOLCRAFT RD.

**PROPOSED NEW SIGN SET BACK
10 FT FROM PUBLIC EASEMENT**





ZONING MAP



ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

GREGORY G. COPPOLA, CHAIRMAN
JAMES. M. BARINGHAUS, VICE CHAIRMAN
TIMOTHY J. KLISZ, SECRETARY
CHRISTOPHER N. BOLOVEN
MARC ROTONDO
LYNDA L. SCHEEL
MIKE TESTA



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250

MAYOR

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COUNCIL MEMBERS

BRANDON MCCULLOUGH, President
MARTHA PTASHNIK, Vice President
CARRIE BUDZINSKI
ROB DONOVIC

SCOTT MORGAN

LAURA M. TOY

PUBLIC NOTICE December 20, 2024

APPEAL CASE NO. 2024-10-37, 17123 North Laurel Park Drive: an appeal was made to the Zoning Board of Appeals by Laurel Investment, LLC, on behalf of Lessee Cooper's Hawk Winery & Restaurant, seeking to install a wall sign package resulting in an excessive number of signs and excessive total sign area.

This Regional Commercial property is located on the west side of North Laurel Park Drive (17123), between University Park Drive and Six Mile Road, Lot. No. 028-99-0006-007, C-4, High Rise Commercial, rejected by the Inspection Department under Livonia Zoning Ordinance Section 11.08 (3) – Sign Regulations in C-2, C-3 and C-4 Districts.

Total Signs

Allowed: 2
Proposed: 4
Excess: 2

Total Sign Area

Allowed: 197.25 sq. ft.
Proposed: 220.9 sq. ft.
Excess: 23.65 sq. ft.

THE LAW REQUIRES THAT OWNERS OF PROPERTY LOCATED WITHIN 300 FEET OF THIS PROPERTY BE NOTIFIED OF THIS REQUEST IN WRITING. THIS IS YOUR NOTIFICATION. YOU ARE NOT REQUIRED TO RESPOND TO THIS LETTER.

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, January 7, 2025, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,


Timothy Klisz, Secretary

Petitioner will incur a \$100 rescheduling fee for every failure to appear.
In accordance with Title II of the Americans with Disabilities Act as it pertains to access to Public Meetings, the Zoning Board of Appeal's Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs.
Please call 734-466-2250 if you need assistance.

Case No: 2024-10-37
Meeting Date: January 7, 2025

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

Signature: _____

Address:



CITY OF LIVONIA
INSPECTION DEPARTMENT

REJECTION OF APPLICATION FOR PERMIT
BECAUSE OF NON-CONFORMITY TO ZONING ORDINANCE LIVONIA VISION 21

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

Applicant	Cooper's Hawk Winery & Restaurant	Address	3500 Lacy Rd. Ste 1000, Downers Grove, IL 60515
Owner	Laurel Investments, LLC	Address	29200 Northwestern, Ste 450, Southfield, MI 48034
Lessee	(Same as applicant)	Address	(Same as applicant)
Location	West	Side of	17123 North Laurel Park Street
Between	University Park Dr.	And	Six Mile Rd.
Lot No./Parcel No.	028-99-0006-007	Subdivision	Unplatted
Zoning District	C-4	Lot Size	5.34 Acres Alley N/A
Present Use	High Rise Commercial	Proposed Use	(No Change)
Present Building Size	N/A	Proposed Building Size	N/A
Present Height of Building	N/A	Proposed Height	N/A
Allowable Lot Coverage	N/A	Proposed Lot Coverage	N/A

Proposal : SEEKING TO INSTALL A WALL SIGN PACKAGE RESULTING IN AN EXCESSIVE NUMBER OF SIGNS AND EXCESSIVE TOTAL SIGN AREA. TOTAL NUMBER OF SIGNS ALLOWED: 2; PROPOSED: 4; EXCESS: 2. TOTAL SIGN AREA ALLOWED: 197.25 SQ. FT.; PROPOSED: 220.9 SQ. FT.; EXCESS: 23.65 SQ. FT.

Reason for Rejection Livonia Zoning Ordinance, Section: 11.08 (3) - Sign Regulations in C-2, C-3 and C-4 Districts

Deficient Side yard	Deficient Front Yard	Deficient Rear Yard
Deficient Lot Area	Deficient Lot Area Per Room	Encroachment
Excessive Lot Coverage	Excessive Height	Increasing No. Units 2
Use Prohibited	Deficient Parking Spaces	Increasing Area and Bulk 23.65 sq. ft.

Remarks

Plans and Application examined by [Signature] Date 10/28/2024

APPLICATION FOR VARIANCE



Laurel Investment, LLC	29200 Northwestern Hwy Suite 450 Southfield MI 48034	248.855.2100
(Owner of Premises)	(Street Address) (City) (Zip Code)	(Telephone) (Fax)
Cooper's Hawk Winery & Restaurant	3500 Lacey Road, Ste. 1000 Downers Grove IL 60515	331.233.5907
(Lessee)	(Street Address) (City) (Zip Code)	(Telephone) (Fax)
(Contractor)	(Street Address) (City) (Zip Code)	(Telephone) (Fax)

The property address is 17123 North Laurel Park Drive Livonia MI

Please note that if you need more space to answer any of the following questions, you may use a separate page or the back of this page. Simply identify your response(s) with the number of the question you are responding to.

1. Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they? No

2. Give legal description of property involved, or attach a deed or other document which contains the legal description of the property:
A parcel of land being part of Parcel No. 46-028-99-0006-004, said land also being part of the Southeast 1/4 of Section 7, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan
See Attached Legal Descriptions

A variance can only be granted if a hardship or practical difficulty with the property makes the variance necessary. Under the City's Zoning Ordinance, a practical difficulty exists only if (a) the difficulty is exceptional and peculiar to the property, and does not exist generally throughout the City, (b) the difficulty involves more than mere inconvenience, inability to earn a higher financial return, or both, and (c) the variance would be fair to the neighbors and others who might be affected, as well as those who do not have this variance.

3. Please explain how the practical difficulty you claim is unique to your property, and does not exist elsewhere in the City:

The proposed Cooper's Hawk site will set 10 ft plus feet below grade along the east bound side of of Six Mile road; with the proposed monument location, traffic along the east bound of Six Mile road will not be able to see the Cooper's Hawk building from the street. With the proposed three (3) tenant signs traffic along Six Mile Road will be able to visibility see the building from both directions.

4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:

The additional signage would acutally cost Cooper's Hawk more to install which would lower our financial return. However, we think it is worth this so vehicles have time to slow down, exercise save vehicle control to stop and turn into the site. The third sign will also be an inconvenience, to our constnction team to install.

5. Explain why you think this variance would be fair to the neighbors and others who might be affected.

The proposed variance of one additional wall sign will provide visibility for neighoring tenants, hotel guest and community members to locate the Cooper's Hawk site for the east and west along 6 Mile road. The proposed site sets below the west side of 6 miles road for 10 ft. plus. All signage proposed has no foreseeable negative impacts on neighboring lots, tenants, building etc.

6. Have you sought an amendment to the zoning ordinance which would permit your proposed project under your current zoning? If yes, please describe the outcome of this process: A zoning ordnance admendment has not been requested for the proposed request for an additional wall sign for the Cooper's Hawk location. All proposed signage is being designed in compliance with the City of Livonian Sign Ordinance and no deviation from the sign design guidelines.

7. If you have not attempted to have the zoning ordinance amended, why hasn't this attempt been made?

The current zoning designation is C-4 High Rise Commerical District; Per the ordinance single tenant are permitted two (2) wall signs total allotted sign area shall not exceed one-and-one half (1½) sq. ft. of area for each one (1) lineal foot of frontage, provided no single sign shall exceed one (1) sq. ft. of area for every one (1) lineal foot of frontage of the building or portion thereof. Cooper's Hawk is proposing three (3) wall signs; east, west and south elevations not to exceed 197.10 SF of our permitted 197.25SF. All proposed signage is being designed in compliance with the City of Livonia Sign Ordinance and no deviation from the sign design guidelines.

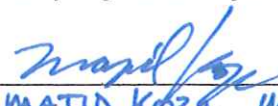
8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: Rezoning the property has not been requested.
9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? The current zoning designation is C-4 High Rise Commercial District, rezoning the property would not impact the requested variance.

Please see the separate instruction sheet for plans, fees, and other information which should be submitted with the application. **Note** that if an agent or attorney signs the application on behalf of the owner, said agent or attorney must provide written proof of his or her authority to act on the owner's behalf. ALL INTERESTED PARTIES ARE REQUIRED TO ATTEND THE ZONING BOARD OF APPEALS MEETING. NON-ATTENDANCE BY ANY INTERESTED PARTY MAY RESULT IN YOUR CASE BEING TABLED AND THE APPROPRIATE FEE BEING ASSESSED.

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

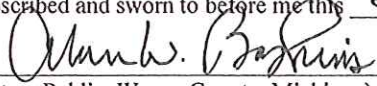
The undersigned being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanying information and data are in all respects true and correct to the best of (his/her) knowledge and belief, and that the undersigned personally undertakes to see that the property will be used and developed in compliance with all applicable ordinances and any conditions imposed in connection with any variance which may be granted in response to this application.

Signature of property owner: 

Please print name of property owner: MATID KOZAK, MANAGER OF LAUREL INVESTMENT, LLC

NOTE: Please provide Letter of Authorization on official letterhead if not signed by owner of the property, as well as the deed and property transfer affidavit.

Subscribed and sworn to before me this 23rd day of October, 2024


(Notary Public, Wayne County, Michigan)
My Commission expires 7/6/28

ALAN W BASKINS
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires July 6, 2028
Acting in the County of Oakland

Any decision of the Board favorable to the applicant will remain valid only as long as the information or data relating thereto are found to be correct and the conditions upon which the resolution was based are maintained.

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated 10/28/24, which reads as follows:

EXCESSIVE NUMBER OF SIGNS AND TOTAL SIGN AREA.

I certify that (a) the petitioner is not in violation of any ordinance other than the provision(s) sought to be waived in the foregoing application, (b) all applicable fees have been paid, and (c) I have examined the foregoing application, and find that said application is complete, and that the City Zoning Ordinance, Ordinance No. 543, as amended, prohibits the proposed project unless a variance is granted by the Zoning Board of Appeals.


(Supervisor)

Application for permit filed No

Violation Issued No

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION

(PER "ALTA/ASCM LAND TITLE SURVEY" KEM-TEC & ASSOCIATES, JOB #13-04335, DATED 10-21-13)

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

PARCEL NO. 46-028-99-0006-006

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7, TOWN 1 SOUTH, RANGE 9 EAST; THENCE S89°58'W ALONG THE SOUTH LINE OF SAID SECTION 7, 1,571.73 FEET; THENCE N0°02'W 90.00 FEET TO A POINT ON THE NORTH LINE OF THE SIX MILE ROAD, SAID POINT BEING THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE S89°58'W ALONG SAID NORTH LINE 18.10 FEET; THENCE N82°11'41"W CONTINUING ALONG SAID NORTH LINE 329.96 FEET; THENCE S89°58'W CONTINUING ALONG SAID NORTH LINE 198.00 FEET; THENCE N60°02'W 99.62 FEET TO A POINT ON THE EASTERLY LINE OF HIGHWAY I-275 AND I-96; THENCE N30°02'W ALONG SAID EASTERLY LINE, 525.42 FEET; THENCE N22°48'30"W CONTINUING ALONG SAID EASTERLY LINE 14.87 FEET; THENCE N87°10'01"E 811.93 FEET; THENCE N44°58'E 72.80 FEET TO A POINT ON A CURVE ON THE WESTERLY LINE OF NORTH LAUREL PARK DRIVE (88 FEET WIDE); THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT AND ALONG SAID WESTERLY LINE 150.79 FEET MEASURED ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENT, SAID CURVE HAVING A RADIUS OF 386.00 FEET AND A CENTRAL ANGLE OF 22°22'56"; THENCE S43°02'E CONTINUING ALONG SAID WESTERLY LINE 189.45 FEET; THENCE S46°58'W 166.85 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT 131.25 FEET MEASURED ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENT, SAID CURVE HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 47°00'; THENCE S0°02'E 158.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTIONS (PER PEA, INC.)

PROPOSED PARCEL "A"

A parcel of land being part of Parcel No. 46-028-99-0006-006, said land also being part of the Southeast 1/4 of Section 7, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan and being more particularly described as:

Commencing at the Southeast corner of said Section 7; thence along the south line of said Section 7, S89°58'00"W, 1571.74 feet; thence N00°02'00"W, 90.00 feet to a point on the north line of Six Mile Road (variable width); thence along said north line the following four (4) courses: 1) S89°58'00"W, 18.09 feet and 2) N82°11'41"W, 329.96 feet and 3) S89°58'00"W, 198.00 feet and 4) N60°02'00"W, 99.62 feet to the easterly line of Highway I-275 & I-96 (variable width); thence along said line, N30°02'00"W, 271.85 feet to the Point of Beginning; thence continuing along said line the following two (2) courses: N30°02'00"W, 253.57 feet AND N22°48'30"W, 14.87 feet; thence N87°10'01"E, 811.93 feet; thence N44°58'00"E, 72.80 feet to the westerly line of North Laurel Park Drive (88 feet wide); thence along said line the following two (2) courses: 150.79 feet along an arc of a curve to the left, having a radius of 386.00 feet and a chord that bears S31°50'32"E, 149.83 feet AND S43°02'00"E, 130.76 feet; thence 10.91 feet along an arc of a curve to the right, having a radius of 35.00 feet and a chord that bears S38°02'16"W, 10.86 feet; thence S46°58'00"W, 57.48 feet; thence 150.10 feet along an arc of a curve to the right, having a radius of 200.00 feet and a chord that bears S68°28'00"W, 146.60 feet; thence S89°58'00"W, 712.91 feet to the aforementioned easterly line of Highway I-275 & I-96 and the Point of Beginning. Containing 5.340 acres of land, more or less.

PROPOSED PARCEL "B"

A parcel of land being part of Parcel No. 46-028-99-0006-006, said land also being part of the Southeast 1/4 of Section 7, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan and being more particularly described as:

Commencing at the Southeast corner of said Section 7; thence along the south line of said Section 7, S89°58'00"W, 1571.74 feet; thence N00°02'00"W, 90.00 feet to a point on the north line of Six Mile Road (variable width) and the Point of Beginning; thence along said north line the following four (4) courses: 1) S89°58'00"W, 18.09 feet and 2) N82°11'41"W, 329.96 feet and 3) S89°58'00"W, 198.00 feet and 4) N60°02'00"W, 99.62 feet to the easterly line of Highway I-275 & I-96 (variable width); thence along said line, N30°02'00"W, 271.85 feet; thence N89°58'00"E, 712.91 feet; thence 150.10 feet along an arc of a curve to the left, having a radius of 200.00 feet and a chord that bears N68°28'00"E, 146.60 feet; thence N46°58'00"E, 57.48 feet; thence 10.91 feet along an arc of a curve to the left, having a radius of 35.00 feet and a chord that bears N38°02'16"E, 10.86 feet to the westerly line of North Laurel Park Drive (88 feet wide); thence along said line, S43°02'00"E, 58.69 feet; thence S46°58'00"W, 166.85 feet; thence 131.25 feet along an arc of a curve to the left, having a radius of 160.00 feet and a chord that bears S23°27'59"W, 127.60 feet; thence S00°02'00"E, 157.99 feet to the aforementioned north line of Six Mile Road and the Point of Beginning. Containing 4.940 acres of land, more or less.



PEA, Inc.

2430 Rochester Ct. Ste 100
Troy, MI 48063-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

REVISED: 10-13-16

CLIENT: GROUP 10 MANAGEMENT 30500 NORTHWESTERN HWY, SUITE 525 FARMINGTON HILLS, MI 48334	SCALE: 1"= 120'	JOB No: 2015-043
	DATE: 12-4-15	DWG. No: 3 of 3

S:\PROJECTS\2015\2015043 GROUP 10-LIVONIA\SURVEY-DEPT\15043BND\dwg\15043 SKETCH OF SURVEY.dwg EH

LIVONIA, MI

COOPER'S HAWK WINERY & RESTAURANTS
LIVONIA, MI
SIGNAGE PACKAGE



Elevate Sign Group
1120 N. Ridge Ave.
Lombard, IL 60148
T: 630-656-1085
www.elevatesigngroup.com

SUBMITTED TO:

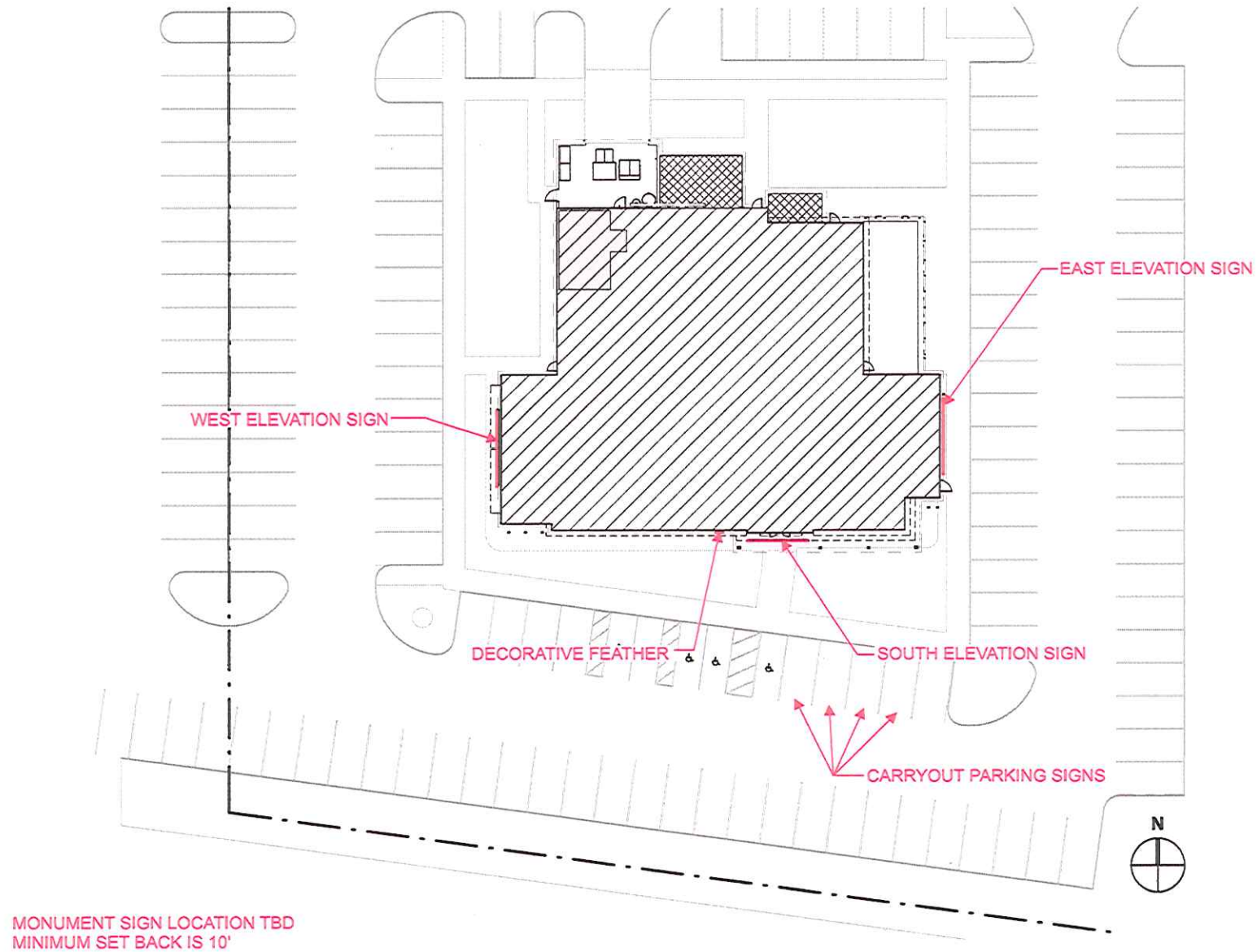
Cooper's Hawk
Winery & Restaurant
Livonia, MI

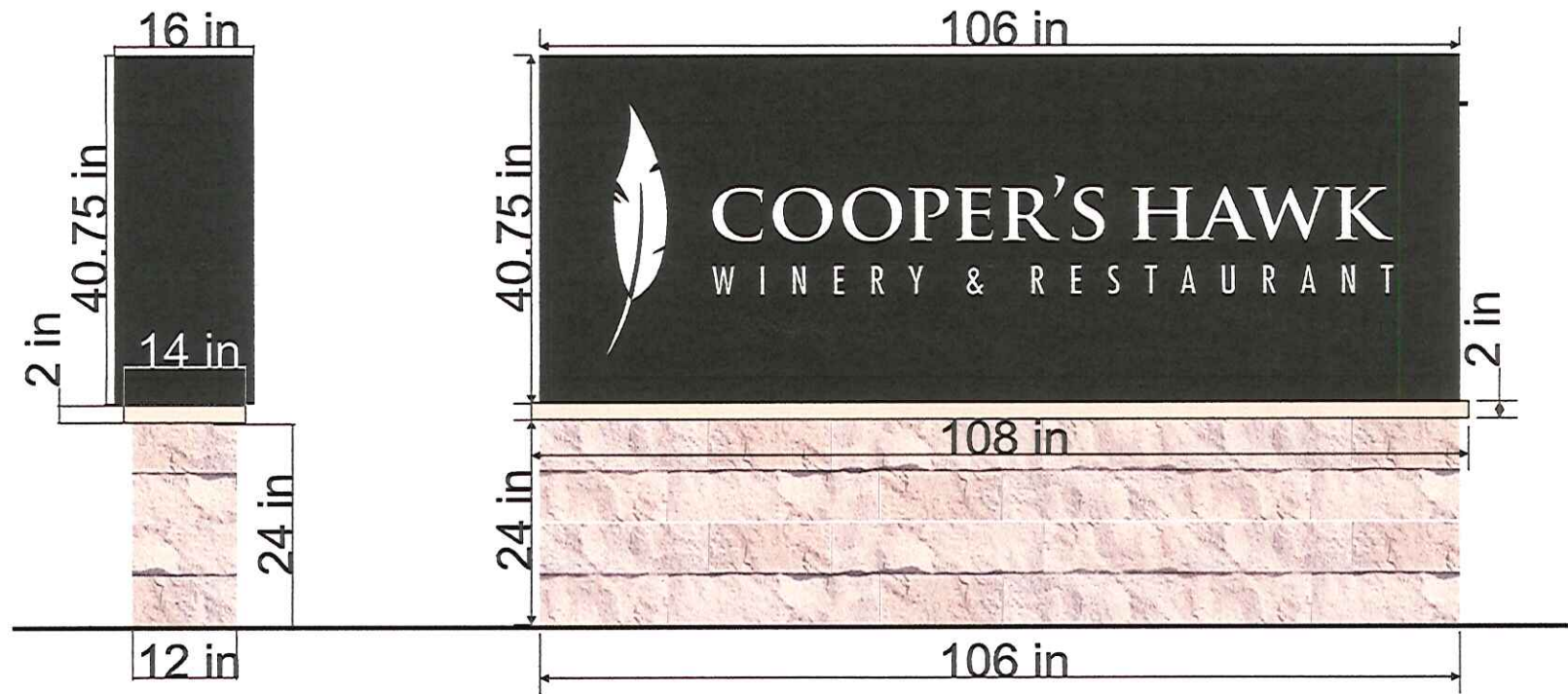
PROJECT:

10-08-2024

DATE:



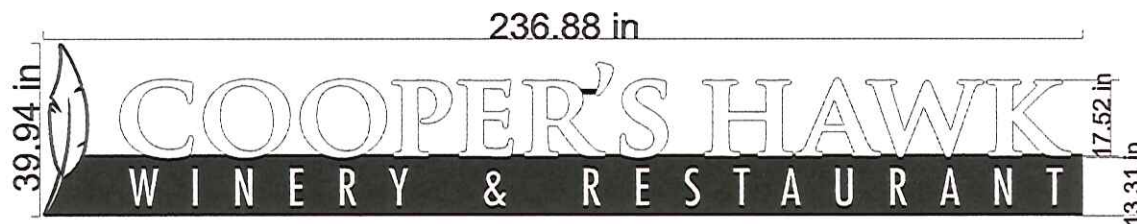




MONUMENT SIGN

(1) 2-SIDED ALUMINUM SIGN CABINET WITH ROUTED ALUMINUM FACES
FACES ARE PAINTED BLACK, AND ARE BACKED WITH WHITE ACRYLIC
4000K WHITE INTERIOR LEDS

VENEER BASE: CORONADO STONE VENEER TILE, 6" SPLIT LIMESTONE, CREAM
STONE SILL: COLOR TO MATCH SW7101

**EAST ELEVATION MAIN SIGN**

COOPER'S HAWK: FACE LIT CHANNEL LETTERS

WHITE FACES; TRIM AND RETURNS PAINTED MATTHEWS ROSY COPPER METALLIC

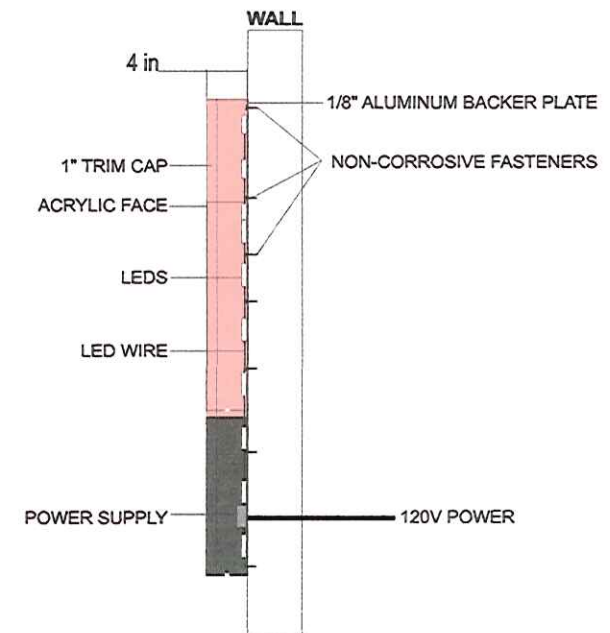
FEATHER: BLACK AND WHITE FACE; TRIM AND RETURNS PAINTED MATTHEWS ROSY COPPER METALLIC

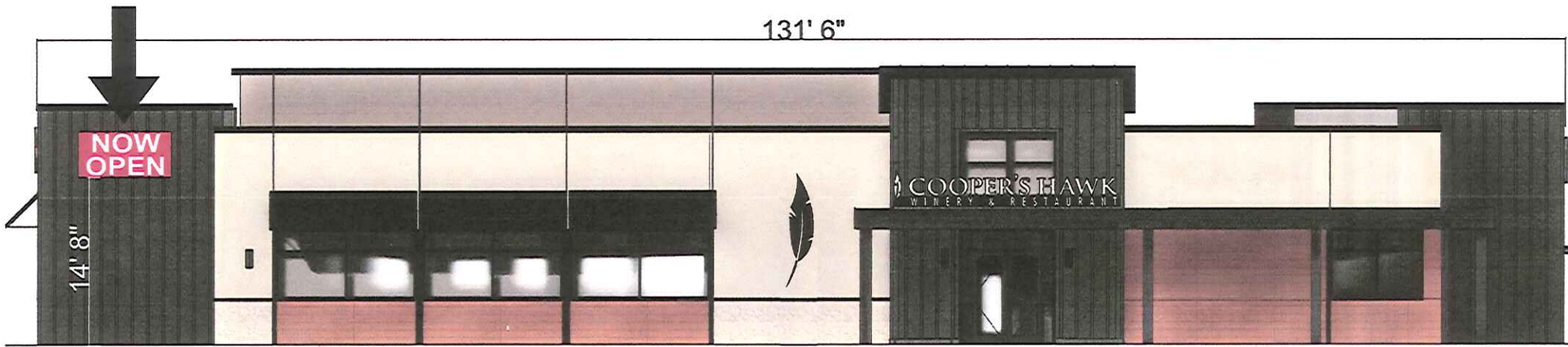
WINERY & RESTAURANT: ROUTED ALUMINUM CABINET PAINTED SATIN BLACK, WITH WHITE PLEXI BACKING

CONTOUR SHAPED 1/8" ALUMINUM BACKER FOR ATTACHING THE SIGN ELEMENTS TO THE W&R CABINET

4000K WHITE INTERIOR LED ILLUMINATION

MOUNTED FLUSH TO THE WALL



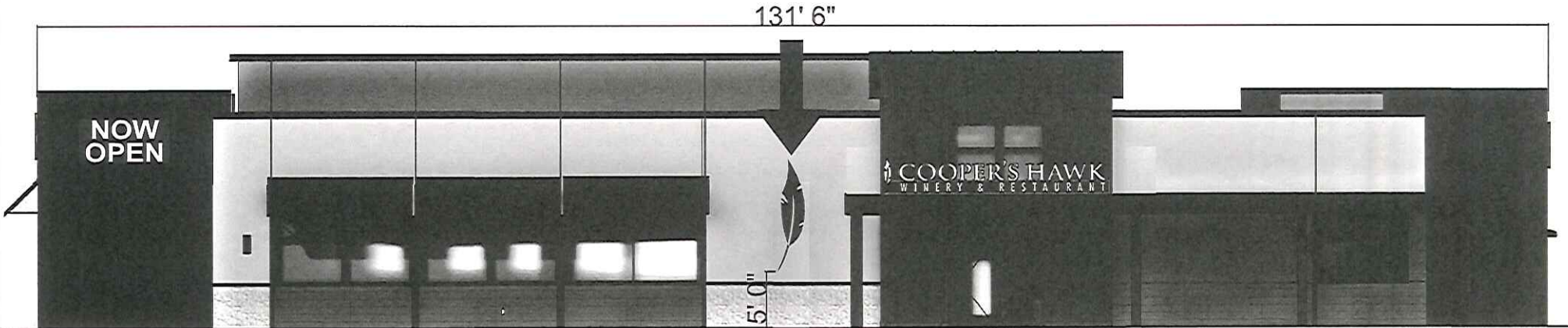


SCREW EYE LOCATIONS IN RED

SOUTH ELEVATION TEMP SIGN

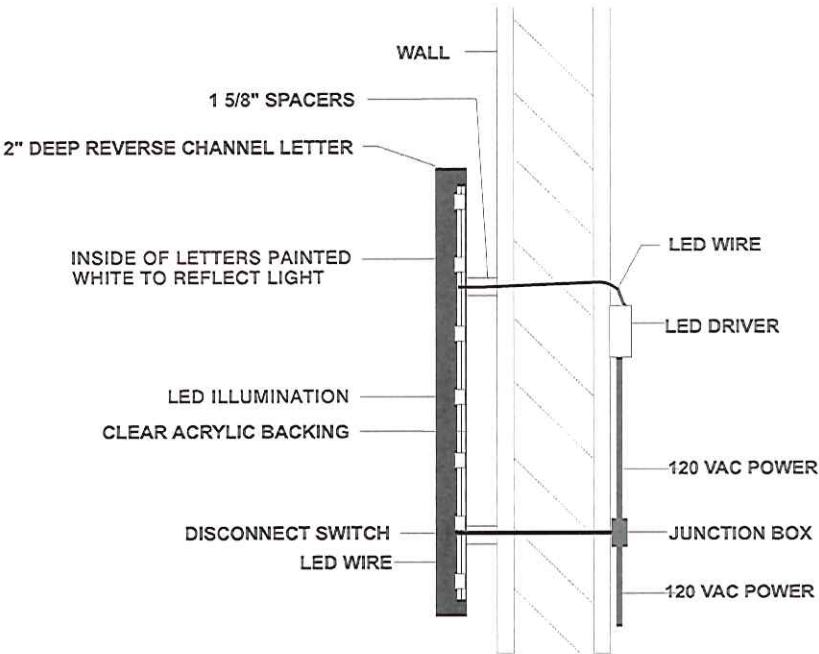
FOR NOW OPEN BANNER AND SUBSEQUENT EVENT BANNERS

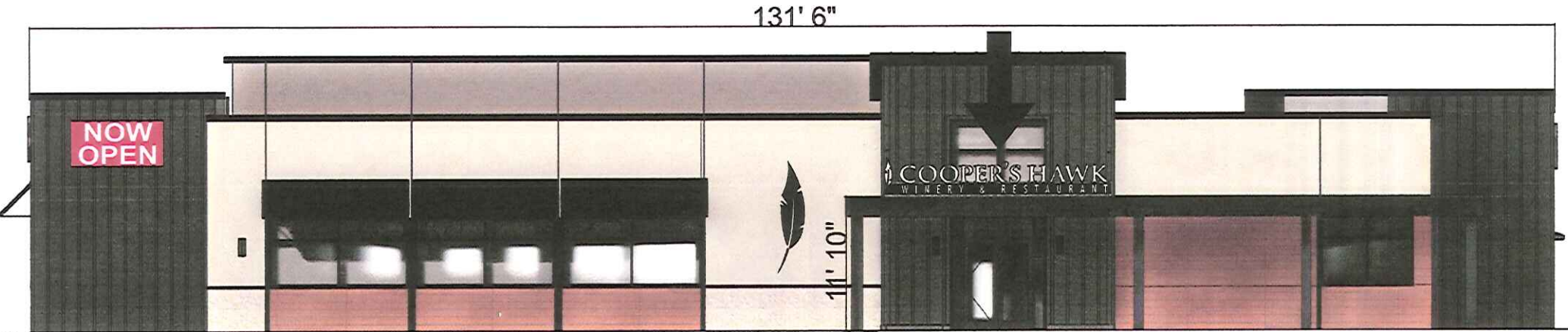
TEMPORARY BANNER: 4' X 8' BANNER, WITH GROMMETS
IN (4) CORNERS AND TOP/BOTTOM CENTERMOUNTING HARDWARE: (6) NATIONAL HARDWARE 2014 SCREW EYES,
AND (6) 11" CABLE ZIP TIESSCREW EYES LOCATED 1" OUTSIDE THE (4) CORNERS OF THE BANNER,
AND 1" OUTSIDE THE TOP/BOTTOM CENTERCABLE ZIP TIES WILL BE USED TO SECURE THE BANNER GROMMETS
TO THE SCREW EYES



SOUTH ELEVATION WALL ART

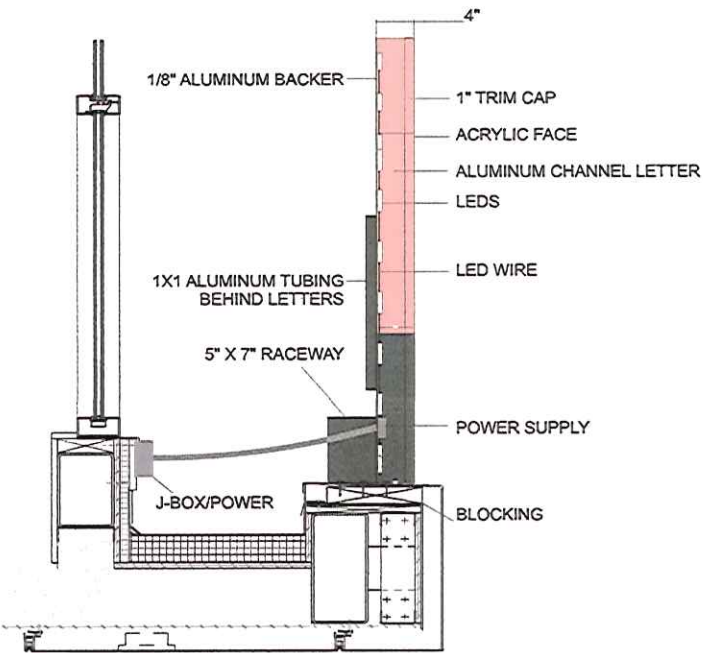
2" DEEP FABRICATED ALUMINUM FEATHER DIRECTLY MOUNTED ON WALL
1 5/8" SPACERS
FEATHER PAINTED SATIN BLACK
4000K WHITE INTERNAL LED LIGHTING W/ REMOTE LED POWER SUPPLIES

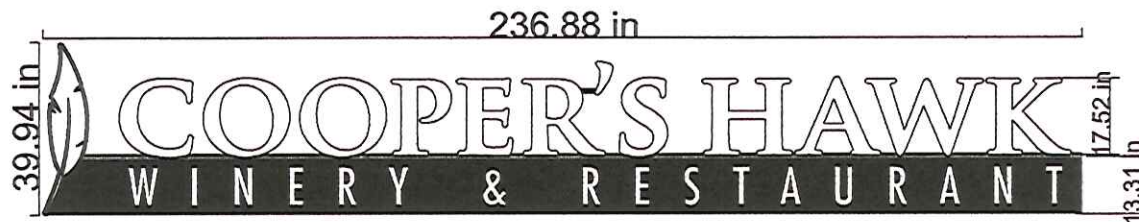
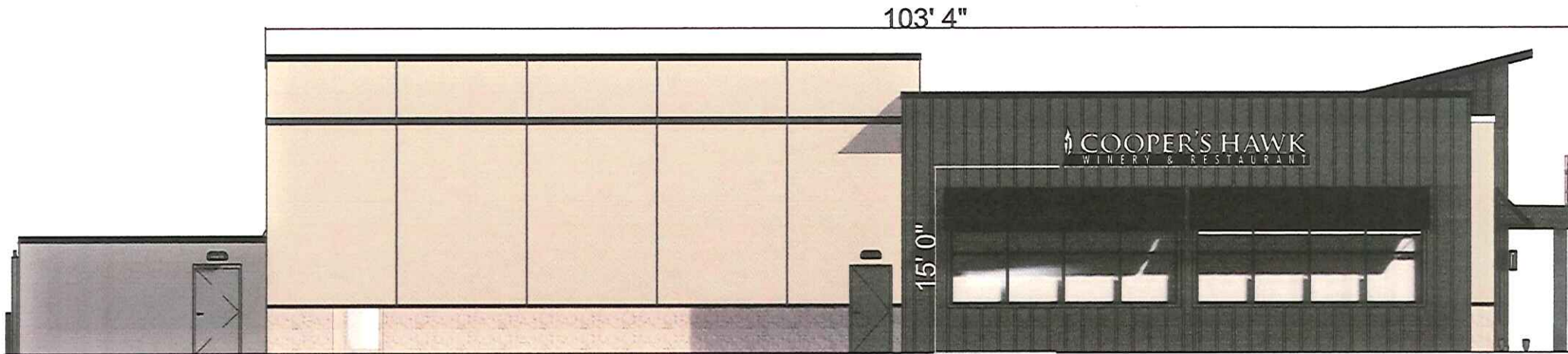




SOUTH ELEVATION CANOPY SIGN

COOPER'S HAWK: FACE LIT CHANNEL LETTERS
WHITE FACES; TRIM AND RETURNS PAINTED MATHEWS ROSY COPPER METALLIC
FEATHER: BLACK AND WHITE FACE; TRIM AND RETURNS PAINTED MATHEWS ROSY COPPER METALLIC
WINERY & RESTAURANT: ROUTED ALUMINUM CABINET PAINTED SATIN BLACK, WITH WHITE PLEXI BACKING
CONTOUR SHAPED 1/8" ALUMINUM BACKER FOR ATTACHING THE SIGN ELEMENTS TO THE W&R CABINET
5" X 7" STRUCTURAL RACEWAY BEHIND SIGN FOR SUPPORT
4000K WHITE INTERIOR LED ILLUMINATION
MOUNTED TO THE TOP OF THE CANOPY



**WEST ELEVATION MAIN SIGN**

COOPER'S HAWK: FACE LIT CHANNEL LETTERS

WHITE FACES; TRIM AND RETURNS PAINTED MATTHEWS ROSY COPPER METALLIC

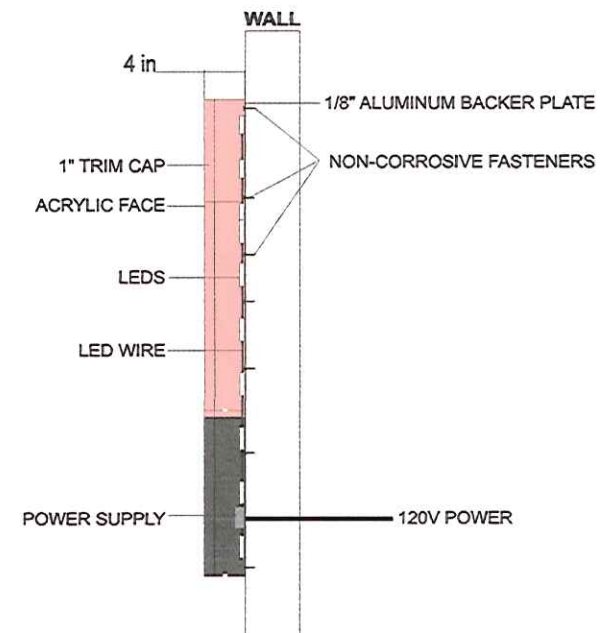
FEATHER: BLACK AND WHITE FACE; TRIM AND RETURNS PAINTED MATTHEWS ROSY COPPER METALLIC

WINERY & RESTAURANT: ROUTED ALUMINUM CABINET PAINTED SATIN BLACK, WITH WHITE PLEXI BACKING

CONTOUR SHAPED 1/8" ALUMINUM BACKER FOR ATTACHING THE SIGN ELEMENTS TO THE W&R CABINET

4000K WHITE INTERIOR LED ILLUMINATION

MOUNTED FLUSH TO THE WALL



SUBMITTED TO:

Cooper's Hawk
Winery & Restaurant

Livonia, MI

PROJECT:

LIV - WEST ELEVATION
MAIN SIGN

DATE:

Regular Meeting Minutes of August 26, 2024

On a motion by Vice President Ptashnik, supported by Councilmember Morgan, it was:

#279-24 RESOLVED, that having considered a communication from the City Planning Commission, dated July 18, 2024, which transmits its resolution #07-35-2024, adopted on July 16, 2024, with regard to Petition 2024-06-08-02 submitted by Laurel Investment, L.L.C. requesting approval of all plans in connection with a proposal to demolish a portion of the existing Holiday Inn and construct three (3) new buildings including a five-story hotel (Home 2 Suites by Hilton), and two (2) freestanding full-service restaurants (Cooper's Hawk and Capital Grille), at 17117 and 17123 Laurel Park Drive, located on the west side of Laurel Park between I-275 and Newburgh Road in the Southeast $\frac{1}{4}$ of Section 7, the Council does hereby concur in the recommendation of the Planning Commission and Petition 2024-06-08-02 is hereby approved and granted, subject to the following conditions:

1. The Site Plan, identified as Drawing No. C-3.0, dated May 24, 2024, prepared by PEA Group, is hereby approved and shall be adhered to;
2. The maximum customer seating for Cooper's Hawk shall not exceed 300, including 260 interior seats and forty (40) outdoor patio seats, and the maximum customer seating for The Capital Grille shall not exceed 246;
3. The Landscape Plan and Landscape Details, identified as Drawing No. L-1.0 and Drawing No. L-1.1, dated May 24, 2024, prepared by PEA Group, are hereby approved and shall be adhered to;
4. All disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding;
5. Underground sprinklers must be provided for all landscaped and sodded areas. All planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition;
6. The Elevation Plans and Exterior Material sheet for Cooper's Hawk, prepared by Design Collective, as received on June 5, 2024, are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department;
7. The Elevation Plans for The Capital Grille, identified as Sheets SD1.5 and SD1.6, dated March 11, 2024, prepared by JKRP Architects, are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department;

Regular Meeting Minutes of August 26, 2024

8. The Elevation Plans for Home 2 Suites by Hilton, identified as Sheets A-300 and A-301, dated May 10, 2024, prepared by Bowers & Associates, Inc., are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department;
9. The Elevation Plans for Holiday Inn, prepared by Bowers & Associates, Inc., as received on June 5, 2024, are hereby approved and shall be adhered to;
10. All rooftop mechanical equipment shall be concealed from public view on all sides by screening compatible with the building's exterior materials in character, material, and color;
11. The walls of the refuse enclosures shall consist of materials that complement the building. The enclosure gates shall be solid steel or durable, long-lasting solid panel fiberglass;
12. All pole-mounted light fixtures shall not exceed twenty feet (20') above finish grade and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring onto adjacent properties and roadways;
13. Only conforming signs are approved with this petition. Additional signs shall be submitted for review and approval by the Zoning Board of Appeals;
14. No exposed LED light bands or neon shall be permitted on this site, including, but not limited to, the buildings or around the windows;
15. The specific plans referenced in this approving resolution shall be submitted to the Inspection Department when the building permits are applied for; and
16. Under Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for one year only from the date of approval by the City Council. Unless a building permit is obtained and construction is commenced, this approval shall be null and void at the expiration of said period.

<i>CONSENT AGENDA ITEM 7. (Regular Meeting of August 26, 2024)</i>

Motion:	Ptashnik
Second:	Morgan
Ayes:	Morgan, Toy, Jolly, Ptashnik, Donovic, Budzinski, McCullough
Nays:	None
Absent:	None

From: [Taormina, Mark](#)
To: [Kasprowicz, Sara](#)
Subject: FW: TGC Proposed Elevations
Date: Monday, July 29, 2024 4:01:31 PM
Attachments: [TCG Livonia MI - 2024.07.25 Exterior Elevations.pdf](#)
[TCG Livonia MI - 24.07.25 Colored Ext Elevations to Illustrate Material Types.pdf](#)

Sara,

Please see attached new data regarding Item #7 on the Aug. 7, 2024 Study Agenda.

Mark Taormina

Planning and Economic Development Director
City of Livonia | Planning Department
(734) 466-2292
mtaormina@livonia.gov

From: Loretta@ldreeves.com <lorettar@ldreeves.com>
Sent: Monday, July 29, 2024 3:47 PM
To: Taormina, Mark <mtaormina@livonia.gov>; Miller, Scott <smiller@livonia.gov>
Cc: 'Arthur McIntosh' <AMcIntosh@arden.com>; Jack Knowles <mjknowles3@gmail.com>;
lorettar@ldreeves.com
Subject: TGC Proposed Elevations

Mark/Scott- Hope you are doing well.

I have attached the revised elevations for The Capital Grille in the Laurel/6 Mile Development for your review. As per discussions with the Planning Commission, these elevations have been upgraded to include more masonry materials than plans previously submitted.

The first file named **Exterior Elevations** represents the true colors/material types on the proposed building. The second file named **Colored Elevations to Illustrate Material Types** depicts the proposed massing of the materials- not the colors being utilized.

I have copied Art McIntosh, Design Manager, on this email. If you have comments or questions, please respond to the team via email or we can schedule a Teams call if necessary.

Thank you- we appreciate your help and guidance on this project.

Loretta Reeves

President

L D Reeves & Associates, Inc.

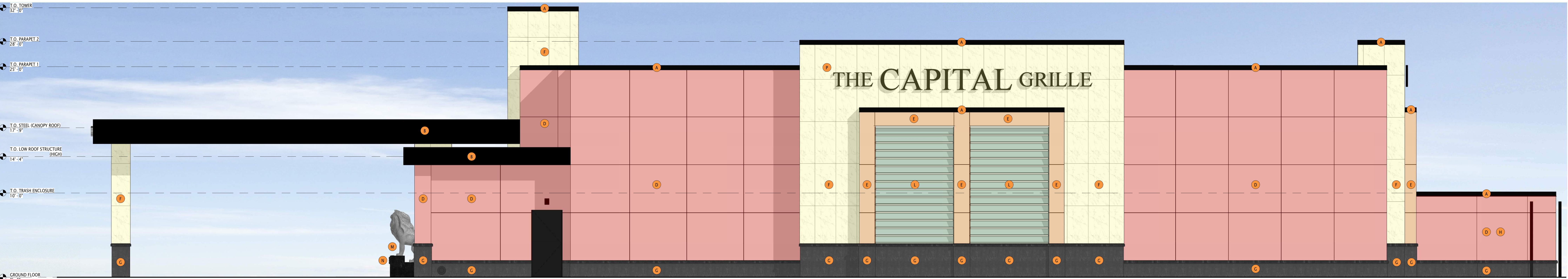
1889 Manzanita Ave.
Punta Gorda, FL 33950

RENDERED ELEVATION KEY NOTES

- A ALUMINUM CORING (FINISH: MATTE BLACK)
- B ALUMINUM METAL FASCIA (FINISH: MATTE BLACK)
- C ALUMINUM FINS (FINISH: MATTE BLACK)
- D E.I.F.S. (FINISH: STO WHITE)
- E STUCCO (FINISH: STO WHITE)
- F LARGE FORMAT TILE (FINISH: TRINITY TILE, CARRERA LUS6)
- G TILE WATER TABLE (FINISH: TRINITY TILE, ONDA COAL)
- H TRASH ENCLOSURE
- I MAIN ENTRANCE ALUMINUM STOREFRONT (FINISH: MATTE BLACK)
- J ALUMINUM WINDOWS (FINISH: MATTE BLACK)
- K METAL SHUTTERS IN CLOSED FIXED POSITION (FINISH: MATTE BLACK)
- L FAUX JALOUSIE WINDOW & FRAME (FINISH: FROSTED)
- M LION STATUE ON GRANITE PEDESTAL BASE (FINISH: CHROME STATUE, ABSOLUTE BLACK BASE)
- N METAL PLAQUE SIGN (SMOOTH/REVERSE POLISHED CHROME PLAQUE AND BLACK LETTERING)
- O CANOPY-MOUNTED SIGN (INTERNALLY-ILLUMINATED, 12" LETTERS)
- P WALL-MOUNTED SIGN (HALO-ILLUMINATED 30" CHANNEL LETTERS)



SOUTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



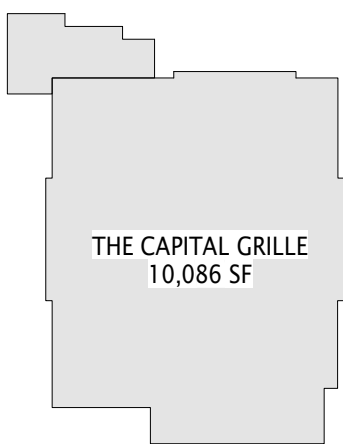
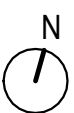
DARDEN CORPORATION
1000 DARDEN CENTER DRIVE
ORLANDO, FL 32837

THE CAPITAL GRILLE LIVONIA, MI

6 MILE ROAD
LIVONIA, MI 48152

2024.07.25

SD1.3a | SCHEMATIC EXTERIOR ELEVATIONS (COLORED)



RENDERED ELEVATION KEY NOTES

- A ALUMINUM CORING (FINISH: MATTE BLACK)
- B ALUMINUM METAL FASCIA (FINISH: MATTE BLACK)
- C ALUMINUM FINS (FINISH: MATTE BLACK)
- D E.I.F.S. (FINISH: STO WHITE)
- E STUCCO (FINISH: STO WHITE)
- F LARGE FORMAT TILE (FINISH: TRINITY TILE, CARRERA LUS6)
- G TILE WATER TABLE (FINISH: TRINITY TILE, ONDA COAL)
- H TRASH ENCLOSURE
- I MAIN ENTRANCE ALUMINUM STOREFRONT (FINISH: MATTE BLACK)
- J ALUMINUM WINDOWS (FINISH: MATTE BLACK)
- K METAL SHUTTERS IN CLOSED FIXED POSITION (FINISH: MATTE BLACK)
- L FAUX JALOUSIE WINDOW & FRAME (FINISH: FROSTED)
- M LION STATUE ON GRANITE PEDESTAL BASE (FINISH: CHROME STATUE, ABSOLUTE BLACK BASE)
- N METAL PLAQUE SIGN (SMOOTH/REVERSE POLISHED CHROME PLAQUE AND BLACK LETTERING)
- O CANOPY-MOUNTED SIGN (INTERNALLY-ILLUMINATED, 12" LETTERS)
- P WALL-MOUNTED SIGN (PAID-ILLUMINATED 30" CHANNEL LETTERS)



NORTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



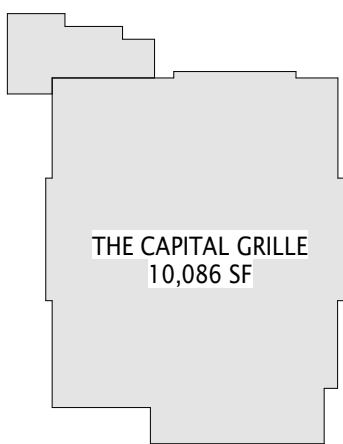
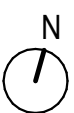
DARDEN CORPORATION
1000 DARDEN CENTER DRIVE
ORLANDO, FL 32837

THE CAPITAL GRILLE LIVONIA, MI

6 MILE ROAD
LIVONIA, MI 48152

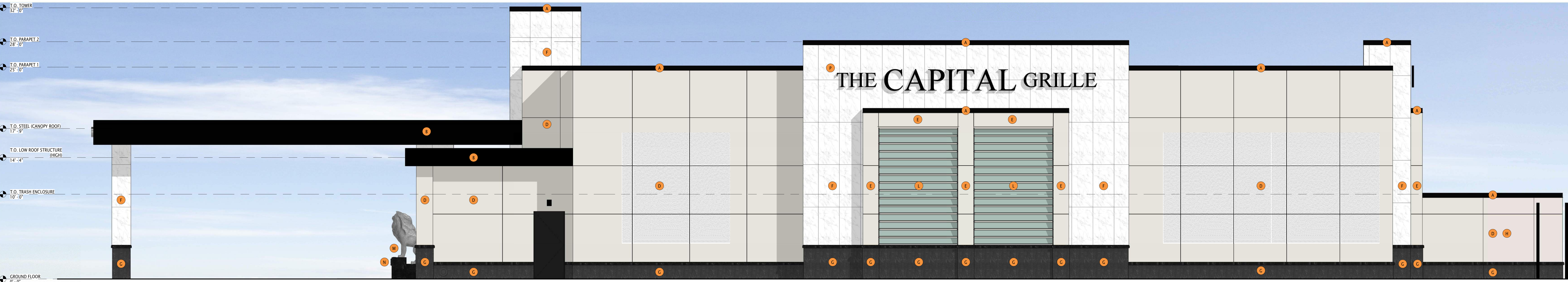
2024.07.25

SD1.4a | SCHEMATIC EXTERIOR ELEVATIONS (COLORED)



RENDERED ELEVATION KEY NOTES

- A ALUMINUM COPING (FINISH: MATTE BLACK)
- B ALUMINUM METAL FASCIA (FINISH: MATTE BLACK)
- C ALUMINUM FINIS (FINISH: MATTE BLACK)
- D E.I.F.S. (FINISH: STO WHITE)
- E STUCCO (FINISH: STO WHITE)
- F LARGE FORMAT TILE (FINISH: TRINITY TILE, CARRARA LU56)
- G TILE WATER TABLE (FINISH: TRINITY TILE, ONDA COAL)
- H TRASH ENCLOSURE
- I MAIN ENTRANCE ALUMINUM STOREFRONT (FINISH: MATTE BLACK)
- J ALUMINUM WINDOWS (FINISH: MATTE BLACK)
- K METAL SHUTTERS IN CLOSED FIXED POSITION (FINISH: MATTE BLACK)
- L FAUX JALOUSIE WINDOW & FRAME (FINISH: FROSTED)
- M LION STATUE ON GRANITE PEDESTAL BASE (FINISH: CHROME STATUE, ABSOLUTE BLACK BASE)
- N METAL PLAQUE SIGN (SMOOTH/REVERSE POLISHED CHROME PLAQUE AND BLACK LETTERING)
- O CANOPY MOUNTED SIGN (INTERNALLY ILLUMINATED, 12" LETTERS)
- P WALL-MOUNTED SIGN (WALL-ILLUMINATED 30" CHANNEL LETTERS)



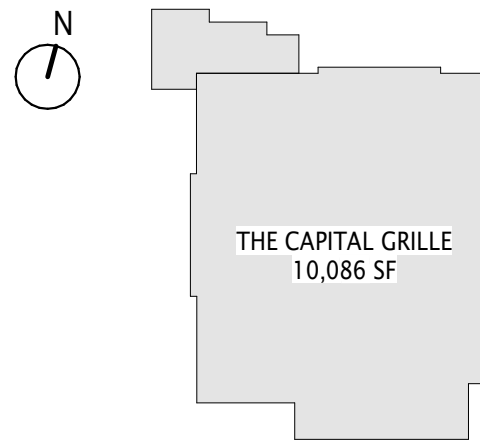
THE CAPITAL GRILLE LIVONIA, MI

6 MILE ROAD
LIVONIA, MI 48152

2024.07.25

SD1.3 | SCHEMATIC EXTERIOR ELEVATIONS

DARDEN CORPORATION
1000 DARDEN CENTER DRIVE
ORLANDO, FL 32837



RENDERED ELEVATION KEY NOTES

- A ALUMINUM COPING (FINISH: MATTE BLACK)
- B ALUMINUM METAL FASCIA (FINISH: MATTE BLACK)
- C ALUMINUM FINS (FINISH: MATTE BLACK)
- D E.I.F.S. (FINISH: STO WHITE)
- E STUCCO (FINISH: STO WHITE)
- F LARGE FORMAT TILE (FINISH: TRINITY TILE, CARRARA LU56)
- G TILE WATER TABLE (FINISH: TRINITY TILE, ONDA COAL)
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- P WALL-MOUNTED SIGN (WALL-ILLUMINATED 30" CHANNEL LETTERS)



2 NORTH ELEVATION
SD1.4 1/4" = 1'-0"



3 WEST ELEVATION
SD1.4 1/4" = 1'-0"



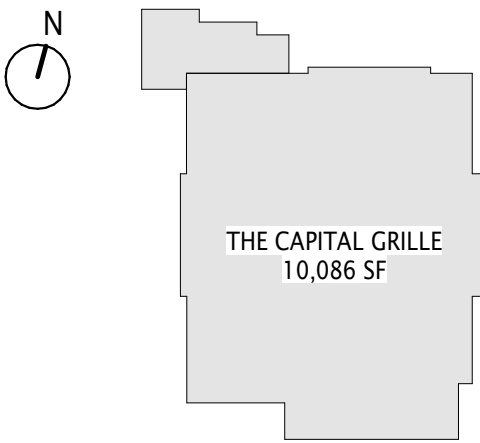
DARDEN CORPORATION
1000 DARDEN CENTER DRIVE
ORLANDO, FL 32837

THE CAPITAL GRILLE LIVONIA, MI

6 MILE ROAD
LIVONIA, MI 48152

2024.07.25

SD1.4 | SCHEMATIC EXTERIOR ELEVATIONS



100 EAST PENN SQUARE SUITE 1080
PHILADELPHIA, PA 19107
215.928.9331
JKRPARCHITECTS.COM

Petition 2024-06-08-02 submitted by Laurel Investment, L.L.C.

requesting approval of all plans required by Section 3.13 of the Livonia Zoning Ordinance, as amended, in connection with a proposal to demolish a portion of the existing Holiday Inn and construct three (3) new buildings including a five-story hotel (Home 2 Suites by Hilton), and two (2) freestanding full-service restaurants (Cooper's Hawk and Capital Grille), at 17117 and 17123 Laurel Park Drive, located on the west side of Laurel Park between I-275 and Newburgh Road in the Southeast ¼ of Section 7.

UNAPPROVED MINUTES

1

MINUTES OF THE 1,216th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, July 16, 2024, the City Planning Commission of the City of Livonia held its 1,216th Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

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

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

Members absent: Wafa Dinaro

Mr. Mark Taormina, Planning Director, and Stephanie Reece, Program Supervisor, were also present.

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

ITEM #4 PETITION 2024-06-08-02

Holiday Inn

Mr. Caramagno, Secretary, announced the next item on the agenda, Petition 2024-06-08-02 submitted by Laurel Investment, L.L.C. requesting approval of all plans required by Section 3.13 of the Livonia Zoning Ordinance, as amended, in connection with a proposal to demolish a portion of the existing Holiday Inn and construct three (3) new buildings including a five-story hotel (Home 2 Suites by Hilton), and two (2) freestanding full-service restaurants (Cooper's Hawk and Capital Grille), at 17117 and 17123 Laurel Park Drive, located on the west side of Laurel

Park between I-275 and Newburgh Road in the Southeast ¼ of Section 7.

Mr. Taormina: Thank you. This site under consideration consists of two (2) tax parcels comprising a total land area of 10.27 acres. The zoning is C-4 (High Rise Commercial). The C-4 zoning district treats hotels and full-service restaurants as permitted uses. The site is accessible only from Laurel Park Drive, where there are two (2) driveways. Originally developed in 1979 as a Holiday Inn Holidome, the site was redeveloped in 2015 when the Holidome was demolished and replaced with a six-story Holiday Inn. The Holiday Inn has 141 guest rooms and a 10,000-square-foot conference center/banquet facility. Part of the plan includes removing the banquet center at the east end of the building and replacing this area with 29 surface parking spaces. The remaining hotel footprint would be about 21,415 square feet. The hotel would continue to operate with 141 guest rooms. The exterior would remain unchanged except where the banquet center is removed. Here, the building wall would be refinished to match the existing facade. The Home2 Suites Hotel will be built between the Holiday Inn and Laurel Park Drive. At its closest point, the new hotel would be about 127 feet from the road right-of-way. It would be five (5) stories tall, measuring 13,550 square feet per floor plate, and have 97 guest rooms. The building would have a flat roof and reach a maximum height of about 63'4". In comparison, the six (6) story Holiday Inn is about 76 feet tall. The exterior finishes include a combination of brick, Hardie plank, composite siding, and E.I.F.S. New renderings show a change in the materials. A freestanding Cooper's Hawk Winery and Restaurant is proposed in the southeast portion of the site. This full-service restaurant would measure about 11,000 square feet, with indoor seating for 260 patrons and outdoor seating for 40. The proposed building setback from Six Mile Road is roughly 105 feet. The outdoor dining patio is shown adjacent to the bar, which is on the east side of the building. The building's main entrance is protected by a canopy that faces south towards Six Mile Road. Building materials include a combination of horizontal and vertical composite siding and trim, metal, and E.I.F.S. The wall parapets vary in height from 19 to 24 feet, and wall signs are shown on the building's south, east, and west elevations. Next is the Capital Grille, another freestanding, full-service restaurant shown in the site's southwest corner. This building is about 10,086 square feet. It would have indoor seating for 246 with no outdoor seating. From Six Mile Road to the building, the setback would be roughly 114 feet, about the same distance as a Cooper's Hawk.

The exterior would include tile along the base, E.I.F.S. for most of the facade, and aluminum, and metal accents and finishes. Like Cooper's Hawk, the entrance faces south and includes a porta cochere. The building height would be about 21 feet for most of the structure, with a maximum height of 32 feet for the main entry tower. Both restaurants would be visible from Six Mile Road to the south but accessible only from Laurel Park Drive. Regarding parking, the four (4) uses will operate under a shared access and parking agreement. The site plan shows 544 parking spaces. The application includes a parking study, which uses the shared parking standards of two (2) professional organizations: the Institute of Traffic Engineers (ITE) and the Urban Land Institute (ULI). When we apply the ITE standards, the parking demand is calculated at 457 spaces. Using the ULI shared parking standards, the range is from 415 to 453 spaces. Thus, with 544 spaces available, relying on either of these standards would suggest that the site will be sufficiently parked. There would be 72 spaces dedicated to employees and valet parking. These spaces have reduced widths of nine (9) feet and are generally located furthest away from the main building entrances. All the other spaces measure 10 feet as required. For trash, the hotels would be serviced by an enclosure on the north side of the property. Dumpsters and recycling bins will be enclosed at the rear of the restaurants. Two (2) underground detention systems would be constructed to handle the stormwater. One of the systems would be located between the hotels to service that phase of the development, and for the restaurants, a separate system would be provided just east of Cooper's Hawk. The zoning ordinance requires 14 full-size trees, six (6) ornamental trees, 109 shrubs along Six Mile Road, and seven (7) full-size trees, three (3) ornamental trees, and 54 shrubs along Laurel Park Drive. A fully detailed landscape plan was provided with the application that complies with the minimum landscape standards, including the parking lot's interior and the site's perimeter. The photometric plan shows an average of 3.1-foot candles within the parking lot. This exceeds our minimum required average of one (1) foot candle under Section 7.22. All pole-mounted light fixtures would meet the city's outdoor lighting policy, which recommends a maximum height of 20 feet. Each hotel is allowed three (3) wall signs on the top floor of the building, and each restaurant is allowed two (2) wall signs. Additionally, two (2) monument signs are allowed, limited to 40 square feet in area and eight (8) feet in height. This was a question that came up at the study meeting. Because the development site has four (4) business uses, the ordinance allows ground signs to be two (2) feet tall and 10 square feet

larger. The plans show two (2) wall signs for the new Home2 Suites Hotel, three (3) for the Holiday Inn, three (3) for the Cooper's Hawk, and four (4) for the Capital Grille. The site currently has two (2) ground-mounted signs, including the pylon sign along the highway. Another monument sign is proposed along Six Mile Road to identify Cooper's Hawk. The sign package, as presented, will require variances from the Zoning Board of Appeals. 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 June 13, 2024, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed project at this time, but would like to note the following items: The proposed site .is actually two separate parcels that are assigned the addresses of #17117 and #17123 N. Laurel Park Drive. Once the plan has been approved, the owner will need to contact this Department for additional addresses. The legal description provided on the drawings appears to be correct for the overall parcel. As noted above, the site is currently two separate parcels that will need to be combined. The owner should contact the Assessing Department to begin the combination process once site plan approval has been granted. The existing parcel is currently serviced by public sanitary sewer, storm sewer and water main. The submitted drawings indicate proposed additions to the existing systems as well as on-site detention. No calculations have been included with the submittal drawings, but we do not believe there will be any negative impacts to the existing systems. A full Engineering review will be completed during the permitting process. The drawings indicate proposed storm water detention, but do not include detailed information. The development will be required to provide detention per the latest version of the Wayne County Stormwater Ordinance. Any disturbances with the Seven Mile Road or 1-275 road right-of-way's will require permits through the Wayne County Department of Public Service and the Michigan Department of Transportation, including drive approach and sidewalk removals and placements. All other permits will be through the City of Livonia."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated July 3, 2024, which reads as follows: *"This office has reviewed the site plan submitted in connection with a request to construct commercial buildings (hotel, 2 restaurants,*

renovation of existing hotel) on the property located at the above referenced address. We have no objections to this proposal with the following stipulations: Eventual submission of plans and permits for suppression system. Eventual submission of plans and permits for Fire alarm monitoring. Placement of a Fire hydrant within 100 feet of the Fire Department Connection. Eventual submission of plans and permits for kitchen hood and ducts. A further review will take place once this division receives an official plan set.” The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated June 13, 2024, which reads as follows: *“I have reviewed the plans in connection with the petition. I have no objections to the proposal.”* The letter is signed by Paul Walters, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated July 9, 2024, which reads as follows: *“Pursuant to your request, the above-referenced Petition has been reviewed. The parking spaces shall be 10’ x 20’ and double strip. Barrier-free parking spaces shall conform to the Michigan Building Code. Variances from the Zoning Board of Appeals will be required for all signage not conforming to the Zoning Ordinance. This Department has no further objections to this Petition.”* The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated June 12, 2024, which reads as follows: *“I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer, I have no objections to the proposal.”* The letter is signed by Connie Kumpula, Chief Accountant. We have a letter of no objection coming from the Treasurer’s office, dated June 12, 2024. The letter is signed by Susie Nash, Treasurer. The next letter is from the Department of Assessment, dated June 13, 2024, which reads as follows: *“A request has been made by Laurel Investment, LLC to approve submitted plans to construct three (3) new buildings which includes a five-story hotel (Home 2 Suites) on parcel 028-99-0006-007 with the existing Holiday Inn, a portion of which is to be demolished, at 17123 Laurel Park. Also, two (2) freestanding restaurants (Cooper’s Hawk and Capital Grille) to be constructed on parcel 028-99-0006-008 with address 17117 Laurel Park. If the proposed plans intend to have individual ownership and individual taxes for each entity, a lot split for both parcels into 4 individual parcels must be submitted to the Assessor’s Office. Please direct any questions to the Assessor’s Office or Livonia.gov for the lot split and combination process.”* The letter is signed by Kathie Siterlet, Residential Appraiser. That is the extent of the correspondence.

UNAPPROVED MINUTES

6

- Mr. Wilshaw: Are there any questions of the Planning Director?
- Mr. Bongero: Mark at the study meeting we talked about these buildings and they had a lot of E.I.F.S., specifically Capital Grille and then looking at the hotel, did they...is this the new rendering? So, they did increase the amount of brick and hardy plank on the hotel it looks like.
- Mr. Taormina: What the revised plan shows for the new hotel is more brick and composite siding and less E.I.F.S. These area were previously identified on the plans as E.I.F.S. A dark-colored brick has been added to the first three (3) floors of the hotel's exterior, and on the upper two (2) levels, the plan shows Hardie plank.
- Mr. Bongero: Can you go to the Capital Grille? There's very little...that is stone on the bottom right or a tile on the bottom.
- Mr. Taormina: Tile is provided along the waterline or the base of the building, which is a dark-colored material. The tile also extends to other parts of the building. All these areas of the building are identified on the plans as E.I.F.S. As you look at the various renderings, these areas would be E.I.F.S. Metal would be used for the accents, including the trim and canopies. The larger areas of the wall sections here, it's my understanding, would be the stucco or E.I.F.S.
- Mr. Bongero: Thank you, Mr. Chairman.
- Mr. Wilshaw: Thank you, Mr. Bongero. Any other questions? If not, our petitioner is in the audience. Feel free to come forward. Good evening, sir.
- Jack Knowles, Laurel Investment. Laurel investment is the owner of the property. We're the owner of the Holiday Inn, and we will be the owner of the Home2 by Hilton. Mark has done a commendable job and, you know, overall review of the project. I don't have a lot to add. But I'm certainly, you know, interested in answering any questions that you may have. I'm also joined tonight by Drew Johnson, who is with Darden foods, which is the parent company of Capitol Grille and Jennifer Lingle, who was with Cooper's Hawk and Amadeus Escudero, who is the architect for Cooper's Hawk. So we're all here prepared to try and answer any questions that that you may have.

UNAPPROVED MINUTES

7

Mr. Wilshaw: Okay, excellent. Thank you, Mr. Knowles, and yes, Mr. Taormina has a tendency to steal the thunder of a lot of presentations.

Mr. Knowles: I don't mind that at all. He does a wonderful job.

Mr. Wilshaw: So, let's see if there's any questions for the petitioner.

Mr. Bongero: I guess just to expand on the question I had to Mr. Taormina specifically, the Capital Grille. There's a lot of E.I.F.S. on that structure, would you be opposed to increasing the amount of the tile or adding some other accent, you know, less E.I.F.S. and more...

Drew Johnson, Darden Restaurants, Brand Design Manager for Capital Grille. So actually, the E.I.F.S. represents 55% of this overall structure. So what you see actually around each one of the portions of Jalousie glass, on what represent the four individual facades are actually a white sort of Carrera look, marble tile. So that represents a fairly substantial section on each one of those faces as it surrounds those sections of Jalousie glass. Each one of the sections, then of the Jalousie glass ends up being sort of the accent in the front piece to that which represents about 10% of the overall storefront. So as you look at it in aggregate, what we're really dealing with that are the E.I.F.S. portions are those sort of larger, sort of what I call like canvas sort of backdrop pieces that we really use to play against the real accents of the building, which is the glass, the accents and the black metal, the water table tile that you see that surrounds the entire building gives us a lift off of the ground to handle anything that would be considered weather or salt related.

Mr. Bongero: On that elevation there. To the right and left of Capitol Grille, is that E.I.F.S.?

Mr. Johnson: So that's the tile.

Mr. Bongero: Oh, that's all tile. All the way to the roofline?

Mr. Johnson: Yes.

Mr. Bongero: Oh, okay.

Mr. Jonson: That's what I'm saying. Each one of those kind of four sections that surrounds and backs the signs as part of that Halo lighting, so that's part of what we get is that marble tile. It gives you that

balance and the additional light that sort of adds to the ambiance. And then each one of the things is...the renderings are actually...those are finished products of buildings that we've built in the past. So, they're not actually renderings of the proposed building. They're representations of how this building looks when completed. And that's part of the other reason wanted to use sort of real final images to show you guys representation of, you know, it may appear as E.I.F.S., but it reads as sort of secondary or even, you know, tertiary to any of the other materials that you're reading on the facade.

Mr. Bongero: Okay.

Mr. Jonson: So, even though...and I understand it's difficult to read in this, whether or not it's tile or E.I.F.S., or Stucco, or any of that, you know, it is a little bit deliberate because we're sort of accenting the portions of the building to draw your attention with the Jalousie glass that's sort of edge lit with the black metal accents. That black marble ore black granite water table tile and then the you know marble tile

Mr. Bongero: Table D indicates E.I.F.S. F is large format or no, that's tile water table.

Mr. Johnson: Right, that's that black water tile.

Mr. Bongero: So ,the D is E.I.F.S.

Mr. Johnson: Can you go back to the elevations?

Mr. Bongero: So, the broadest walls I'm seeing, where it says Capital Grille, on the not entry walls, I'm saying on the right and left, the main walls. That's E.I.F.S.

Mr. Johnson: Yes, those two portions are E.I.F.S.

Mr. Bongero: Would you be willing to work with the Planning Department to lessen the amount?

Mr. Johnson: Potentially, I mean, it ends up representing a somewhat substantial cost increase to the overall port, the overall expense of the building. And so because it ends up being that sort of extreme tertiary member of the actual look of the building, we try and sort of save the, the real expense for the portions of the building that add that sort of interest to the public. And as part of what we, you know, sort of typically represented as the building

UNAPPROVED MINUTES

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across the country, it's something we'd sort of fight to try and maintain and being able to, like, spend our money where it's easy.

Mr. Bongero: We're not big fans of it.

Mr. Johnson: Understood. I mean, and, you know, I think the appearance and look compared to something like stucco is not necessarily overly different and it's part of the final realized version. I mean, I think you'd be remiss and difficult to identify which of the buildings that I've shown has E.I.F.S. versus which ones have stucco. So, in terms of final impact, it's fairly low on our category of ability. If it's absolutely a deal breaker, we can I'm sure find a way that there may be a compromise in there.

Mr. Bongero: Perhaps you could talk with the Planning Department and come up with a compromise?

Mr. Johnson: Potentially. I mean, and that's where it's, you know, we can look at potentially doing...and we have in certain areas as required on sections where we try not do the entire building, but we may do a corner as a wrap in a stucco type material, if that's something that is absolutely necessary.

Mr. Bongero: Yeah, I'd like to turn it over with them and you guys can see what we come up with. Thank you.

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

Mr. Caramagno: Tell us a little bit about the timeframe for this huge project.

Mr. Wilshaw: There's a lot going on here.

Mr. Knowles: Well, it's been coming for a long time. It's been in the works for years, actually. So, we're anticipating that...get through the planning process, by the end of August. Get our engineering plans done in September, get the long-term permit applications that be to Wayne County, and to the state for water and sewer, get those out, by the early October, hopefully have permits in hand by the end of the year. And if, depending on...weather dependent, start underground during January. Right now, we're targeting June as when we would have pads ready for the new buildings.

Mr. Caramagno: So, just under a year from now you'll be getting ready to put in the buildings.

Mr. Knowles: Weather permitting.

Mr. Caramagno: Yes, yeah. What about the Holiday Inn? When will the demolition of that happen? Can that happen sooner will that wait until the end.

Mr. Knowles: It can. It likely will. I don't have an exact date for you, Sam, but we've been talking about it and we have pricing on it. We have contractors that are ready to do it. So, it could happen yet this year.

Mr. Caramagno: Thank you.

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

Mr. Wilshaw: There are no other questions. Is there anyone in the audience wishing to speak for or against this item? I don't see anyone coming forward.

Mr. Wilshaw: Mr. Knowles, is there anything else that you'd like to present before we move forward? Okay, very good. Thank you for your presentation. All right. If there's no other comments or questions, a motion is in order.

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

#07-35-2024 **RESOLVED**, That the City Planning Commission does hereby recommend to the City Council that Petition 2024-06-08-02 submitted by Laurel Investment, L.L.C. requesting approval of all plans required by Section 3.13 of the Livonia Zoning Ordinance, as amended, in connection with a proposal to demolish a portion of the existing Holiday Inn and construct three (3) new buildings including a five-story hotel (Home 2 Suites by Hilton), and two (2) freestanding full-service restaurants (Cooper's Hawk and Capital Grille), at 17117 and 17123 Laurel Park Drive, located on the west side of Laurel Park between I-275 and Newburgh Road in the Southeast ¼ of Section 7, be approved subject to the following conditions:

1. The Site Plan, identified as Drawing No. C-3.0, dated May 24, 2024, prepared by PEA Group, is hereby approved and shall be adhered to.

2. The maximum customer seating for Cooper's Hawk shall not exceed 300, including 260 interior seats and forty (40) outdoor patio seats, and the maximum customer seating for The Capital Grille shall not exceed 246.
3. The Landscape Plan and Landscape Details, identified as Drawing No. L-1.0 and Drawing No. L-1.1, dated May 24, 2024, prepared by PEA Group, are hereby approved and shall be adhered to.
4. All disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding.
5. Underground sprinklers must be provided for all landscaped and sodded areas. All planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.
6. The Elevation Plans and Exterior Material sheet for Cooper's Hawk, prepared by Design Collective, as received on June 5, 2024, are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department.
7. The Elevation Plans for The Capital Grille, identified as Sheets SD1.5 and SD1.6, dated March 11, 2024, prepared by JKRP Architects, are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department.
8. The Elevation Plans for Home 2 Suites by Hilton, identified as Sheets A-300 and A-301, dated May 10, 2024, prepared by Bowers & Associates, Inc., are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department.
9. The Elevation Plans for Holiday Inn, prepared by Bowers & Associates, Inc., as received on June 5, 2024, are hereby approved and shall be adhered to.
10. All rooftop mechanical equipment shall be concealed from public view on all sides by screening compatible with the

building's exterior materials in character, material, and color.

11. The walls of the refuse enclosures shall consist of materials that complement the building. The enclosure gates shall be solid steel or durable, long-lasting solid panel fiberglass.
12. All pole-mounted light fixtures shall not exceed twenty feet (20') above finish grade and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring onto adjacent properties and roadways.
13. Only conforming signs are approved with this petition. Additional signs shall be submitted for review and approval by the Zoning Board of Appeals.
14. No exposed LED light bands or neon shall be permitted on this site, including, but not limited to, the buildings or around the windows.
15. The specific plans referenced in this approving resolution shall be submitted to the Inspection Department when the building permits are applied for; and,
16. Under Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for one year only from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

Mr. Wilshaw: Is there any discussion?

Mr. Taormina: Mr. Chairman, a point of clarification please. This is really for the benefit of the petitioner. Number 14 states no exposed LED light bands shall be permitted on the site, including but not limited to the buildings and around the windows. The renderings show accent lighting on the building. This is allowed as long as the light sources are not directly exposed. Any shielding or muting of those lights, which I believe they intend to do, should not be a problem. I just want the petitioner to understand that the intent is not to prohibit the accent lighting that is shown on the renderings.

Mr. Wilshaw: I appreciate that Mr. Taormina because we do see on, especially the Capital Grille, there's a number of illuminated window elements as an architectural element and those are

indirectly illuminated or internally illuminated in some way that is not in keeping with...is not in opposition to what we're looking for in our approving resolution, which is those light bands and neon tubes, things like that that are quite harsh. Hopefully the petitioner understands that.

Mr. Knowles: I do understand that. I have a different question for you relative to the motion.

Mr. Wilshaw: Okay, please go ahead.

Mr. Knowles: Mark pointed this out in his report, and I don't know whether it warrants a separate item or condition on the motion, but with regard to parking, you know, the parking does not meet the ordinance standards. We've provided additional documentation from ITE and ULI in terms of different ways to look at shared parking. I didn't know if, since it didn't meet the ordinance, the letter of the ordinance, I didn't know whether that needed to be included in the motion that you're approving what we provided in the motion or not?

Mr. Wilshaw: Well as provided in the motion, all spaces are to be 10 feet. Is that correct, Mr. Taormina?

Mr. Knowles: I didn't hear that in the motions.

Mr. Taormina: I don't believe we included that.

Mr. Taormina: The approving resolution references the site plan showing the parking, which should address Mr. Knowles' concern. Also, the zoning ordinance recognizes the use of other standards, such as ITE, in determining the required parking amount. There's no need for a variance. That accepted amount of parking is reflected in the site plan, as referenced in the approving resolution. No other condition would trigger the need for a variance. The parking provided satisfies the ordinance. Thank you.

Mr. Knowles: I just wanted to make sure.

Mr. Wilshaw: Excellent. Does that include the nine-foot spaces for valet and employee parking?

Mr. Taormina: Correct, which the ordinance does permit, subject to the approval of the Council.

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Mr. Wilshaw: Okay, excellent. Very good. I'm glad that we clarified that. Excellent, very good. Thank you. Any other questions or comments on the motion, which is a motion to approve from any of the commissioners?

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

**CITY OF LIVONIA, MICHIGAN
APPLICATION FOR SITE PLAN REVIEW & APPROVAL**

All petitions for Site Plan Approval shall be filed with the City Planning Commission,
33000 Civic Center Drive, Livonia, MI 48154-3097.

For filing fee see computation below

Date Filed: _____ Petition 2024-06-08-02
Site Address: 17123 N. Laurel Park Drive Sidwell 46-028-99-0006-006
Requesting Approval to Site Plan approval for a new Home 2 Hotel, Capital Grille and Cooper's Hawk Restaurants.
Applicant: Jack Knowles Business/Company: Laurel Investment, LLC
Applicant's Address: 29200 Northwestern Hwy., Suite 450 City: Southfield State: MI Zip Code: 48034
Applicant's Phone # (734) 564-6723 Applicant's Email mjknowles3@gmail.com
Contact Person: Jack Knowles Business/Company: _____
Contact's Address: same City: _____ State: _____ Zip Code: _____
Contact's Phone # (____) same Contact's Email same

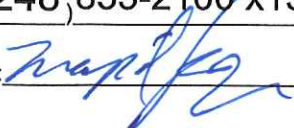
Please provide the following information:

- 1) **Site Plan** showing:
 - property dimensions, including road right-of-way & building setback lines
 - foot print of building(s), including dimensions & square footage
 - all easements, protective walls, sidewalks & existing trees
 - any significant topographic features (existing or proposed)
 - parking layout, including type of surface material, sizes of spaces & aisles
 - method used in calculating parking requirement
 - location of light standards servicing parking lot & cutout showing type & height
 - location of trash receptacle, including description of screening
 - location of signs (if proposed must submit separate sign application)
- 2) **Detailed Landscape Plan** including:
 - listing or labeling of all planted materials as to type and size
 - areas to be fully irrigated
 - percentage of landscaping provided (15% of total site required)
- 3) **Building Elevation Plan** depicting:
 - architectural quality
 - wall section & detail plan - exterior building materials must be labeled (i.e. brick, thin brick, E.F.I.S.)
 - all visible rooftop mechanical equipment and how they will be screened
- 4) **General Floor Plan** showing:
 - floor layout
 - entrances & exits
 - restaurants are required to illustrate seating arrangement & capacity
- 5) **One (1) set of reduced plans** (i.e. site, landscape, elevation, floor), **a maximum 11" x 17" in size, or digital file in a .pdf format either on CD or emailed to: planning@livonia.gov**
- 6) **Legal Description** of the property to be considered (Clearly Printed)
- 7) One (1) completed application form & **three (3)** sets of full-size drawings

You are invited and encouraged to review your proposal with the Planning Department staff. Only one set of preliminary drawings will be necessary for this analysis.

FEE COMPUTATION

82,665 sq. ft. of new construction x \$20.00 per 1,000 sq. ft. **\$600.00**
(NOTE: Round off to nearest 1,000) + 1,652.-
Total Amount Due \$ 2,252.-

Owner of Property: Laurel Investment, LLC
Owner's Address: 29200 Northwestern Hwy., #450 City: Southfield State: MI Zip Code: 48034
Owner's Phone # (248) 855-2100 x131 Owner's Email abaskins@group10.net
Signature of Owner:  Print Name: Majid Koza

LAUREL – SIX MILE DEVELOPMENT – PROJECT DESCRIPTION

June 2024

GENERAL PROPERTY INFORMATION

The proposed Laurel-Six Mile project property is located along the North side of Six Mile Road and is bounded by Laurel Park Drive on the East and Interstate 275 on the West. The site comprises 10.28 acres of relatively level, open land and has a significant drainage way along the western part of the 6 Mile frontage and the entire length of the Interstate 275 frontage. An existing Holiday Inn Hotel & Conference Center exists on the northern half of the property.

The Laurel Park Mall is directly east of the property, across Laurel Park Drive. The Laurel Office Park is located to the North of the Holiday Inn, and Comerica Bank is directly adjacent to the SE area of the site.

PROPOSED DEVELOPMENT

This project involves the following four major development components:

1. Razing the conference center portion of the Holiday Inn.
2. A new 5 story Home 2 by Hilton Hotel, with 97 rooms and 61,529 SF.
3. A new Capital Grille restaurant with 246 seats, 10,086 SF.
4. A new Cooper's Hawk restaurant with 260 indoor and 40 outdoor seats, 11,040 SF.

ZONING

This property is zoned C-4/High Rise Commercial. Hotels and Full Service Restaurants are permitted uses within this district.

VEHICULAR ACCESS

The site is accessed from Laurel Park Drive, with two existing access drives, one at the very northeastern corner, and the other approximately 240 feet to the South. The southerly drive is considered the main access drive to all four businesses.

VEHICULAR PARKING

In accordance with the City ordinance, the parking requirement for these land uses is 614 spaces. The plan as presented contains 544 spaces, 70 spaces short of the City requirement. It should be noted that of the 544 spaces provided, 72 spaces (13%), have been reduced to 9 feet in width, and are earmarked for employee and valet parking spaces. These spaces are generally located furthest away from the main entrances of the buildings.

As this is considered a 'mixed use' development, frequently different criteria are taken into account for determining the actual expected parking demand. We have furnished a Parking Study prepared by Fishbeck Engineers, which outlines these criteria and the anticipated parking needs using other, widely accepted methodologies. Using the ITE Parking Generation Manual, the parking demand calculates to be 457 spaces or 87 spaces less than is being provided. Using the ULI Shared Parking method, the total is 415 weekday spaces (129 less than provided) and 453 weekend spaces (91 spaces less than provided). Please refer to the furnished Fishbeck study for the detailed analysis.

SITE SIGNAGE

The primary Site Identification Signage will consist of the following three signs:

1. New Monument Sign at the main Laurel Park Drive entrance. This sign will contain identification information for all four users.
2. Cooper's Hawk – Monument Sign along the Six Mile frontage.

3. Existing I-275 Pylon Sign – to remain with the larger Holiday Inn panel (at the top) and the Capital Grille logo on the smaller, lower panel. It is requested that the lower panel width be permitted to be expanded to match the width of the Holiday Inn panel above it.

BUILDING SIGNAGE

In addition to the site signage, each building will have identification on the walls, as is shown in the plan set for each individual building.

UTILITY SERVICE

As this site is partially developed, all necessary utilities (sewer, water, electric, gas, cable) exist on or directly adjacent to the site, and will be extended into the new building areas to properly service them. All public utilities will be constructed in accordance with City standards and requirements. Detailed engineering plans for the sewer and water work will be furnished to the City at a later date.

STORMWATER MANAGEMENT

An existing underground stormwater management system that accommodates the Holiday Inn site exists where the Home 2 Hotel is planned. That system will be removed and relocated elsewhere near the Home 2 building, under a parking area. The remainder of the property will be serviced by an additional underground stormwater management system, which will be located under a portion of the Cooper's Hawk parking area. Both of these underground stormwater storage systems will be designed and constructed in accordance with City and Wayne County standards.

I-275 INTERCHANGE

C4

LAURAL PARK DR

SIX MILE ROAD

C2

N2



Address & Zoning Map

Petitions 2024-06-08-02

Laurel Park, LLC.

17123 N. Laurel Park Drive

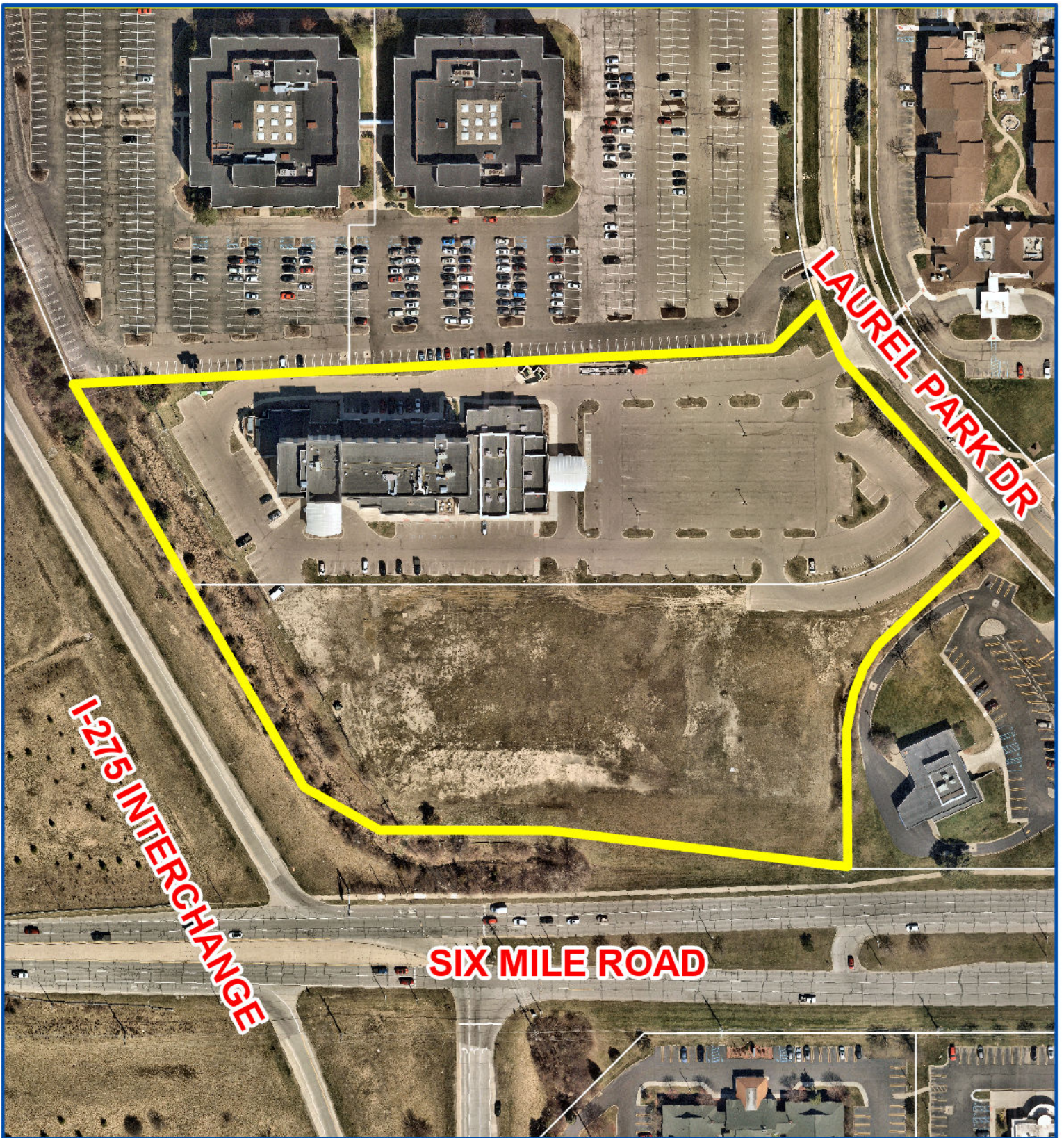
Demolish a portion of the existing Holiday Inn
and construct three new buildings including a
five-story hotel, and two freestanding
full-service restaurants



Not to Scale



City of Livonia
Planning Department



Aerial Map

Petitions 2024-06-08-02

Laurel Park, LLC.

17123 N. Laurel Park Drive

Demolish a portion of the existing Holiday Inn
and construct three new buildings including a
five-story hotel, and two freestanding
full-service restaurants



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

MISCELLANEOUS

ITEM 4

Petition 2024-06-08-02 submitted by Laurel Investment, L.L.C. requesting approval of all plans required by Section 3.13 of the Livonia Zoning Ordinance, as amended, in connection with a proposal to demolish a portion of the existing Holiday Inn and construct three (3) new buildings including a five-story hotel (Home 2 Suites by Hilton), and two (2) freestanding full-service restaurants (Cooper's Hawk and Capital Grille), at 17117 and 17123 Laurel Park Drive, located on the west side of Laurel Park between I-275 and Newburgh Road in the Southeast $\frac{1}{4}$ of Section 7.

July 9, 2024: Study Meeting:

This petition involves significant changes to the Holiday Inn and Conference Center site, including demolishing the banquet hall portion of the hotel and constructing three (3) new buildings, including a five-story Home 2 Suites by Hilton Hotel, an 11,040-square-foot Cooper's Hawk restaurant, and a 10,086-square-foot Capital Grille restaurant.

The development site consists of two (2) existing tax parcels, both zoned C-4 (High Rise Commercial). The C-4 district treats hotels and full-service restaurants as permitted uses. The irregular-shaped site comprises 10.27 acres with frontage along the I-275 expressway and Laurel Park Drive. The south boundary of the site borders the on-ramp to northbound I-275. This part of the expressway prevents access to the site from Six Mile Road. Instead, the site is accessible via two (2) driveways off Laurel Park Drive. The site was initially developed as a Holiday Inn Holidome in 1979. In 2015, the Holidome was demolished and replaced with a new six (6) story Holiday Inn with 141 guest rooms and an approximate 10,000-square-foot banquet facility (CR #342-15).

To the north is the Laurel Office Park, zoned C-4. The parcel to the east is part of the Laurel Park Mall, which is zoned C-2. South, across Six Mile Road, are additional commercial businesses zoned C-2. To the west is the expressway on-ramp.

Part of the plan includes removing the conference/banquet center at the east end of the building and replacing the area with twenty-nine (29) surface parking spaces. The remaining hotel footprint would measure roughly 21,415 square feet. The exterior of the building would remain unchanged, except that the exposed part of the east elevation after the banquet center is demolished would be refinished to match the building's existing façade.

Home 2 Suites

Approximately 170 feet east of the Holiday Inn is the proposed Home 2 Suites extended stay hotel. At its closest point, the new hotel would be 127.14 feet from the right-of-way of Laurel Park Drive. The hotel would be five (5) stories tall, measuring 13,559 square feet, with ninety-seven (97) guest rooms. There would be eight (8) employees during a typical shift. The exterior building material is predominately brick on the first three floors. Accent materials would include stone, E.I.F.S., and metal paneling. The building would have a flat roof, with a maximum height, measured from finished grade to the highest point of the

parapet, of approximately 63'-4". In comparison, the six-story Holiday Inn building measures approximately 76'-2" to the top of the highest parapet.

Cooper's Hawk

Cooper's Hawk Winery & Restaurant is shown in the southeast portion of the parcel, with parking surrounding the building. The restaurant is listed as 11,040 square feet with indoor seating for 260 and outdoor seating for forty (40). Cooper's Hawk would have fifty (50) employees. The building is setback 105.19 feet from the on-ramp right-of-way adjacent to Six Mile Road. The floor plan shows the general layout of the restaurant, including the main dining areas, a separate bar that includes dining, a tasting bar, a network room, a kitchen, and restrooms. The outdoor dining patio is adjacent to the bar on the east side of the restaurant. The patio would have an overhead canopy and be enclosed with planters on railings. Elevation plans for the Cooper's Hawk restaurant show a roof height of 24'-4". The main entrance faces south with a covered canopy measuring 11'-10". Wall signs are shown on the south, east, and west elevations. Parapets are listed at varying heights of 19 to 24 feet. Building materials include a mix of horizontal fiber cement board siding (Nichiha, vintage wood, cedar), composite vertical siding and trim board (James Hardie, panel and batten boards, iron gray), metal siding (black), and E.I.F.S. (cream and gray).

Capital Grille

The Capital Grille restaurant is shown in the southwest corner, with parking spaces surrounding the building. The proposed building totals 10,086 square feet, with indoor seating for 246 and no outdoor seating. The largest working shift would be forty (40) employees. The building setback from Six Mile Road is 113.75 feet and 147.07 feet from the I-275 northbound ramp. The floor plan shows the general layout of the restaurant, including the main dining area, a bar with additional dining, six (6) private dining rooms, including a "Board Room," a kitchen, and restrooms. Building height would be 21'-1" for most of the structure, with a maximum height of thirty-two feet (32') for the tower over the main entrance. The main entrance faces south and contains a steel porte-cochere measuring 17' 9". Wall signs with "The Capital Grille" are shown on the parapet of each wall. Building materials include a combination of dark and light-colored tile along the building's "water table" (base) and tower elements, E.I.F.S., aluminum (fins, coping, fascia, and storefront), and metal (shutters).

Parking

Hotels must provide one (1) parking space per guest room and one (1) space per employee. Based on these standards, the Holiday Inn requires 152 parking spaces (141+11), and the Home 2 Suites requires 105 (97+8). For full-service restaurants, the requirement is one (1) space per two (2) interior seats, one (1) space per three (3) outdoor seats, and one (1) space per employee. As such, Cooper's Hawk requires 194 spaces (130+14+50), and The Capital Grille requires 163 (123+40). Combining the hotels and restaurants results in a total parking requirement of 614 spaces. The plan, as presented, shows 544 spaces, resulting in a difference of 70 spaces.

Under Section 9.03(6) of the Zoning Ordinance, the City Council may modify the numerical requirements for off-street parking based on evidence that another standard would be more reasonable based on the level of current or future employment and/or current or future customer traffic. In determining whether to permit fewer parking spaces, the City Council shall consult the most recent edition of Parking Generation, published by the Institute of Traffic Engineers (ITE), or another acceptable standard. The petitioner submitted a supplemental study that utilizes parking methodologies from two (2) trustworthy organizations: the Institute of Traffic Engineers (ITE) and the Urban Land Institute (ULI). Applying the ITE standards, the parking demand is calculated to be 457 spaces. Using the ULI Shared Parking standards, the totals are 415 on weekdays and 453 on weekends. With 544 available spaces, relying on these two (2) standards would suggest that the site will be sufficiently parked. Seventy-two (72) spaces dedicated to employees and valet parking have a reduced width of nine feet (9'). These spaces are generally located furthest away from the main building entrances. All other spaces measure ten feet (10') wide.

Refuse

The existing dumpster enclosure along the north property line will remain to service both hotels. Two (2) eight-yard dumpsters, recycling bins, linen storage, and a grease bin will be enclosed at the rear of The Capital Grille building. The Cooper's Hawk dumpster is proposed to be enclosed at the rear of the building.

Stormwater Management

Two underground detention basins would manage stormwater from the site. One underground detention basin serves the hotel phase and is between the two buildings. Underground stormwater detention for the restaurants is located under the parking lot east of Cooper's Hawk.

Landscaping

For landscaping, the Ordinance requires no fewer than fourteen (14) full-size trees, six (6) ornamental trees, and 109 shrubs along Six Mile Road, and seven (7) full-size trees, three (3) ornamental trees, and fifty-four (54) shrubs along Laurel Park Drive. The landscape plan shows fourteen (14) full-size trees, fourteen (14) ornamental trees, and 109 shrubs along Six Mile Road. Along Laurel Park Drive, the plan shows seven (7) existing full-size trees, seven (7) ornamental trees, and a mix of fifty-four (54) new and existing shrubs. Interior parking lot landscaping would consist of twenty-two (22) new and twenty (20) existing trees. There would be 21,032 square feet of interior parking lot landscaping with at least one (1) tree per island except where utilities are present. The greenbelt buffer to the north provides twenty-four (24) new trees and six (6) existing trees for thirty (30) trees. The southeast greenbelt provides three (3) trees, and the existing vegetation will remain.

Site Lighting

The photometric plan shows an average of 3.1 footcandles in the parking lot and 0.1 along the property line for exterior site lighting. The proposed illumination levels exceed the maximum average under Section 7.22. All pole-mounted light fixtures are consistent with

the City of Livonia Outdoor Lighting Policy, which recommends a maximum height of twenty feet (20') above grade.

Signs

Each hotel is allowed up to three (3) wall signs on the top floor of the building, and each restaurant is allowed two (2) wall signs. Additionally, two (2) monument signs are allowed if treated as a single development site. Each sign is limited to thirty (30) square feet in area and six feet (6') in height and must be setback at least ten feet (10') from any right-of-way lines. The plans show two (2) wall signs for the Home 2 and three (3) for the Holiday Inn. The plans for the restaurants show three (3) wall signs for Cooper's Hawk and four (4) for The Capital Grille. The site currently has two (2) ground-mounted signs, including a pylon sign along the expressway. One (1) additional monument sign is proposed along Six Mile Road for Cooper's Hawk. The sign package, as presented, requires variances.

July 16, 2024: Public Hearing:

At the July 10th study session, the Planning Commission requested additional masonry on the exterior of the buildings.

Approving Resolution: The request to demolish a portion of the existing Holiday Inn and construct three (3) new buildings is hereby approved, subject to City Council approval and the following conditions.:

1. The Site Plan, identified as Drawing No. C-3.0, dated May 24, 2024, prepared by PEA Group, is hereby approved and shall be adhered to.
2. The maximum customer seating for Cooper's Hawk shall not exceed 300, including 260 interior seats and forty (40) outdoor patio seats, and the maximum customer seating for The Capital Grille shall not exceed 246.
3. The Landscape Plan and Landscape Details, identified as Drawing No. L-1.0 and Drawing No. L-1.1, dated May 24, 2024, prepared by PEA Group, are hereby approved and shall be adhered to.
4. All disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding.
5. Underground sprinklers must be provided for all landscaped and sodded areas. All planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.

MISCELLANEOUS

ITEM 4 Petition 2024-06-08-02 - Laurel Investment, L.L.C.

Page 5

6. The Elevation Plans and Exterior Material sheet for Cooper's Hawk, prepared by Design Collective, as received on June 5, 2024, are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department.
7. The Elevation Plans for The Capital Grille, identified as Sheets SD1.5 and SD1.6, dated March 11, 2024, prepared by JKRP Architects, are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department.
8. The Elevation Plans for Home 2 Suites by Hilton, identified as Sheets A-300 and A-301, dated May 10, 2024, prepared by Bowers & Associates, Inc., are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department.
9. The Elevation Plans for Holiday Inn, prepared by Bowers & Associates, Inc., as received on June 5, 2024, are hereby approved and shall be adhered to.
10. All rooftop mechanical equipment shall be concealed from public view on all sides by screening compatible with the building's exterior materials in character, material, and color.
11. The walls of the refuse enclosures shall consist of materials that complement the building. The enclosure gates shall be solid steel or durable, long-lasting solid panel fiberglass.
12. All pole-mounted light fixtures shall not exceed twenty feet (20') above finish grade and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring onto adjacent properties and roadways.
13. Only conforming signs are approved with this petition. Additional signs shall be submitted for review and approval by the Zoning Board of Appeals.
14. No exposed LED light bands or neon shall be permitted on this site, including, but not limited to, the buildings or around the windows.
15. The specific plans referenced in this approving resolution shall be submitted to the Inspection Department when the building permits are applied for; and,
16. Under Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for one year only from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

SITE PLANS

LAUREL - 6 MILE DEVELOPMENT

N. LAUREL PARK DR.

LIVONIA, MI 48152



PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL
5/24/2024		LIVONIA SITE PLAN APPROVAL



INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-3.0	SITE PLAN
C-3.1	SITE SIGNAGE PLAN
C-6.0	UTILITY PLAN
C-9.0	TOPOGRAPHIC SURVEY
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
1 OF 1	PHOTOMETRIC SITE PLAN
SL-1.1	LIGHT FIXTURE DETAILS
	COOPER'S HAWK ARCH. PLANS (DESIGN COLLECTIVE)
	FLOOR PLAN
	EXTERIOR ELEVATIONS
	EXTERIOR ELEVATIONS
	CAPITAL GRILLE ARCH. PLANS (JKRP ARCHITECTS)
SD1.1	SCHEMATIC GROUND FLOOR PLAN
SD1.5	SCHEMATIC ELEVATIONS
SD1.6	SCHEMATIC ELEVATIONS
	HOME 2 SUITES ARCH. PLANS (BOWERS + ASSOCIATES, INC.)
A-100	FIRST FLOOR PLAN
A-101	TYPICAL FLOOR PLAN
A-300	EXTERIOR ELEVATIONS
A-301	EXTERIOR ELEVATIONS
	HOLIDAY INN ARCH. PLANS (BOWERS + ASSOCIATES, INC.)
A-300	SOUTH ELEVATION
A-301	NORTH ELEVATION
A-302	EAST ELEVATION
A-303	WEST ELEVATION

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER	LANDSCAPE ARCHITECT	
LAUREL INVESTMENT, LLC 29200 NORTHWESTERN HWY, S-450 SOUTHFIELD, MI 48034 CONTACT: JACK KNOWLES PHONE: 734.564.6723 EMAIL: MJKNOWLES3@GMAIL.COM	PEA GROUP 1849 POND RUN AUBURN HILLS, MI 48326 CONTACT: LUCAS DRIESENGA, PE PHONE: 844.813.2949 EMAIL: LDRIESENGA@PEAGROUP.COM	PEA GROUP 7927 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: JANET EVANS, PLA PHONE: 844.813.2949 EMAIL: JEVANS@PEAGROUP.COM	
ARCHITECT (HOME 2 SUITES)	ARCHITECT (CAPITAL GRILLE)	ARCHITECT (COOPER'S HAWK)	ARCHITECT (HOLIDAY INN)
BOWERS + ASSOCIATES, INC. 2400 S. HURON PKWY ANN ARBOR, MI 48104 CONTACT: SCOTT BOWERS PHONE: 734.975.2400 EMAIL: SCOTTB@BOWERSARCH.COM	JKRP ARCHITECTS 100 EAST PENN SQUARE, STE. 1080 PHILADELPHIA, PA 19107 PHONE: 215.928.9331	DESIGN COLLECTIVE 151 EAST NATIONWIDE BLVD COLUMBUS, OH 43215 CONTACT: AMADEUS ESCUDERO PHONE: 614.945.4113 EMAIL: AESCUDERO@DCCOLLECTIVE.COM	BOWERS + ASSOCIATES, INC. 2400 S. HURON PKWY ANN ARBOR, MI 48104 CONTACT: SCOTT BOWERS PHONE: 734.975.2400 EMAIL: SCOTTB@BOWERSARCH.COM



REVISIONS	
DESCRIPTION	DATE
SPA SUBMITTAL	5/24/2024

NOT FOR CONSTRUCTION



0 20 40 80
SCALE: 1" = 40'



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CLIENT
LAUREL INVESTMENT, LLC
29200 NORTHWESTERN HIGHWAY, S-450
SOUTHFIELD, MI 48034

PROJECT TITLE
LAUREL - 6 MILE DEVELOPMENT
LIVONIA, MI

REVISIONS
SITE PLAN SUBMITTAL 5/24/2024

ORIGINAL ISSUE DATE:
MAY 24, 2024

DRAWING TITLE
SITE PLAN

PEA JOB NO. 17-389

P.M. JPB

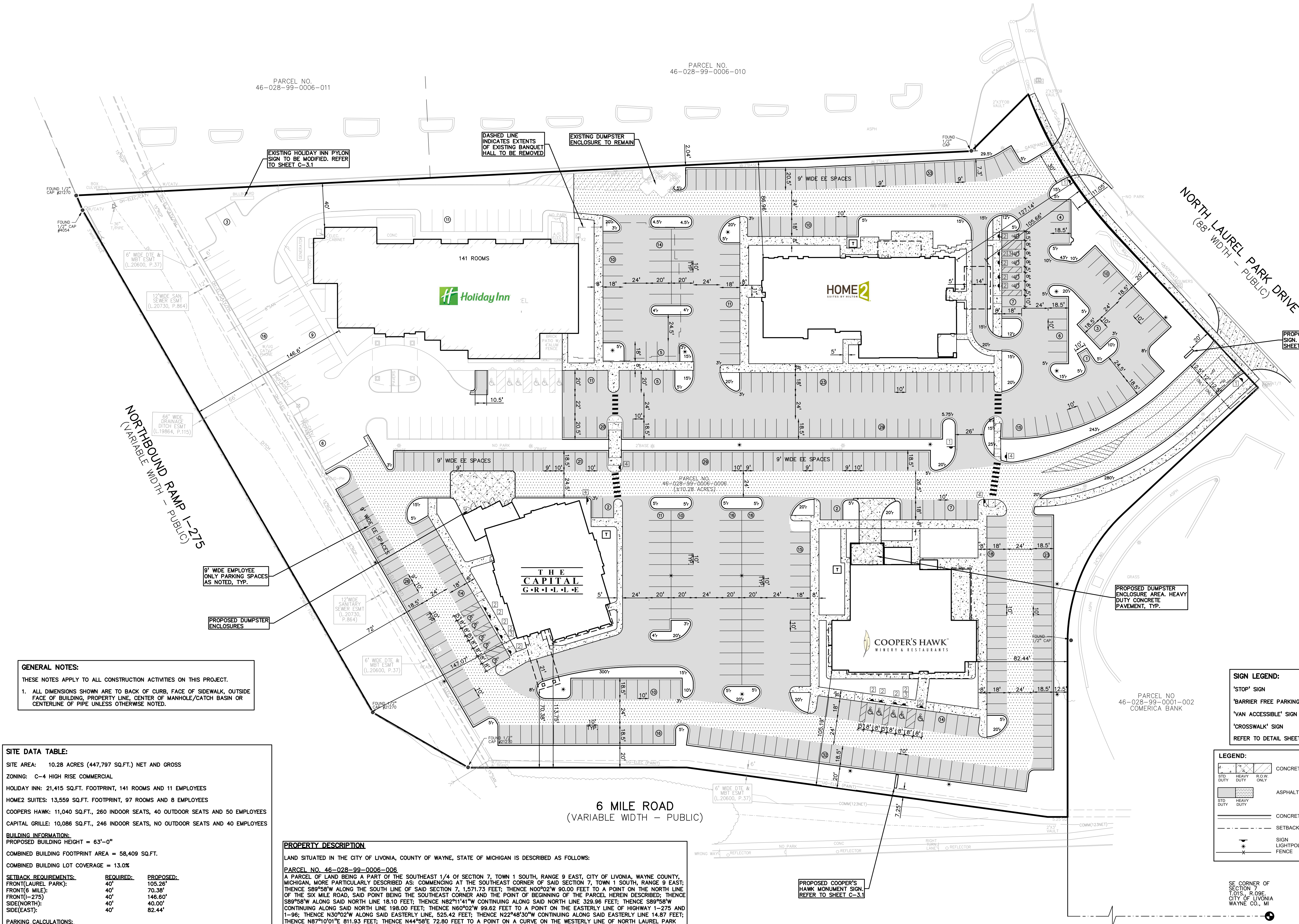
DN. RRM

DES. LGD

DRAWING NUMBER:

C-3.0

NOT FOR CONSTRUCTION



GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.

SITE DATA TABLE:

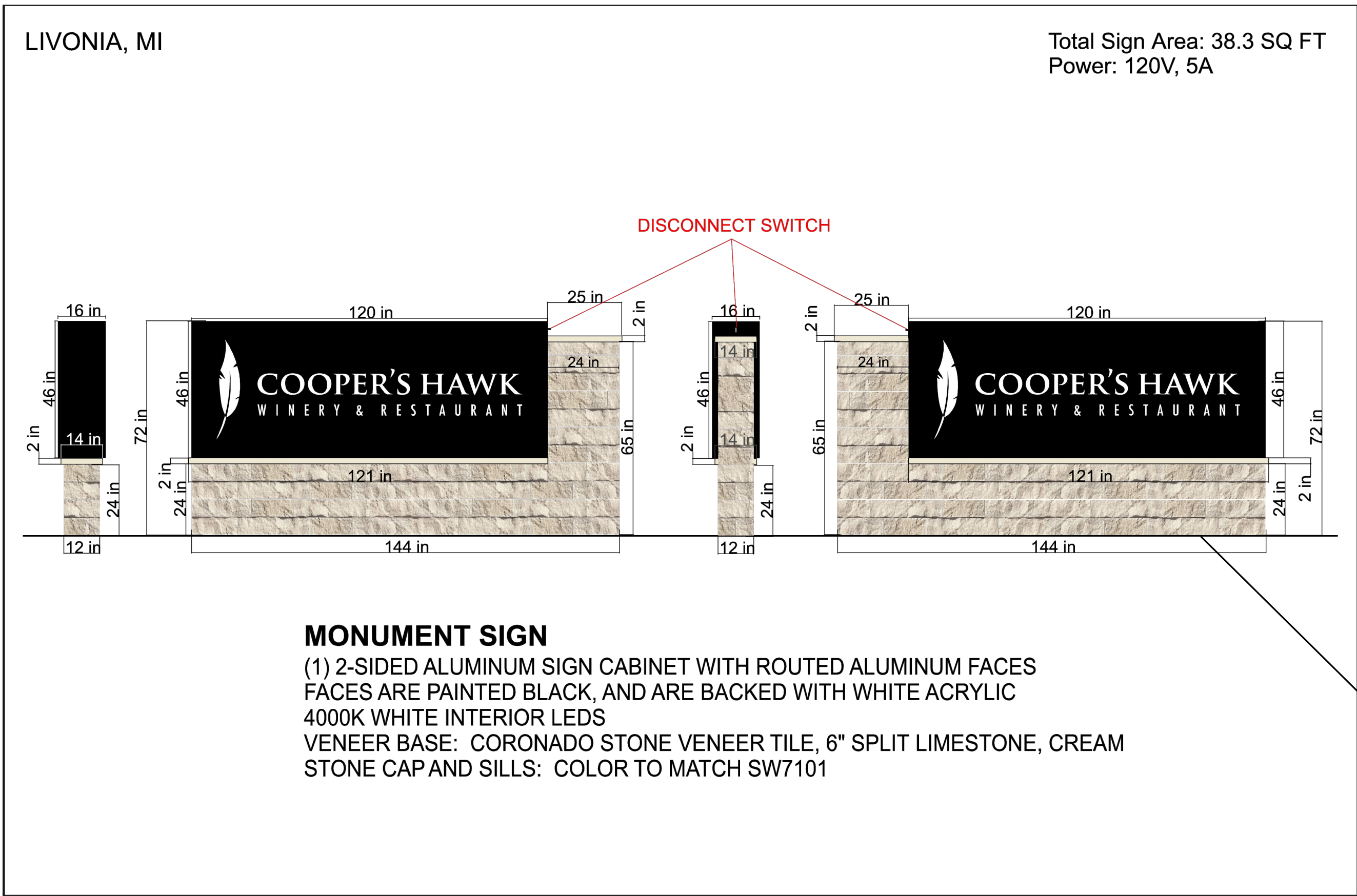
SITE AREA:	10.28 ACRES (447,797 SQ.FT.) NET AND GROSS
ZONING:	C-4 HIGH RISE COMMERCIAL
HOLIDAY INN:	21,415 SQ.FT. FOOTPRINT, 141 ROOMS AND 11 EMPLOYEES
HOME2 SUITES:	13,559 SQ.FT. FOOTPRINT, 97 ROOMS AND 8 EMPLOYEES
COOPERS HAWK:	11,040 SQ.FT., 260 INDOOR SEATS, 40 OUTDOOR SEATS AND 50 EMPLOYEES
CAPITAL GRILLE:	10,086 SQ.FT., 246 INDOOR SEATS, NO OUTDOOR SEATS AND 40 EMPLOYEES
BUILDING INFORMATION:	
PROPOSED BUILDING HEIGHT =	63'-0"
COMBINED BUILDING FOOTPRINT AREA =	58,409 SQ.FT.
COMBINED BUILDING LOT COVERAGE =	13.0%
SETBACK REQUIREMENTS:	
FRONT(LAUREL PARK):	40'
FRONT(6 MILE):	40'
FRONT(-275):	40'
SIDE(NORTH):	40'
SIDE(EAST):	40'
PARKING CALCULATIONS:	
A SHARED PARKING STUDY COMPLETED BY FISBECK DATED MAY 16, 2024, HAS BEEN SUBMITTED ALONG WITH THIS SITE PLAN PACKAGE. BASED ON THE ANALYSIS OF THIS SHARED PARKING STUDY, A PEAK PARKING DEMAND OF 457 PARKING SPACES WILL BE REQUIRED.	
PROPOSED PARKING =	544 SPACES INCLUDING 21 BARRIER FREE SPACES

PROPERTY DESCRIPTION

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

PARCEL NO. 46-028-99-0006-006
A PARCEL OF LAND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7, TOWN 1 SOUTH, RANGE 9 EAST; THENCE S89°58'W ALONG THE SOUTH LINE OF SAID SECTION 7, 1,571.73 FEET; THENCE N00°02'W 90.00 FEET TO A POINT ON THE NORTH LINE OF THE SIX MILE ROAD, SAID POINT BEING THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE S89°58'W ALONG SAID NORTH LINE 18.10 FEET; THENCE N82°11'41"W CONTINUING ALONG SAID NORTH LINE 329.98 FEET; THENCE S89°58'W CONTINUING ALONG SAID NORTH LINE 198.00 FEET; THENCE N60°02'W 99.62 FEET TO A POINT ON THE EASTERLY LINE OF HIGHWAY 1-275 AND 1-96; THENCE N30°02'W ALONG SAID EASTERLY LINE, 525.42 FEET; THENCE N22°48'30"W CONTINUING ALONG SAID EASTERLY LINE 14.87 FEET; THENCE N87°10'01"E 811.93 FEET; THENCE N44°58'E 72.80 FEET TO A POINT ON A CURVE ON THE WESTERLY LINE OF NORTH LAUREL PARK DRIVE (88 FEET WIDE); THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT AND ALONG SAID WESTERLY LINE 150.79 FEET MEASURED ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENT, SAID CURVE HAVING A RADIUS OF 386.00 FEET AND A CENTRAL ANGLE OF 22°22'58"; THENCE S43°02'E CONTINUING ALONG SAID WESTERLY LINE 189.45 FEET; THENCE S46°58'W 166.85 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT 131.25 FEET MEASURED ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENT, SAID CURVE HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 47°00'; THENCE S00°02'E 158.00 FEET TO THE POINT OF BEGINNING.

S:\PROJECTS\2017-2018-01 LAUREL PARK DEVELOPMENT\MOV2_SITE_PLAN\CS-3\TOS\GAMGE-17-389.dwg PLOT DATE: 5/24/2024 B1: Lucas Driesenga



	Elevate Sign Group 1120 N. Ridge Ave. Lombard, IL 60148 T: 630-656-1085 www.elevatesigngroup.com	SUBMITTED TO:	PROJECT:	DATE:
		Cooper's Hawk Winery & Restaurant	LIV - MONUMENT	 
		Livonia, MI		UNDERWRITERS LABORATORIES LISTED ELECTRIC SIGN®

JACK KNOWLES

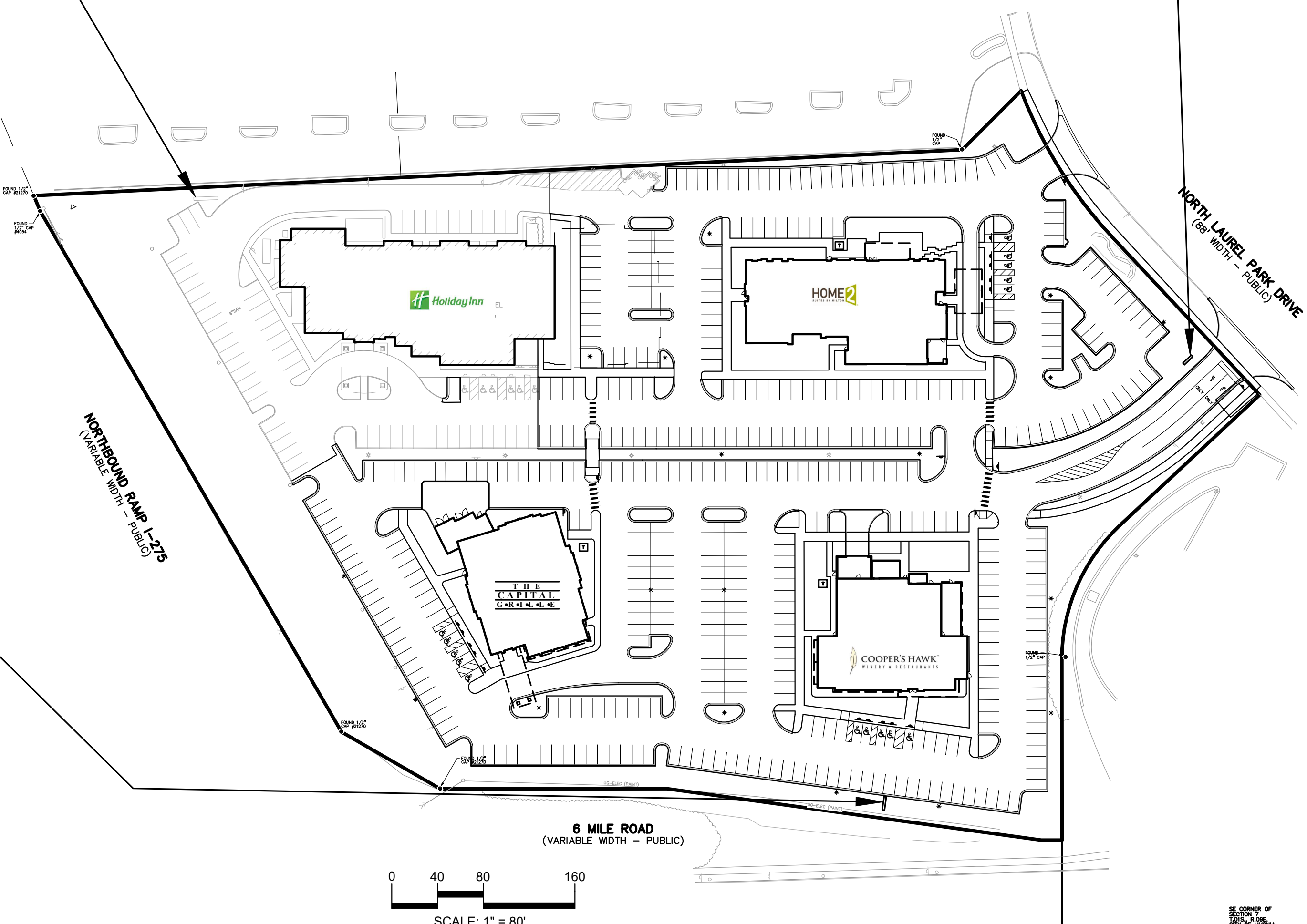
MONUMENT - OPTION A

MEASUREMENTS



CLIENT NAME JACK KNOWLES	DESCRIPTION: Monument Sign with HDU vertical slats, double cap and illuminated tenants and masonry base.	AREA: 120"(w) x 60"(h) 50 Sq Ft Base: 120"(w) x 24"(h) 20 Sq Ft	PLEASE EXAMINE PROOF CAREFULLY By approving and signing you are verifying and confirming that all spelling, grammar, text, design layout, including but not limited to sizes and placement of graphics are correct. Once production has begun, customer assumes all responsibility for any inaccuracies and understands additional costs may be incurred to correct. Please note color may or may not be accurately represented on this proof.	COPYRIGHT NOTICE All design, manufacturing, reproduction, use and sale of this document is strictly prohibited without the consent of Screen Works. This document is submitted under a confidential understanding that the recipient of this document assumes custody and agrees that this document and any part of its content is not to be copied, reproduced (in whole or part) or any of its contents be revealed (in whole or part) to other parties except for which it is agreed upon by Screen Works and recipient, nor shall design features unique to this document be incorporated in any other projects.	SHEET 2
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PYLON SIGN NOTE:
EXISTING HOLIDAY INN PYLON SIGN TO BE
REVISED TO INCLUDE CAPITAL GRILLE LOGO
BELOW EXISTING HOLIDAY INN LOGO. DETAIL
TO BE PROVIDED WHEN COMPLETED.



PEA
GROUP

t: 844.813.2949
www.peagroup.com



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PROJECT TITLE
LAUREL - 6 MILE DEVELOPMENT
LIVONIA, MI

REVISIONS

SITE PLAN SUBMITTAL 5/24/2024

ORIGINAL ISSUE DATE:
MAY 24, 2024

DRAWING TITLE
SITE SIGNAGE PLAN

PEA JOB NO. 17-389

P.M. JPB

DN. RRM

DES. LGD

DRAWING NUMBER:

C-3.1

NOT FOR CONSTRUCTION

FLOOD NOTE:
BY GRAPHICAL PLOTTING, THE SUBJECT PARCEL LIES WITHIN "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN" (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP 26163C-0045E, EFFECTIVE FEBRUARY 2, 2012.

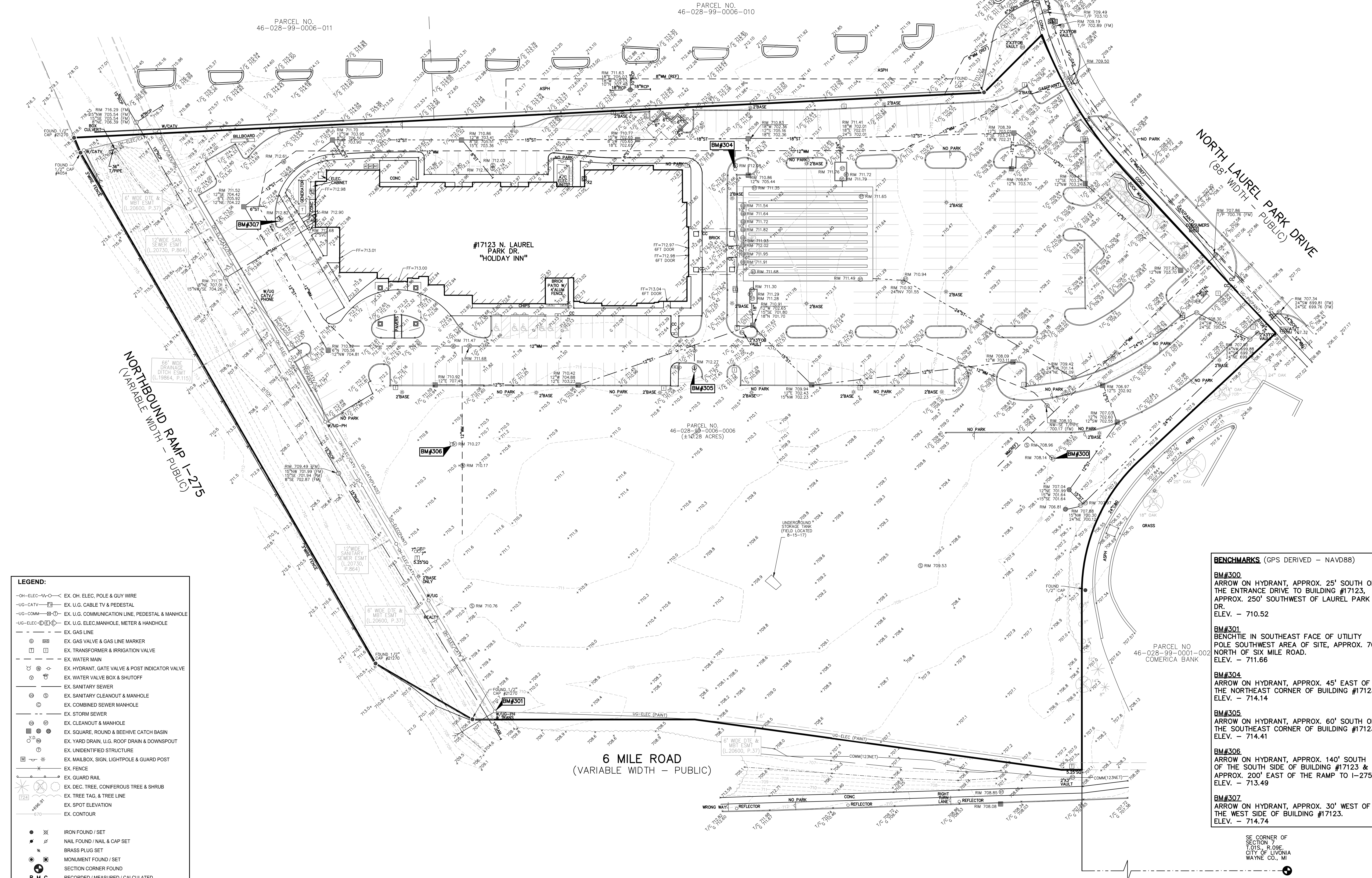
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LEGEND:

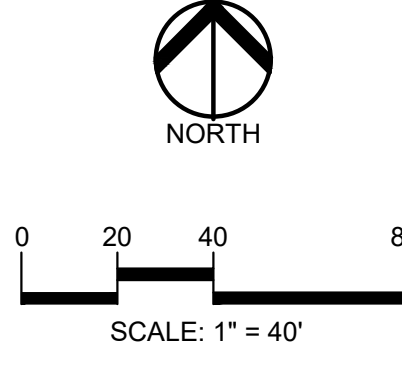
—OH-ELEC—W—O—	EX. OH. ELEC. POLE & GUY WIRE
—UG-CATV—	EX. U.G. CABLE TV & PEDESTAL
—UG-COMM—	EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
—UG-ELEC—	EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
---	EX. GAS LINE
⊙	EX. GAS VALVE & GAS LINE MARKER
□	EX. TRANSFORMER & IRRIGATION VALVE
—	EX. WATER MAIN
⊙	EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
⊙	EX. WATER VALVE BOX & SHUTOFF
⊙	EX. SANITARY SEWER
⊙	EX. SANITARY CLEANOUT & MANHOLE
⊙	EX. COMBINED SEWER MANHOLE
---	EX. STORM SEWER
⊙	EX. CLEANOUT & MANHOLE
⊙	EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
⊙	EX. YARD DRAIN, U.G. ROOF DRAIN & DOWNSPOUT
⊙	EX. UNIDENTIFIED STRUCTURE
⊙	EX. MAILBOX, SIGN, LIGHTPOLE & GUARD POST
⊙	EX. FENCE
⊙	EX. GUARD RAIL
⊙	EX. DEC. TREE, CONIFEROUS TREE & SHRUB
⊙	EX. TREE TAG, & TREE LINE
⊙	EX. SPOT ELEVATION
⊙	EX. CONTOUR
●	IRON FOUND / SET
●	NAIL FOUND / NAIL & CAP SET
●	BRASS PLUG SET
●	MONUMENT FOUND / SET
●	SECTION CORNER FOUND
●	RECORDED / MEASURED / CALCULATED

BENCHMARKS (GPS DERIVED - NAVD88)

BM#300	ARROW ON HYDRANT, APPROX. 25' SOUTH OF THE ENTRANCE DRIVE TO BUILDING #17123, APPROX. 250' SOUTHWEST OF LAUREL PARK DR. ELEV. - 710.52
BM#301	BENCHMARK IN SOUTHEAST FACE OF UTILITY POLE SOUTHWEST AREA OF SITE, APPROX. 70' NORTH OF SIX MILE ROAD. ELEV. - 711.66
BM#304	ARROW ON HYDRANT, APPROX. 45' EAST OF THE NORTHEAST CORNER OF BUILDING #17123. ELEV. - 714.14
BM#305	ARROW ON HYDRANT, APPROX. 60' SOUTH OF THE SOUTHEAST CORNER OF BUILDING #17123. ELEV. - 714.41
BM#306	ARROW ON HYDRANT, APPROX. 140' SOUTH OF THE SOUTH SIDE OF BUILDING #17123 & APPROX. 200' EAST OF THE RAMP TO I-275. ELEV. - 713.49
BM#307	ARROW ON HYDRANT, APPROX. 30' WEST OF THE WEST SIDE OF BUILDING #17123. ELEV. - 714.74

SE CORNER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE CO., MI

PEA GROUP
t: 844.813.2949
www.peagroup.com



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CLIENT
LAUREL INVESTMENT, LLC
29200 NORTHWESTERN HIGHWAY, S-450
SOUTHFIELD, MI 48034

PROJECT TITLE
LAUREL - 6 MILE DEVELOPMENT
LIVONIA, MI

REVISIONS

SITE PLAN SUBMITTAL	5/24/2024

ORIGINAL ISSUE DATE:
MAY 24, 2024
DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO.	17-389
P.M.	JPB
D.N.	RRM
DES.	LGD
DRAWING NUMBER:	

NOT FOR CONSTRUCTION

C-9.0

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
DECIDUOUS TREES							
GBM3	9	GINKGO BILOBA 'MAGYAR'	MAGYAR MAIDENHAIR TREE	3" CAL.	B&B	PER PLAN	
GBP3	8	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3" CAL.	B&B	PER PLAN	
GT3	11	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEY LOCUST	3" CAL.	B&B	PER PLAN	
QG3	14	QUERCUS ROBUR X ALBA 'JFS-KW20X'	SKINNY GENESIS OAK	3" CAL.	B&B	PER PLAN	
QP3	6	QUERCUS ROBUR X BICOLOR 'LONG'	REGAL PRINCE OAK	3" CAL.	B&B	PER PLAN	
TA3	3	TILIA AMERICANA 'AMERICAN SENTRY'	AMERICAN SENTRY LINDEN	3" CAL.	B&B	PER PLAN	
TG3	3	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	3" CAL.	B&B	PER PLAN	
UF3	1	ULMUS X 'FRONTIER'	FRONTIER ELM	3" CAL.	B&B	PER PLAN	
ZS3	6	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	3" CAL.	B&B	PER PLAN	
	61	SUBTOTAL:					

ORNAMENTAL TREES

ACA8	4	AMELANCHIER CANADENSIS	SHADBLow SERVICEBERRY	8" HT.	B&B	PER PLAN	MULTI-TRUNK
AL2	5	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	2" CAL.	B&B	PER PLAN	
CCF2	6	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	2" CAL.	B&B	PER PLAN	
MJ2	3	MAGNOLIA X 'JANE'	JANE MAGNOLIA	2" CAL.	B&B	PER PLAN	
MA2	7	MALUS X 'ADIRONDACK'	ADIRONDACK CRABAPPLE	2" CAL.	B&B	PER PLAN	
MM2	5	MALUS X 'JARMIN'	MARILEE'S CRABAPPLE	2" CAL.	B&B	PER PLAN	
MRR2	4	MALUS X 'ROYAL RAINDROPS'	ROYAL RAINDROPS CRABAPPLE	2" CAL.	B&B	PER PLAN	
MSA2	14	MALUS X 'SARGENTII'	SARGENT CRABAPPLE	2" CAL.	B&B	PER PLAN	
SR2	3	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2" CAL.	B&B	PER PLAN	
	51	SUBTOTAL:					

SHRUBS

PF36	54	POTENTILLA FRUTICOSA 'ABBOTTSWOOD'	ABBOTTSWOOD BUSH CINQUEFOIL	36" HT.	CONT.	36" O.C.	
RG24	8	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	24" SPRD	CONT.	4" O.C.	
SNF36	43	SPRAEA JAPONICA 'NEON FLASH'	NEON FLASH JAPANESE SPIREA	36" HT.	CONT.	36" O.C.	
SP36	33	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	36" HT.	CONT.	5" O.C.	
TM30	112	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	30" HT.	CONT.	42" O.C.	
	230	SUBTOTAL:					

LANDSCAPE CALCULATIONS:

PER CITY OF LIVONIA ZONING ORDINANCE
C-4 GENERAL BUSINESS DISTRICT

FRONTAGE LANDSCAPING = F

REQUIRED: PER 40 LF ALONG PUBLIC ROW.
(ROAD LESS DRIVES AND SIDEWALK OPENINGS)
1 DEC. OR EVG TREE, 1 ORNAMENTAL, 8 SHRUBS

SIX MILE ROAD:

DEC./EVG. = $546/40 = 14$, 3" DEC./8" HT. EVG. TREE
ORN. TREE = $546/40 = 14$, 2" ORN. TREE
SHRUBS = $546/40 \times 8 = 109$, 3" HT. DEC./30" HT. EVG.
N LAUREL PARK DRIVE: $340 - 30 - 38 = 272$
DEC./EVG. = $272/40 = 7$, 3" DEC./8" HT. EVG. TREE
ORN. TREE = $272/40 = 7$, 2" ORN. TREE
SHRUBS = $272/40 \times 8 = 54$, 3" HT. DEC./30" HT. EVG.
NORTHBOUND RAMP 1-275:
DEC./EVG. = $640/40 = 16$, 3" DEC./8" HT. EVG. TREE
ORN. TREE = $640/40 = 16$, 2" ORN. TREE
SHRUBS = $640/40 \times 8 = 128$, 3" HT. DEC./30" HT. EVG.

PROVIDED:

SIX MILE ROAD:
DEC./EVG. = 14, 3" DEC./8" HT. EVG. TREE
ORN. TREE = 14, 2" ORN. TREE
SHRUBS = 109, 3" HT. DEC./30" HT. EVG.
N LAUREL PARK DRIVE:
DEC./EVG. = 7 EXISTING OR PREVIOUSLY INSTALLED TREES
ORN. TREE = 7, 2" ORN. TREE
SHRUBS = 32, 3" HT. DEC./30" HT. EVG. AND OVER 22 EXISTING SHRUBS
NORTHBOUND RAMP 1-275:
NO TREES OR SHRUBS PROVIDED DUE TO EXISTING SANITARY AND DRAINAGE EASEMENT AND OVERHEAD UTILITIES

PARKING LOT SCREENING

REQUIRED:
5' WIDE YARD WITH EVERGREEN OR DECIDUOUS HEDGE,
3' HT. HEDGE OR 3' BERM OR 3' WALL.

PROVIDED: 3' HT. FRONTAGE SHRUBS ALONG SIX MILE RD & N LAUREL PARK DR

INTERIOR PARKING LOT LANDSCAPING = P

LANDSCAPE MUST BE 5% OF PAVED AREA AND 1 TREE/ISLAND;
193,409 SF (NEW PAVED AREA) X 5% = 9,671 SF REQ.
1 TREE/300 SQ FT INTERIOR LANDSCAPE
11,705 SF INTERIOR LANDSCAPE/300 = 32 TREES

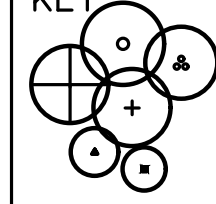
PROVIDED: 22 PROPOSED TREES, 20 PREVIOUSLY INSTALLED TREES
AND 21,032 SF MIN. 5% LANDSCAPE AREA
1 TREE/ISLAND EXCEPT WHERE UTILITY CONFLICTS

GREENBELT BUFFERING = G

REQUIRED: C-4 ADJACENT TO C-4; 10' BUFFER, 1 TREE/30 LF;

NORTH P/L: $885/30 = 30$ TREES
SOUTHEAST P/L: $456/30 = 15$ TREES

PROVIDED: NORTH P/L = 24 TREES AND 6 EXISTING/PREVIOUSLY INSTALLED TREES
PROVIDED: SOUTHEAST P/L = 3 TREES AND EXISTING VEGETATION TO REMAIN

KEY

= PROPOSED DECIDUOUS TREE

= PROPOSED FRONTAGE SHRUBS

= LANDSCAPE WITHIN WILL BE PROVIDED FOR ADMINISTRATIVE REVIEW

LETTER KEY
F = FRONTAGE TREE
P = INTERIOR PARKING LOT TREE
G = GREENBELT TREE

= IRRIGATED SEED LAWN

= EXISTING PREVIOUSLY INSTALLED TREE TO REMAIN

= EXISTING TREE TO REMAIN WITH TREE PROTECTION FENCE

= 4' PLANTING BOUNDARY

SEE SHEET L-1.1 FOR LANDSCAPE DETAILS

NOTE: TREES TO NOT CONFLICT WITH FINAL LOCATION OF LIGHT POLES, REGULATORY SIGNS AND BUILDING SIGNAGE, SHIFT TREES AS NECESSARY.

NOTES PER CITY OF LIVONIA ORDINANCE:

MINIMUM PLANTING SIZES PER CITY ARE:
3" CAL. DEC. TREE, 8" HT. EVG., 2" CAL. ORNAMENTAL
36" HT. DEC. SHRUB AND 30" HT. EVG. SHRUB

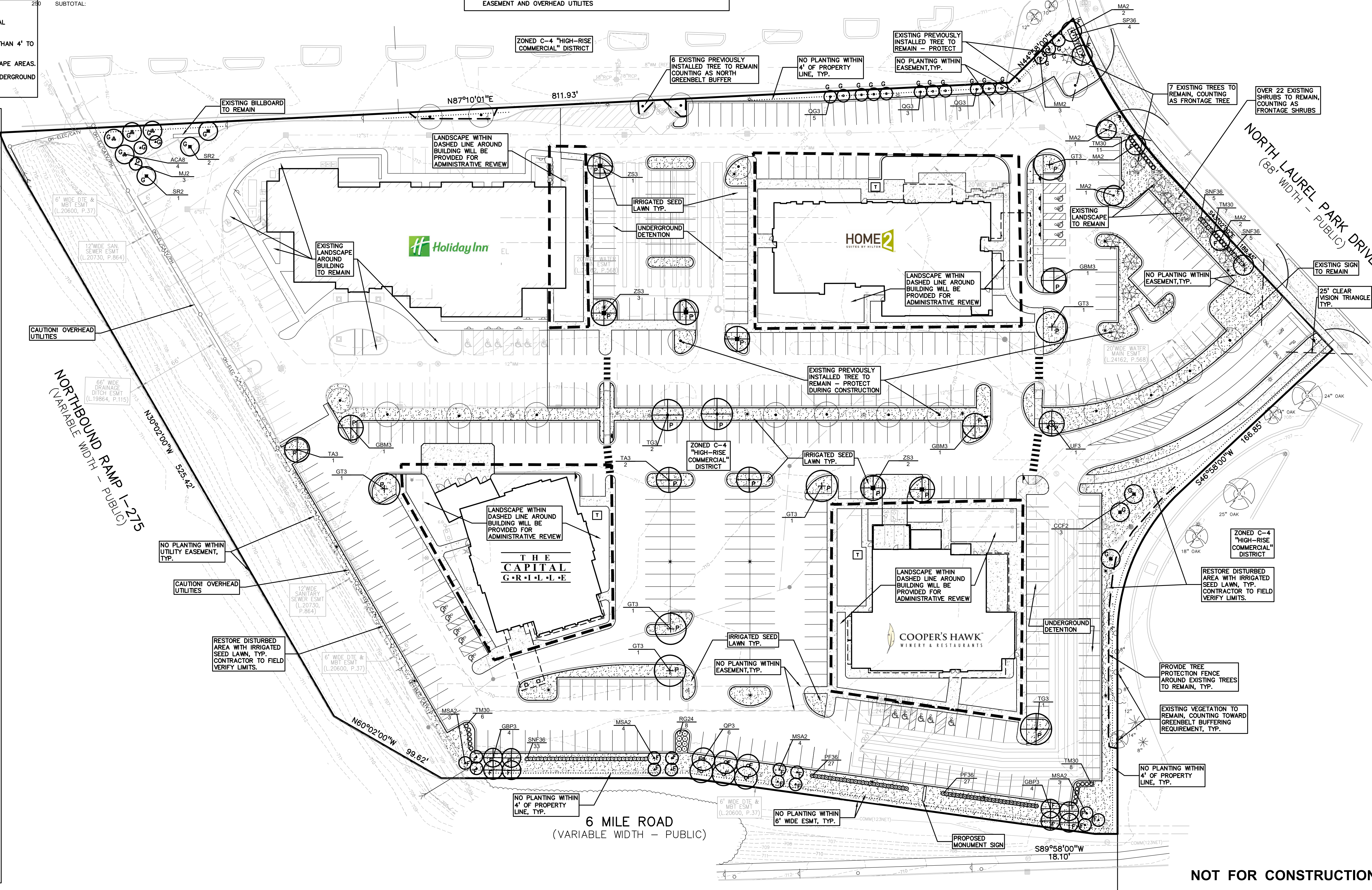
TREES AND SHRUBS MAY NOT BE PLANTED CLOSER THAN 4' TO FENCE OR PROPERTY LINE.

NO ROCK, STONE OR PEBBLES PERMITTED IN LANDSCAPE AREAS.

ALL LAWN AND LANDSCAPED AREAS TO HAVE AN UNDERGROUND IRRIGATION SYSTEM.
IRRIGATION SYSTEM TO BE DESIGNED BY OTHERS.

GENERAL PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE-SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE-EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
- FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
- CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
- TREES SHALL NOT CONFLICT/BLOCK PROPOSED REGULATORY/DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.



PEA GROUP
t: 844.813.2949
www.peagroup.com



0 20 40 80
SCALE: 1" = 40'



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
LAUREL INVESTMENT, LLC
29200 NORTHWESTERN HIGHWAY, S-450
SOUTHFIELD, MI 48034

PROJECT TITLE
LAUREL - 6 MILE DEVELOPMENT
LIVONIA, MI

REVISIONS
SITE PLAN SUBMITTAL 5/24/2024

ORIGINAL ISSUE DATE:
MAY 24, 2024

DRAWING TITLE
LANDSCAPE PLAN

PEA JOB NO. 17-389

P.M. JPB

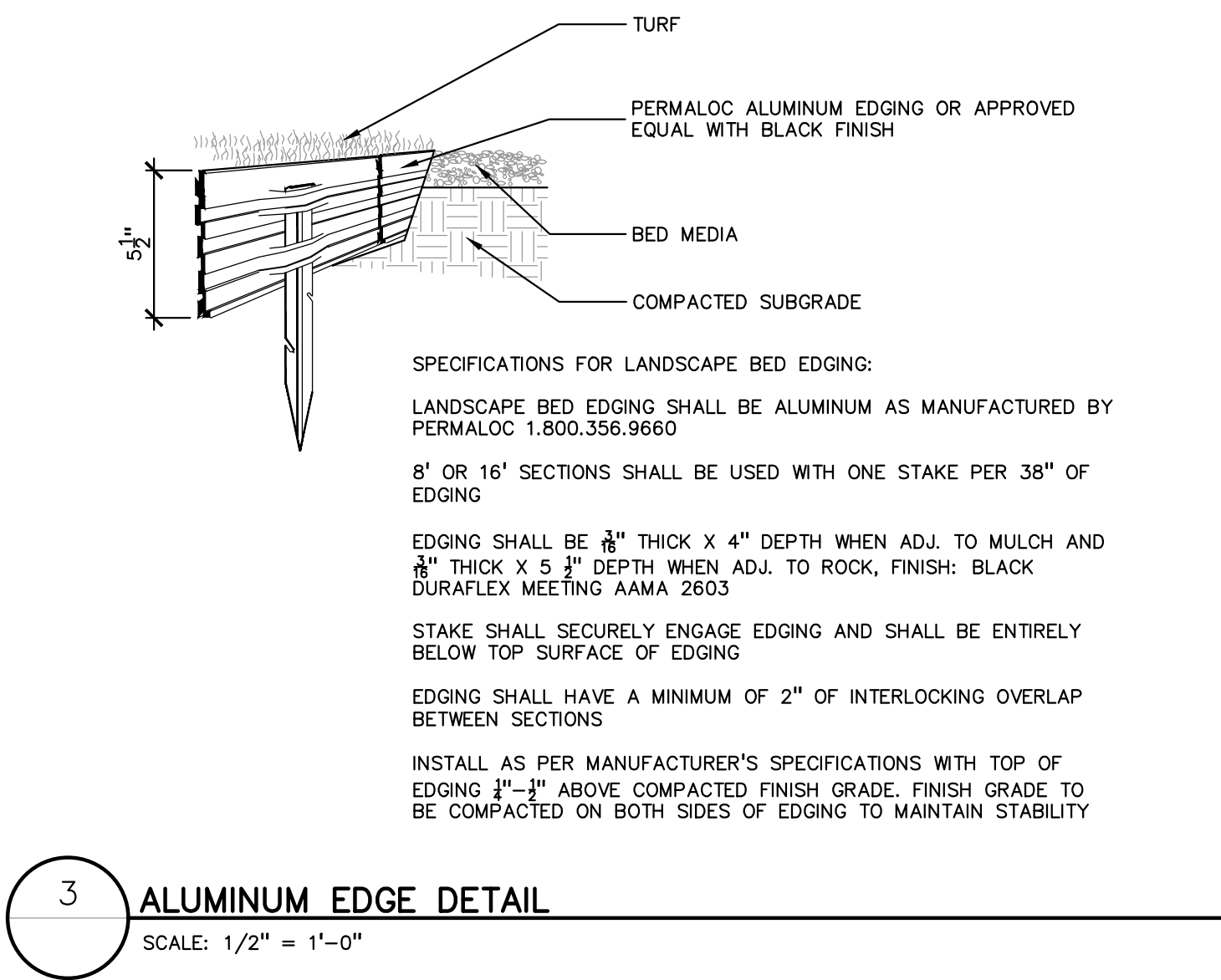
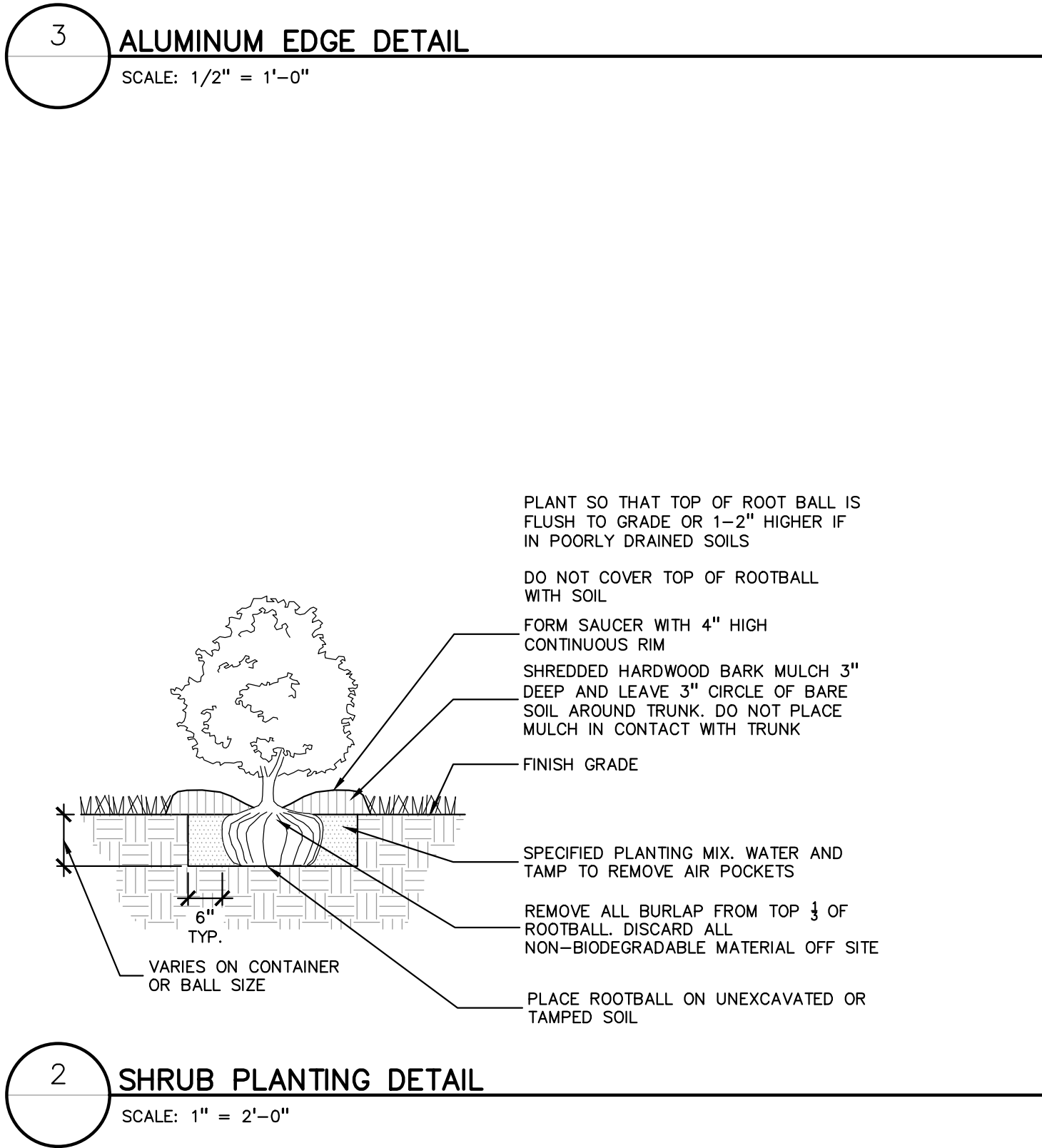
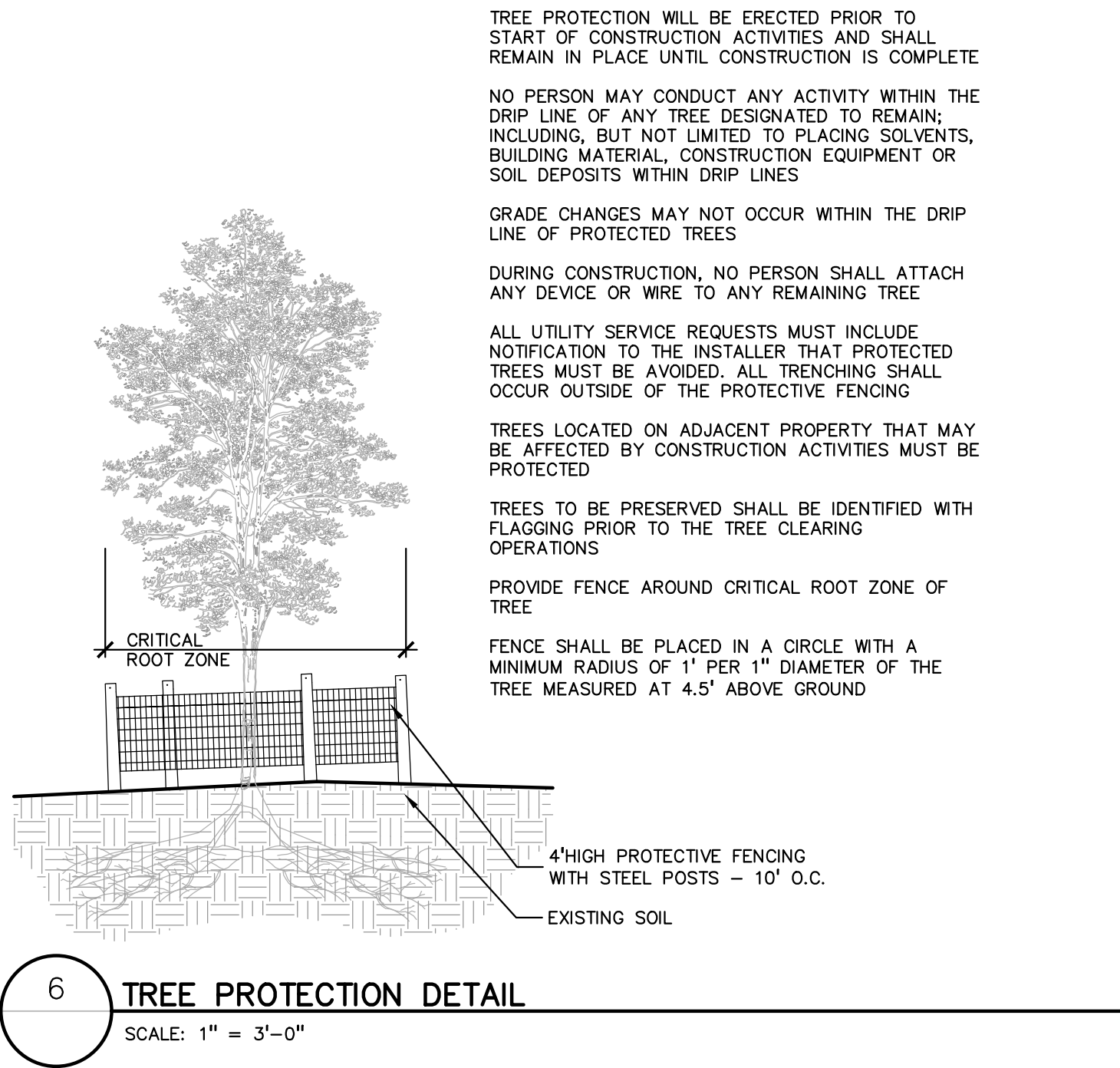
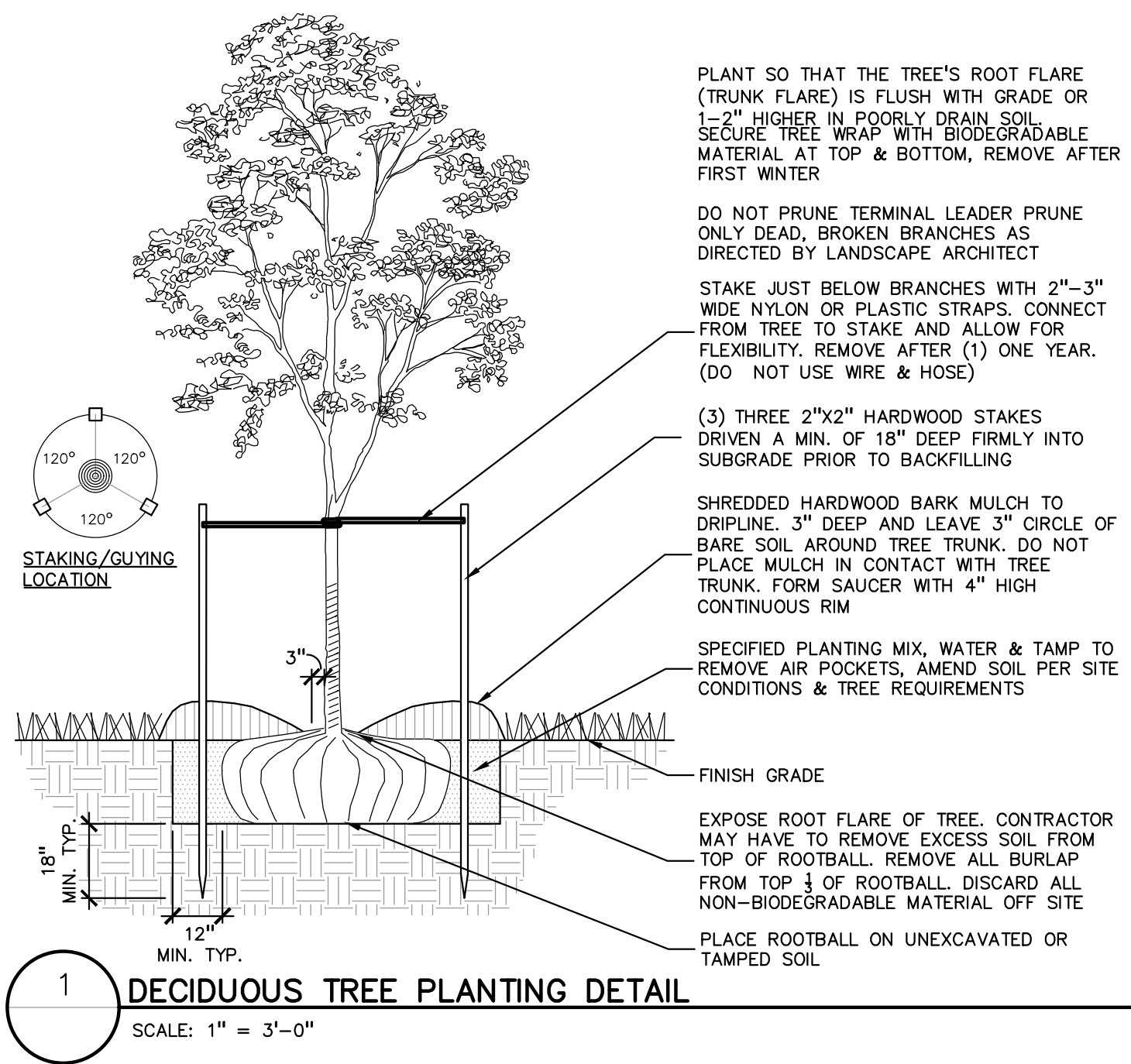
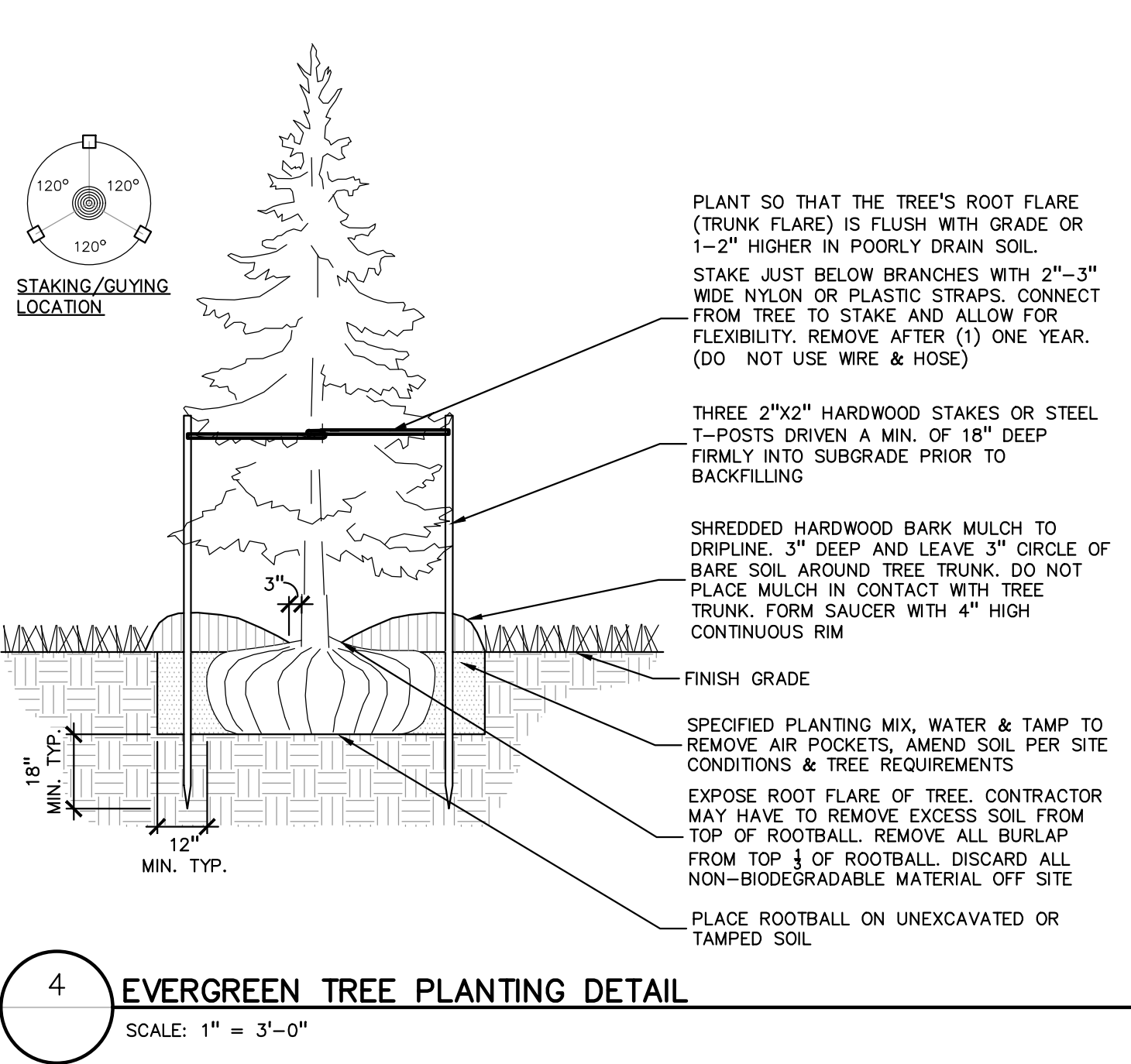
DN. BZ

DES. JLE

DRAWING NUMBER:

L-1.0

NOT FOR CONSTRUCTION



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CLIENT

LAUREL INVESTMENT, LLC

29200 NORTHWESTERN HIGHWAY, S-450
SOUTHFIELD, MI 48034

PROJECT TITLE

LAUREL - 6 MILE DEVELOPMENT

LIVONIA, MI

REVISIONS	
SITE PLAN SUBMITTAL	5/24/2024

ORIGINAL ISSUE DATE:
MAY 24, 2024

DRAWING TITLE

LANDSCAPE DETAILS

PEA JOB NO.	17-389
P.M.	JPB
DN.	BZ
DES.	JLE

DRAWING NUMBER:

NOT FOR CONSTRUCTION

L-1.1

PEA GROUP

t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
JANET L. EVANS
LANDSCAPE ARCHITECT
NO. 1380
LIVONIA, MICHIGAN

Ordering Note

FOR INQUIRIES CONTACT GASSER BUSH AT
QUOTES@GASSERBUSH.COM OR 734-266-6705.

Drawing Note

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC
IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE
VERIFIED IN FIELD BY OTHERS.

General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. PARKING LOT CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0".
4. PROPERTY LINE CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 5' - 0".

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT
TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS
CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH
ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S
LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER
VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING
ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT
IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1
2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Mounting Height
	A	1	Lithonia Lighting	DSX1 LED PB 40K 70CRI T3M	D-Series Size 1 Area Luminaire PB Performance Package 4000K CCT 70 CRI Type 3 Medium	LED	1	28030	0.9	215.77	20'-0"
	B	1	Lithonia Lighting	DSX1 LED PB 40K 70CRI T5W	D-Series Size 1 Area Luminaire PB Performance Package 4000K CCT 70 CRI Type 5 Wide	LED	1	29743	0.9	431.54	20'-0"
	C	1	Lithonia Lighting	DSX1 LED PB 40K 70CRI T4M	D-Series Size 1 Area Luminaire PB Performance Package 4000K CCT 70 CRI Type 4 Medium	LED	1	28448	0.9	215.77	20'-0"
	D	4	Lithonia Lighting	DSX1 LED PB 40K 70CRI T4H HS	D-Series Size 1 Area Luminaire PB Performance Package 4000K CCT 70 CRI Type 4 Medium Househide Shield	LED	1	24472	0.9	215.7732	20'-0"
	E	29	Lithonia Lighting	WST LED P1 40K VW MVOLT	WST LED, Performance package 1, 4000 K, visual comfort wide, MVOLT	LED	1	1659	0.9	12	10'-0"
	F	9	Lithonia Lighting	LDN6 40/05 LOGAR LS	6IN LDN, 4000K, 500LM, CLEAR, SPECULAR REFLECTOR, CR180	LED	1	557	0.9	5.83	12'-0"
	G	13	Lithonia Lighting	DSX1 LED PB 40K 70CRI BKCA	D-Series Size 1 Area Luminaire PB Performance Package 4000K CCT 70 CRI Type 4 Extreme Backlight Control	LED	1	21057	0.9	215.77	20'-0"
	H	9	Lithonia Lighting	DSX1 LED PB 40K 70CRI T5W	D-Series Size 1 Area Luminaire PB Performance Package 4000K CCT 70 CRI Type 5 Wide	LED	1	29743	0.9	215.77	20'-0"

Plan View

Scale - 1" = 40ft

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
PARKING LOT	+	3.1 fc	8.2 fc	0.3 fc	27.3:1	10.3:1	0.4:1
PROPERTY LINE	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A	0.2:1
OVERALL @ GRADE	+	1.8 fc	8.9 fc	0.0 fc	N/A	N/A	0.2:1

S:\PROJECTS\2017\2017-388-01 LAUREL PARK DEVELOPMENT\DWG\2 SITE PLAN (SL-1).LIGHT FIXTURES-17-388.dwg PLOT DATE: 5/29/2024 8:11 Lucas Driesenga



D-Series Size 1
LED Area Luminaire



Specifications

EPA: 0.69 ft² (0.06 m²)

Length: 32.71" (83.1 cm)

Width: 14.26" (36.3 cm)

Height H1: 7.88" (20.0 cm)

Height H2: 2.23" (5.7 cm)

Weight: 34 lbs (15.4 kg)

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DDBXD

Series	LEDs	Color Temperature	Color Rendering Index	Beam Distribution	Voltage	Mounting	
DSX1 LED	Forward optics P1 P6 P2 P7 P3 P8 P4 P9 Rotated optics P10 ¹ P12 ¹ P11 ¹ P13 ¹	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare ¹ T4M Type IV medium T4LG Type IV low glare ¹ TFTM Forward throw medium	TMV Type V medium T5G Type V low glare T5W Type V wide BLCS Type II backlight control ¹ BLCA Type IV backlight control ¹ LCCO Left corner cutoff ¹ RCCO Right corner cutoff ¹	MVOLT (120V-277V) ¹ HVOLT (347V-480V) ¹ 120 V ¹ 208 V ¹ 240 V ¹ 277 V ¹ 347 V ¹ 480 V ¹	Shipped included SPA Square pole mounting (R-drilling) RPA Round pole mounting (R-drilling) SPNS Square pole mounting (R-drilling) RPAS Round pole mounting (R-drilling) SPARN Square narrow pole mounting (R-drilling) WSA Wall bracket ¹ MA Mast arm adapter (mounts on 2 1/8" OD horizontal tension)

Control options	Other options	Finish options
Shipped installed NLTAR2 PIRHN nLIGHT AIR gen 1 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 26" ¹ 10-15' 10-15'	PER7 Seven-pin receptacle only (controls ordered separately) ¹ 1-2 F10 Field adjustable output ¹ 1-2 BL30 Bi-level switched dimming, 30% ¹ 1-2 BL50 Bi-level switched dimming, 50% ¹ 1-2 DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹ DS Dual switching ¹ 1-2	DBRZD Dark Bronze DLBXD Black DLNAD Natural aluminum DNDXD White DSBXD Sandstone DSWTD Textured dark bronze DLRBD Textured black DLNAD Natural aluminum DLWGD Textured white DSWTD Textured sandstone



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSX1 LED
Rev. 09/05/23
Page 1 of 10



FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame, galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by tension springs. Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination 1/2-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out), No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step MacAdam Ellipse; 80 CRI minimum, 90 CRI optional. LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/M and 55° cutoff to source and source image. Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

A+ CAPABLE LUMINAIRE — This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning when used with Acuity Brands controls products. All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specifications for chromatic consistency — including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates. To learn more about A+ standards, specifications, and testing visit www.acuitybrands.com/aaplus.

UGR — UGR is a score for fixtures aimed at a task with a cut-off equal to or less than 60deg, per CIE 117:1996. Discomfort glare in interior lighting.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours, L70/60,000 hours

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. UL ENEC STAP certified product. Drivers are RoHS compliant.

GOVERNMENT PROCUREMENT — BAA — Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA — Build America Buy America. Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

PERFORMANCE DATA

LDN6 3500K AIR LSS 80CRI			
Nominal Lumens	Lumens	Wattage	Lm/W
500	527.9	5.8	90.5
750	758.1	8.9	85.1
1000	950.1	10.4	91.0
1500	1514	17.5	86.4
2000	2006	22.5	89.1
2500	2504	28.3	88.6
3000	3021	34.8	86.9
4000	4008	44.3	90.6
5000	4975	57.7	86.3

Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.



See page 4 for other fixture dimensions

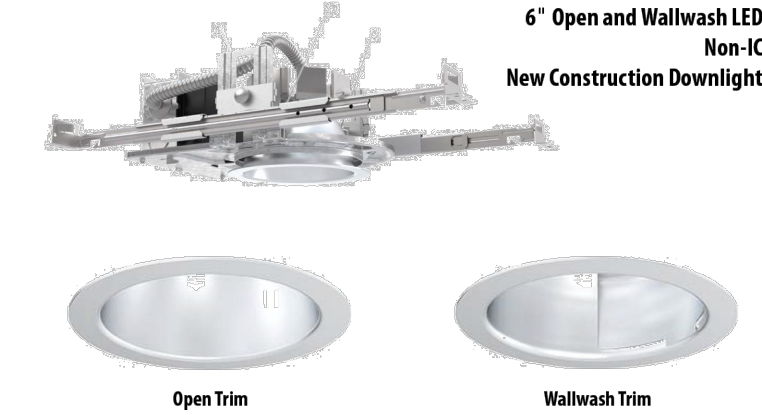
Catalog Number

Notes

Type

LDN6 STATIC WHITE

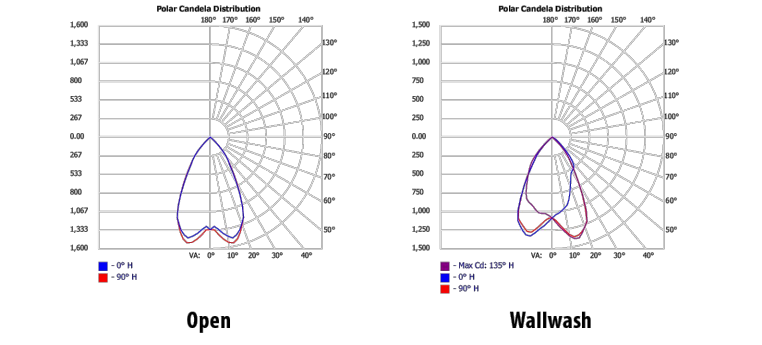
6" Open and Wallwash LED Non-IC New Construction Downlight



Open Trim

Wallwash Trim

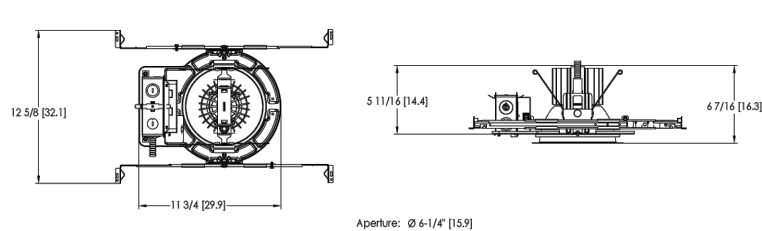
DISTRIBUTIONS



Open

Wallwash

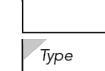
DIMENSIONS



See page 4 for other fixture dimensions



WST LED
Architectural Wall Sconce



Specifications

Luminaire

Height: 8-1/2" (21.59 cm)

Width: 17" (43.18 cm)

Depth: 10-3/16" (25.9 cm)

Weight: 20 lbs (9.1 kg)

Introduction

The WST LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-pixelated light source for end-user visual comfort. For emergency egress lighting, the WST LED offers six battery options, including remote. For additional code compliance and energy savings, there is also a Bi-level motion sensor option. With so many standard and optional features, three lumen packages, and high LPW, the WST LED is your "go to" luminaire for most any application.

Catalog Number

Notes

Type

Use the Tab key or mouse over the page to see all interactive elements.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

Series	Performance Package	Color temperature	Distribution	Voltage	Mounting
WST LED	P1 1,500 Lumen package P2 3,000 Lumen package P3 6,000 Lumen package	27K 2700 K 30K 3000 K 40K 4000 K 50K 5000 K	VF Visual comfort forward throw VW Visual comfort wide	MVOLT ¹ 120 ¹ 208 ¹ 240 ¹	277 ¹ 347 ¹ 480 ¹ Shipped included BBW Surface-mounted back box ¹

Options	Finish (required)
NLTAR2 PIR nLIGHT AIR Wireless enabled motion/ambient sensor for 8'-15' mounting heights ¹ 1-2 NLTAR2 PIRHN nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights ¹ 1-2 PE Photobelectric ctrl, button type ¹ PER NEMA twist-lock receptacle only (controls ordered separately) ¹ PER5 Five-wire receptacle only (controls ordered separately) ¹ PER7 Seven-wire receptacle only (controls ordered separately) ¹ PIR Motion/Ambient Light Sensor, 8'-15' mounting height ¹ PIR1FCV Motion/ambient sensor, 8'-15' mounting height, ambient sensor enabled at 16" ¹ PIR1HFCV Motion/ambient light sensor, 15'-30' mounting height, ambient sensor enabled at 16" ¹ SF Single box (120, 277, 347V) ¹ DF Double box (208, 240, 480V) ¹ DS Dual switching ¹ DMG 0-10V dimming extend out back of housing for external control (control ordered separately) ¹ EPWH Emergency battery backup, Non-CEC compliant (7W) ¹	DBRZD Dark bronze DLBXD Black DLNAD Natural aluminum DNDXD White DSBXD Sandstone DSWTD Textured dark bronze DLRBD Textured black DLNAD Natural aluminum DLWGD Textured white DSWTD Textured sandstone



COMMERCIAL OUTDOOR

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WST LED
Rev. 03/27/24

PEA
GROUP

t: 844.813.2949
www.peagroup.com



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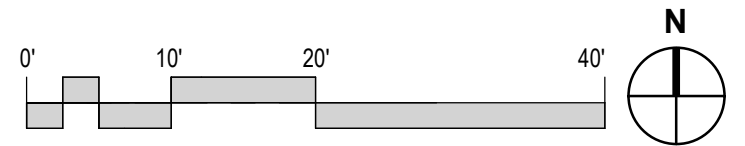
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LIGHT FIXTURE DETAILS

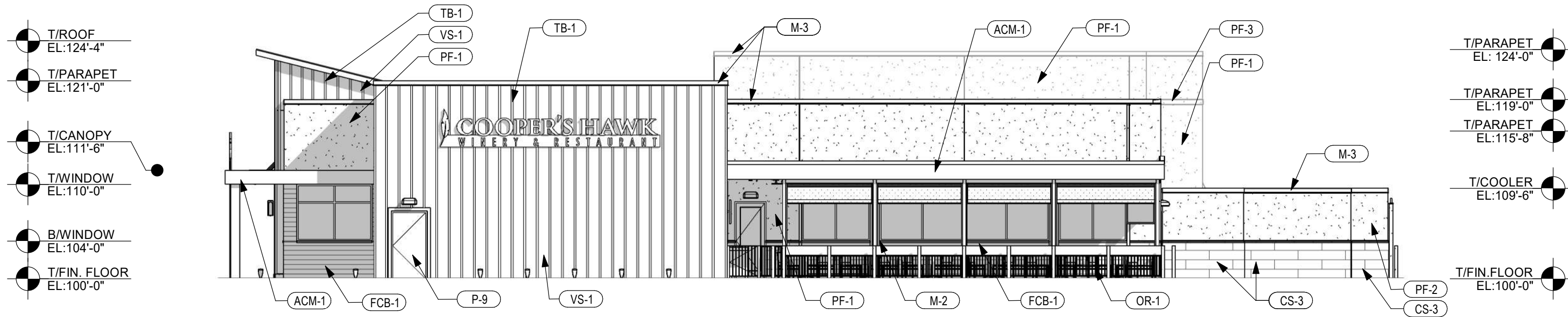
PEA JOB NO.	17-389
P.M.	JPB
DN.	RRM
DES.	LGD

DRAWING NUMBER:

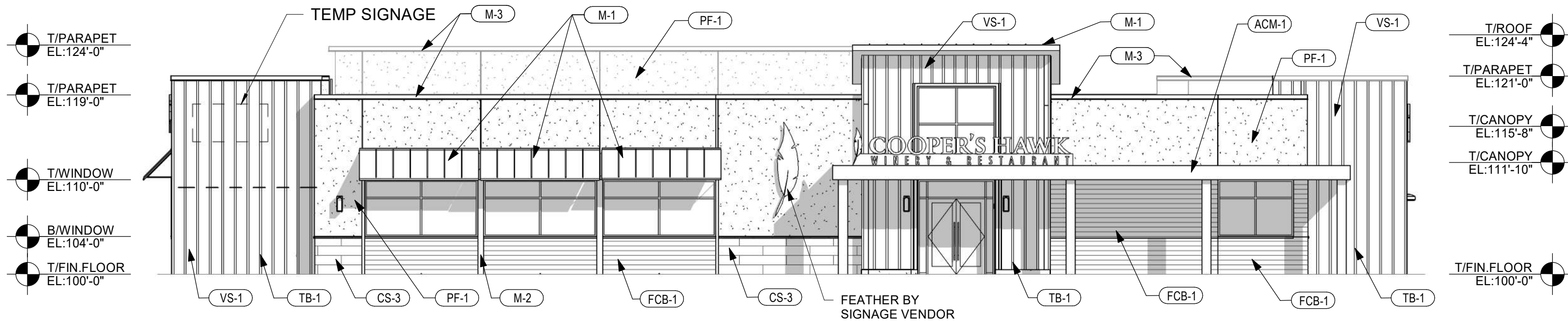
NOT FOR CONSTRUCTION

SL-1.1





1 EAST ELEVATION
1" = 10'-0"

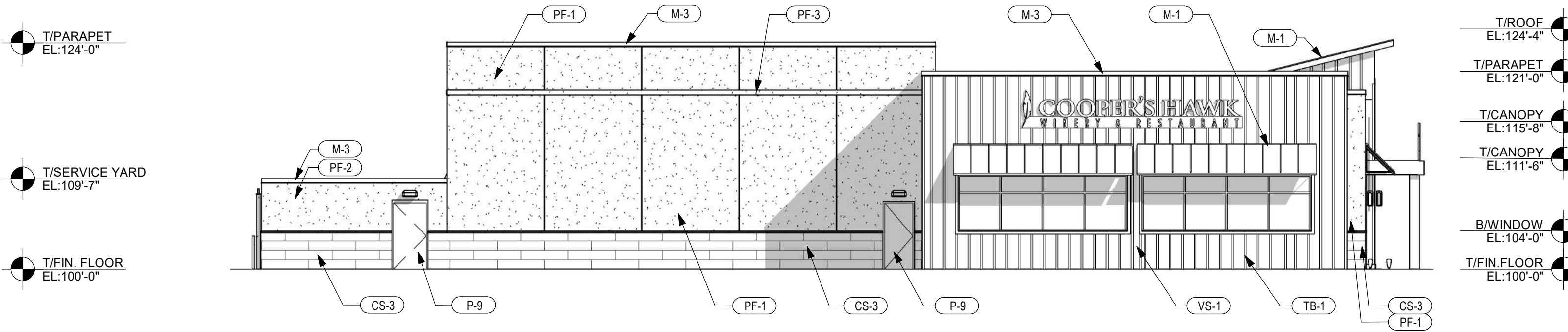


2 SOUTH ELEVATION
1" = 10'-0"

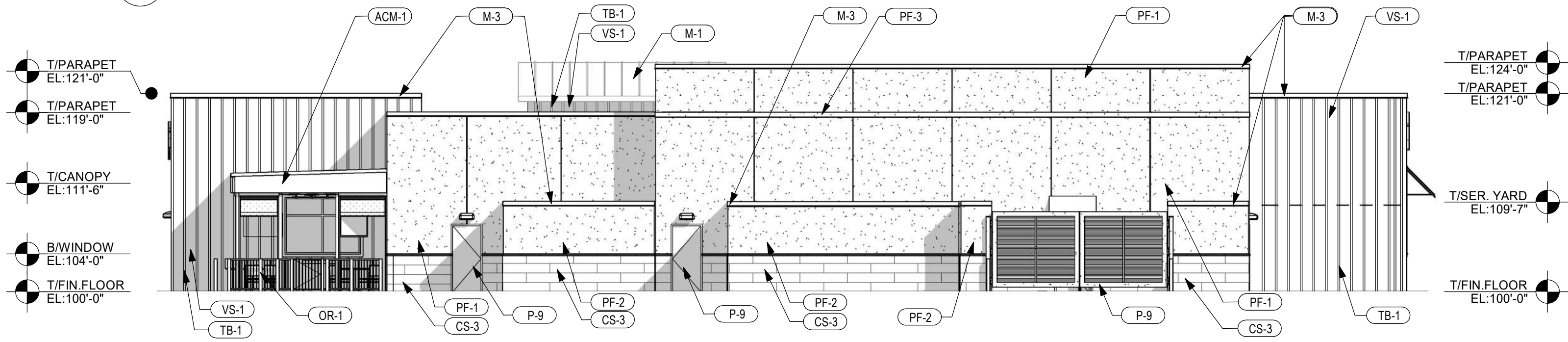
EXTERIOR ELEVATIONS

COOPER'S HAWK - LIVONIA
COOPER'S HAWK LIVONIA, MI

Design
Collective



1 WEST ELEVATION
1" = 10'-0"



2 NORTH ELEVATION
1" = 10'-0"

EXTERIOR ELEVATIONS

COOPER'S HAWK - LIVONIA
COOPER'S HAWK LIVONIA, MI



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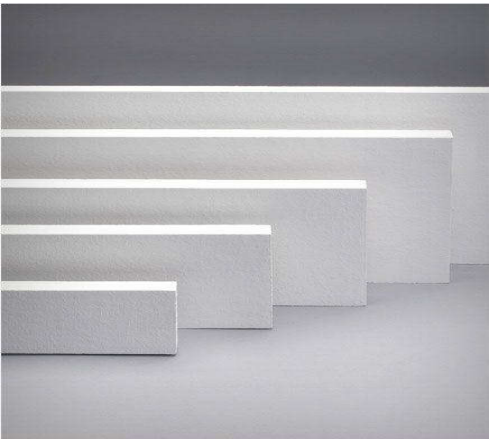
FCB-1 FIBER CEMENT BOARD
MFR: NICHHA
STYLE: VINTAGE WOOD
COLOR: CEDAR
SIZE: 18" X 120"
LOCATION: REFER TO EXTERIOR ELEVATIONS
PRICING: \$7.28/SF



VS-1 VERTICAL SIDING
MFR: JAMES HARDIE
STYLE: PANEL VERTICAL SIDING
COLOR: IRON GRAY
FINISH: SMOOTH
SIZE: 120" X 48" X 0.312" THICK
LOCATION: REFER TO EXTERIOR ELEVATIONS



TB-1 TRIM BOARD
MFR: JAMES HARDIE
STYLE: BATTEN BOARDS
COLOR: IRON GRAY
FINISH: SMOOTH
SIZE: 144" X 2.5" X 0.75" THICK
LOCATION: REFER TO EXTERIOR ELEVATIONS



TB-2 TRIM BOARD
MFR: JAMES HARDIE
STYLE: 4/4
COLOR: UNFINISHED; FIELD PAINTED 'IRON GRAY'
FINISH: SMOOTH
SIZE: 144" X 3" X 0.75" THICK
LOCATION: REFER TO EXTERIOR ELEVATIONS



ACM-1 ALUMINUM COMPOSITE PANELS
MFR: PAC-CLAD
PRODUCT: REYNOBOND
COLOR: BLACK
LOCATION: REFER TO EXTERIOR ELEVATIONS



M -1 METAL STANDING SEAM ROOF PANEL
MFR: PAC-CLAD
STYLE: PAC-150; 180 SEAM
COLOR: BLACK
NOTE: SMOOTH PANELS W/SEAMS 16" OC
LOCATION: REFER TO EXTERIOR ELEVATIONS



M -2 METAL KAWNEER
MFR: BLACK
COLOR: BLACK
LOCATION: STOREFRONT, REFER TO EXTERIOR ELEVATIONS



M - 3 METAL PAC-CLAD
MRF: BLACK
COLOR: BLACK
LOCATION: COPING , REFER TO EXTERIOR ELEVATIONS



PF-1 PLASTER FINISH
MFR: STO
PRODUCT: STO SPECIAL
COLOR: CREAM - 16258 - 81
FINISH: CONCRETE SMOOTH 10
LOCATION: REFER TO EXTERIOR ELEVATIONS
NOTES: SYSTEM TO HAVE ULTRA HIGH IMPACT RESISTANT MESH AT FIRST 5' AFF



PF-2 PLASTER FINISH
MFR: STO
COLOR: GRIZZLE GRAY SW7068
FINISH: CONCRETE SMOOTH 10
LOCATION: REFER TO EXTERIOR ELEVATIONS
NOTES: SYSTEM TO HAVE ULTRA HIGH IMPACT RESISTANT MESH AT FIRST 5' AFF



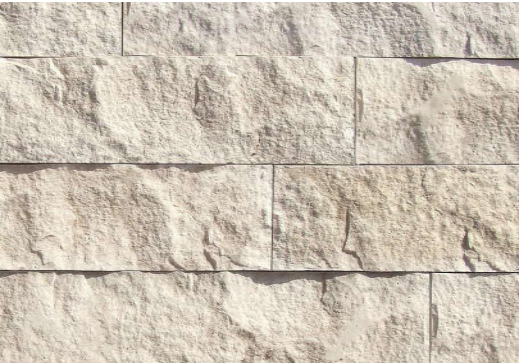
PF-3 PLASTER FINISH
MFR: STO
COLOR: TRICORN BLACK SW6258
FINISH: ESSENCE MEDIUM SAND
LOCATION: REFER TO EXTERIOR ELEVATIONS



P-9 PAINT
MFR: SHERWIN WILLIAMS
COLOR: GRIZZLE GRAY
NUMBER: SW7068
FINISH: SEMI-GLOSS
LOCATION: EXTERIOR DOORS & COOLERS



OR-1 RAILING
MFR: TREX
PRODUCT: TREX TRANSCEND RAILING
LOCATION: PATIO



CS-3 STONE VENEER TILE
MFR: CORONADO
STYLE: SPLIT LIMESTONE
COLOR: CREAM
SIZE: 6" X 10-30"
LOCATION: REFER TO EXTERIOR ELEVATIONS

EXTERIOR MATERIAL BREAKDOWN				
EXTERIOR MATERIAL	EAST ELEVATION	NORTH ELEVATION	WEST ELEVATION	SOUTH ELEVATION
FIBER CEMENT BOARD	177 sq.ft.	0 sq.ft.	0 sq.ft.	369 sq.ft.
PLASTER FINISH ON EPS	682 sq.ft.	1,618 sq.ft.	1,012 sq.ft.	1,051 sq.ft.
VERTICAL SIDING & BATTEN BOARD	784 sq.ft.	791 sq.ft.	741 sq.ft.	807 sq.ft.
ALUMINUM COMPOSITE PANEL	130 sq.ft.	38 sq.ft.	11 sq.ft.	136 sq.ft
STANDING SEAM ROOF	0 sq.ft.	78 sq.ft.	129 sq.ft	126 sq.ft.
COOLER PAINT FINISH	209 sq.ft.	413 sq.ft.	51 sq.ft.	0 sq.ft.
PLASTER FINISH ONLY	180 sq.ft.	109 sq.ft.	151 sq.ft.	0 sq.ft.
METAL COPING	81 sq.ft.	91 sq.ft.	58 sq.ft.	77 sq.ft.
STONE VENEER	30 sq.ft.	310 sq.ft.	197 sq.ft.	78 sq.ft.

EXTERIOR MATERIALS



EXTERIOR PERSPECTIVE

COOPER'S HAWK - LIVONIA
COOPER'S HAWK LIVONIA, MI





EXTERIOR PERSPECTIVE

COOPER'S HAWK - LIVONIA
COOPER'S HAWK LIVONIA, MI



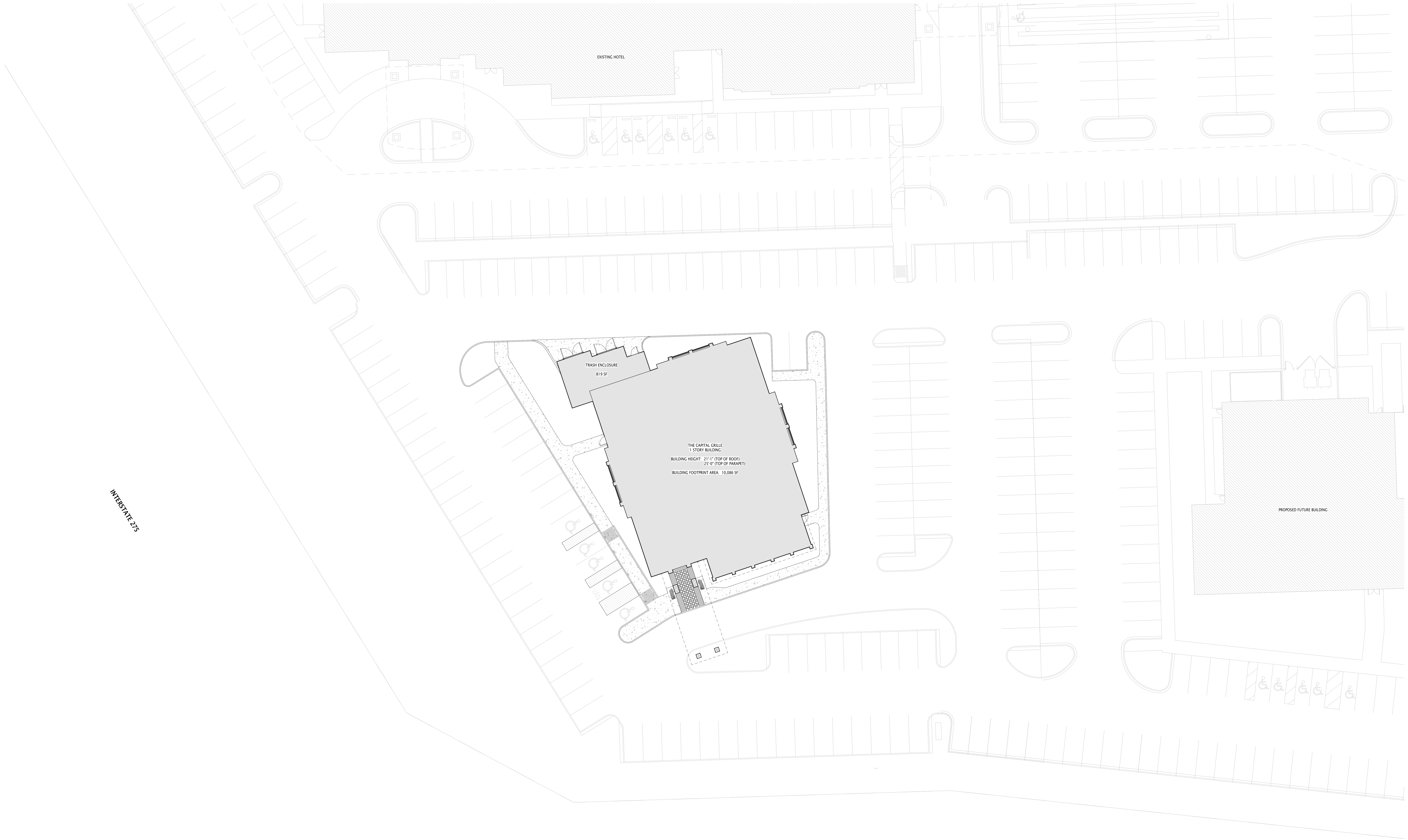
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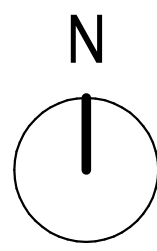
EXTERIOR PERSPECTIVE

COOPER'S HAWK - LIVONIA
COOPER'S HAWK LIVONIA, MI





1 SCHEMATIC ARCHITECTURAL SITE PLAN
SD1.0 / 1/16" = 1'-0"



THE CAPITAL GRILLE LIVONIA, MI

6 MILE ROAD
LIVONIA, MI 48152

2024.03.11

SD1.0 | SCHEMATIC ARCHITECTURAL SITE PLAN

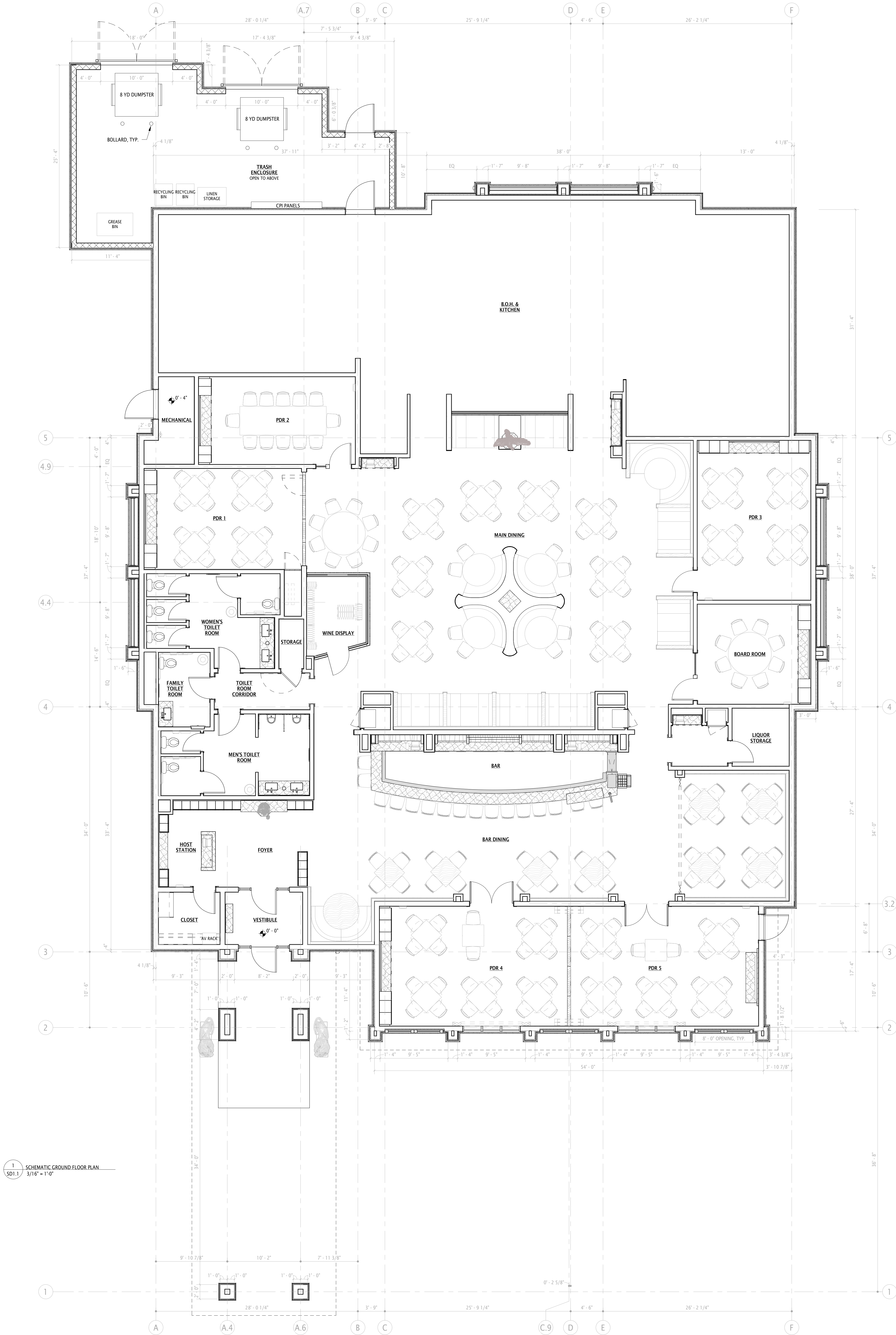
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1000 DARDEN CENTER DRIVE
ORLANDO, FL 32837

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SEATING TABULATION - ACTUAL SEATING (SQ)	
ROOM	TOTAL NUMBER OF SEATS
BAR DINING	36
BAR SEATING	16
BOARD ROOM	8
MAIN DINING	97
PDR 1	16
PDR 2	12
PDR 3	16
PDR 4	22
PDR 5	22
	245



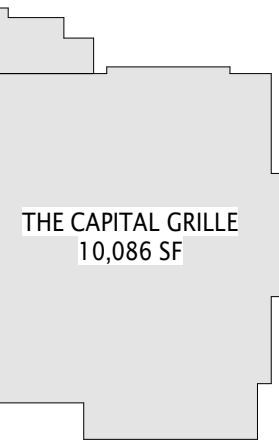
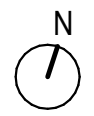
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SD1.1 | SCHEMATIC GROUND FLOOR PLAN



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- RENDERED ELEVATION KEY NOTES
- A ALUMINUM COPING (FINISH: MATTE BLACK)
 - B ALUMINUM METAL FASCIA (FINISH: MATTE BLACK)
 - C ALUMINUM FINS (FINISH: MATTE BLACK)
 - D E.I.F.S. (FINISH: STO WHITE)
 - E LARGE FORMAT TILE (FINISH: TRINITY TILE, CARRARA LU56)
 - F TILE WATER TABLE (FINISH: TRINITY TILE, ONDA COAL)
 - G TRASH ENCLOSURE
 - H MAIN ENTRANCE ALUMINUM STOREFRONT (FINISH: MATTE BLACK)
 - I ALUMINUM WINDOWS (FINISH: MATTE BLACK)
 - J METAL SHUTTERS IN CLOSED FIXED POSITION (FINISH: MATTE BLACK)
 - K FAUX JALOUSIE WINDOW & FRAME (FINISH: FROSTED)
 - L LION STATUE ON GRANITE PEDESTAL BASE (FINISH: CHROME STATUE, ABSOLUTE BLACK BASE)
 - M METAL PLAQUE SIGN (SMOOTH REVERSE POLISHED CHROME PLAQUE AND BLACK LETTERING)
 - N CANOPY MOUNTED SIGN (INTERNALLY ILLUMINATED, 12" LETTERS)
 - O WALL MOUNTED SIGN (HALO ILLUMINATED 30" CHANNEL LETTERS)



1 SOUTH ELEVATION
SD1.5
1/4" = 1'-0"



2 EAST ELEVATION
SD1.5
1/4" = 1'-0"



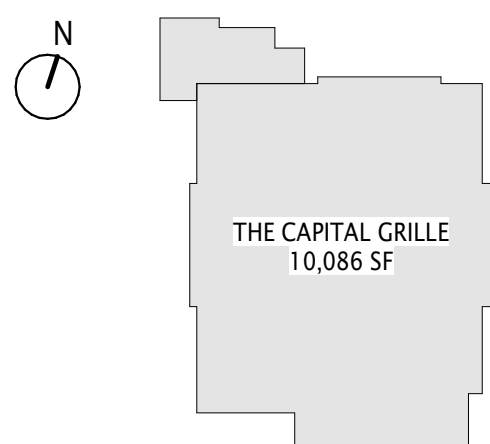
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SD1.5 | SCHEMATIC ELEVATIONS

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1000 DARDEN CENTER DRIVE
ORLANDO, FL 32837



- RENDERED ELEVATION KEY NOTES
- A ALUMINUM COPING (FINISH: MATTE BLACK)
 - B ALUMINUM METAL FASCIA (FINISH: MATTE BLACK)
 - C ALUMINUM FINIS (FINISH: MATTE BLACK)
 - D E.I.F.S. (FINISH: STO WHITE)
 - E LARGE FORMAT TILE (FINISH: TRINITY TILE, CARRARA LUS6)
 - F TILE WATER TABLE (FINISH: TRINITY TILE, ONDA COAL)
 - G TRASH ENCLOSURE
 - H MAIN ENTRANCE ALUMINUM STOREFRONT (FINISH: MATTE BLACK)
 - I ALUMINUM WINDOWS (FINISH: MATTE BLACK)
 - J METAL SHUTTERS IN CLOSED FIXED POSITION (FINISH: MATTE BLACK)
 - K FAUX JALOUSIE WINDOW & FRAME (FINISH: FROSTED)
 - L LION STATUE ON GRANITE PEDESTAL BASE (FINISH: CHROME STATUE, ABSOLUTE BLACK BASE)
 - M METAL PLAQUE SIGN (SMOOTH REVERSE POLISHED CHROME PLAQUE AND BLACK LETTERING)
 - N CANOPY MOUNTED SIGN (INTERNALLY ILLUMINATED, 12" LETTERS)
 - O WALL MOUNTED SIGN (HALO ILLUMINATED 30" CHANNEL LETTERS)



1 NORTH ELEVATION
SD1.6
1/4" = 1'-0"



2 WEST ELEVATION
SD1.6
1/4" = 1'-0"



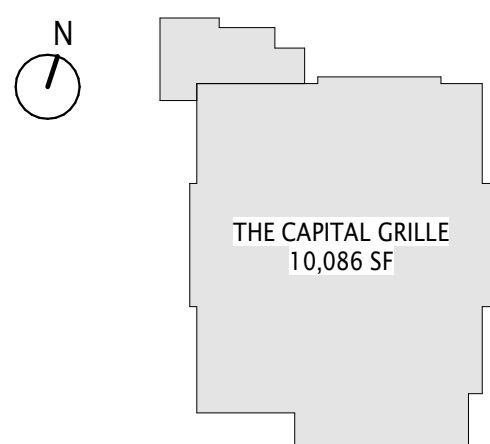
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2024.03.11

SD1.6 | SCHEMATIC ELEVATIONS

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THE CAPITAL GRILLE

THE CAPITAL GRILLE

The Cheesecake Factory
RESTAURANT - BAKERY - CAFE



THE CAPITAL GRILLE

THE CAPITAL GRILLE

THE CAPITAL GRILLE

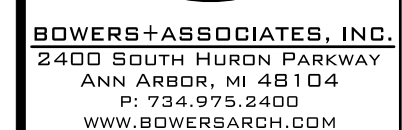


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THE CAPITAL GRILLE



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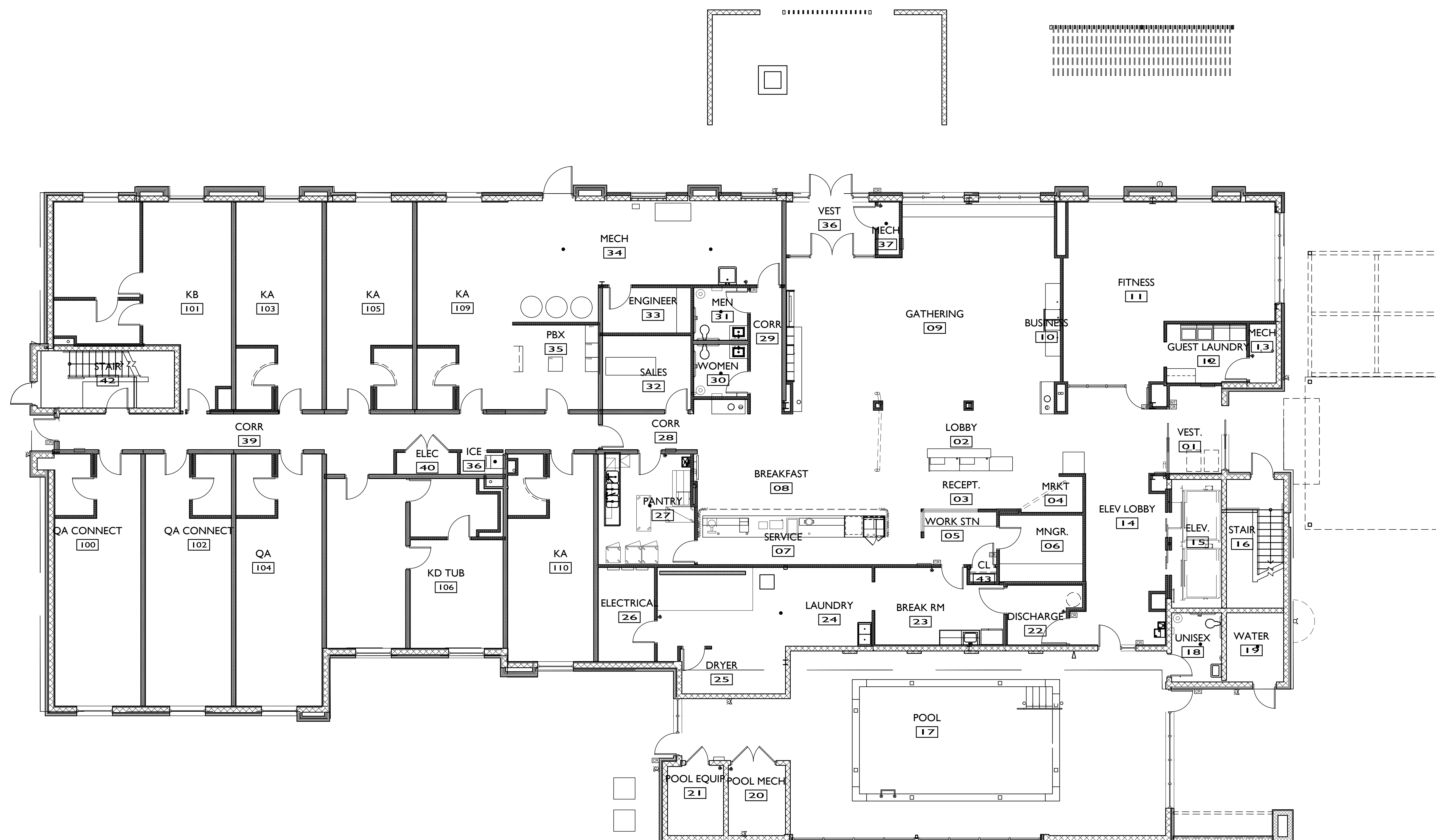
SHEET + TITLE

FIRST FLOOR
PLAN

2420402-MAST.dwg

SHEET + NUMBER

A-100

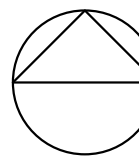


SCALE: $\frac{1}{8}" = 1'-0"$

GUESTROOM MATRIX							
TYPE	FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	FLOOR 5	TOTAL	PERCENTAGE
(KA) KING STUDIO	4	15	15	15	15	64	86%
(KAC) KING STUDIO CONNECT	0	1	1	1	1	4	4%
(KB) ACC. KING STUDIO	1	1	1	1	1	5	5%
(KC) KING STUDIO WIDE	0	1	1	1	1	4	4%
(KD) ONE BDRM ACC. KING SUITE	1	1	1	1	1	5	5%
(QA) D. QUEEN STUDIO	1	2	2	2	2	9	9%
(QAC) D. QUEEN STUDIO CONNECT	2	1	1	1	1	6	6%
TOTAL	9	22	22	22	22	97	100%

[illegible]



 TYPICAL UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

GUESTROOM MATRIX						
TYPE	FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	FLOOR 5	TOTAL
(KA) KING STUDIO	4	15	15	15	15	64
(KAC) KING STUDIO CONNECT	0	1	1	1	1	4
(KB) ACC. KING STUDIO	1	1	1	1	1	5
(KC) KING STUDIO WIDE	0	1	1	1	1	4
(KD) ONE BDRM ACC. KING SUITE	1	1	1	1	1	5
(QA) D. QUEEN STUDIO	1	2	2	2	2	9
(QAC) D. QUEEN STUDIO CONNECT	2	1	1	1	1	6
TOTAL	9	22	22	22	22	97



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24-204-02

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10 MAY 2024 SITE PLAN

SHEET + TITLE
TYPICAL FLOOR PLAN
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SHEET + NUMBER
A-101

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10 MAY 2024 SITE PLAN
16 JUL 2024 SITE PLAN

SHEET + TITLE
EXTERIOR ELEVATIONS

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SHEET + NUMBER

A-300

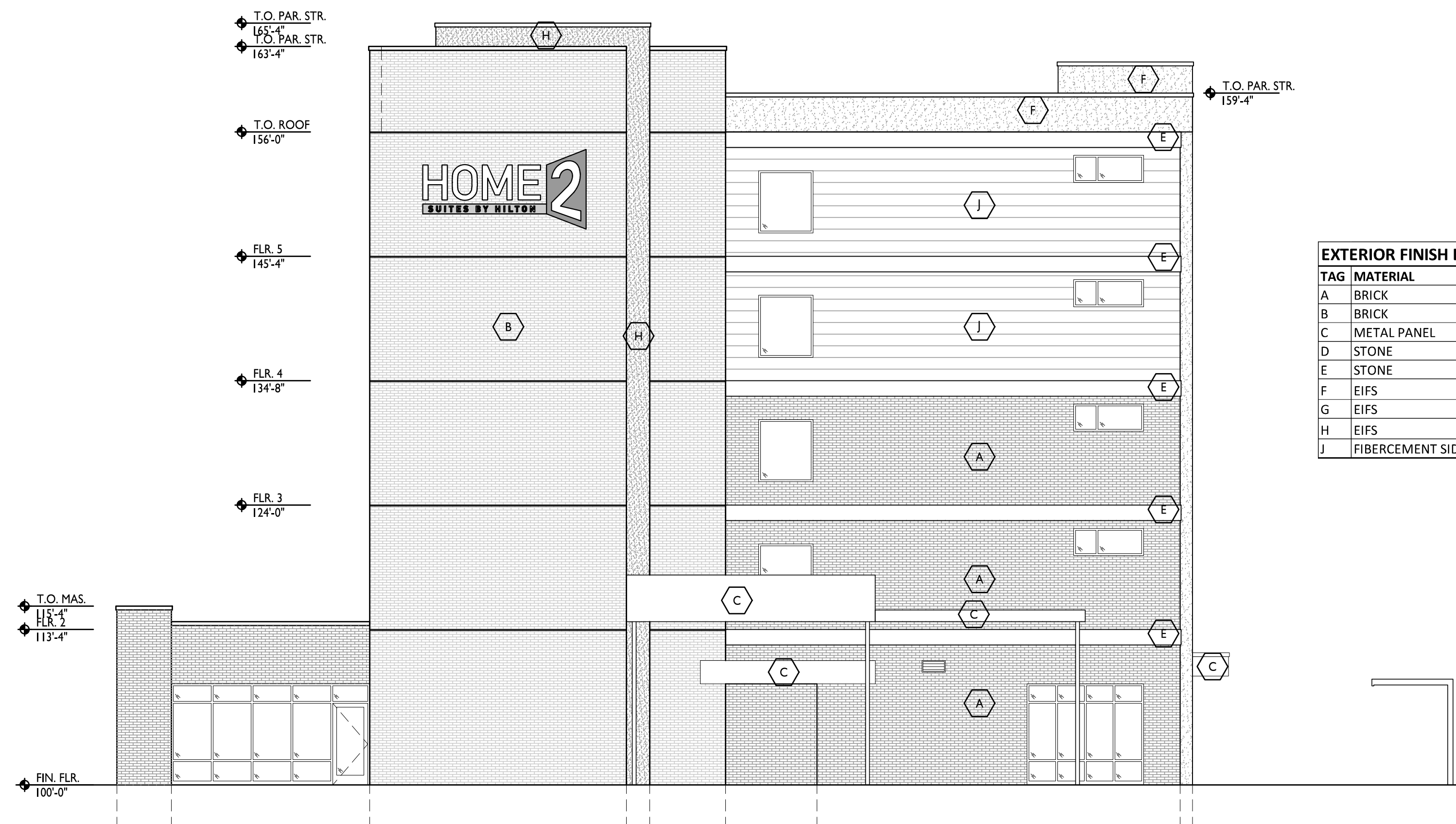
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NORTH ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS	AREA	RATIO
MASONRY / BRICK	5,566 SF	52.5%
FIBER CEMENT SIDING	1,515 SF	14.3%
EIFS PANELS	961 SF	9.1%
DOOR / WINDOWS	2,563 SF	24.2%
TOTAL	10,604 SF	



EAST ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS	AREA	RATIO
MASONRY / BRICK	3,147 SF	67.6%
FIBER CEMENT SIDING	753 SF	16.2%
EIFS PANELS	385 SF	7.9%
DOOR / WINDOWS	389 SF	8.3%
TOTAL	4,654 SF	

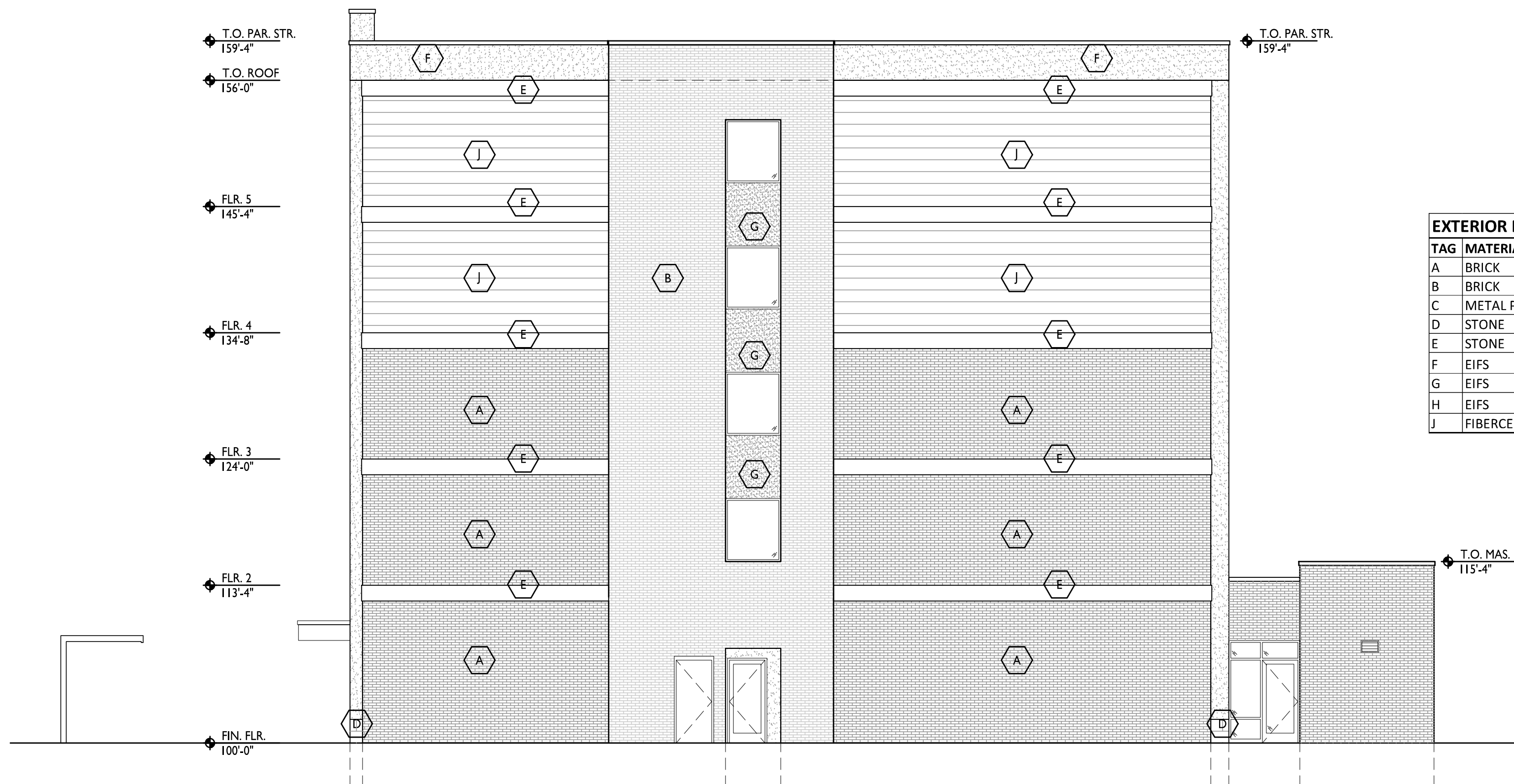
EXTERIOR FINISH LEGEND			
TAG	MATERIAL	MANUF	STYLE
A	BRICK	BELDEN	
B	BRICK	GLEN GARY	
C	METAL PANEL	ATAS / PAC-CLAD	
D	STONE	ROCKCAST MASONRY VENEER	
E	STONE	ROCKCAST ACCENT BAND	
F	EIFS	DRYVIT	FINE TEXTURE
G	EIFS	DRYVIT	FINE TEXTURE
H	EIFS	DRYVIT	FINE TEXTURE
J	FIBERCEMENT SIDING	HARDYPLANK	LAP SIDING
			COLOR
			BRANDYWINE
			EBONITE
			CLEAR ANODIZED
			SLATE SMOOTH, 12" X 24"
			SLATE
			MATCH SW7631 CITY LOFT
			TO MATCH BRICK B
			MATCH SW6711 PARAKEET
			TO MATCH BRICK A



SOUTH ELEVATION

SCALE: $\frac{1}{8}$ " = 1'-0"

EXTERIOR MATERIALS	AREA	RATIO
MASONRY / BRICK	5,149 SF	49.2%
FIBER CEMENT SIDING	1,954 SF	18.7%
EIFS PANELS	1,223 SF	11.7%
DOOR / WINDOWS	2,148 SF	20.5%
TOTAL	10,473 SF	



WEST ELEVATION

SCALE: $\frac{1}{8}$ " = 1'-0"

EXTERIOR MATERIALS	AREA	RATIO
MASONRY / BRICK	2,929 SF	63.2%
FIBER CEMENT SIDING	1,124 SF	24.3%
EIFS PANELS	380 SF	8.2%
DOOR / WINDOWS	200 SF	4.3%
TOTAL	4,633 SF	

EXTERIOR FINISH LEGEND			
TAG	MATERIAL	MANUF	STYLE
A	BRICK	BELDEN	
B	BRICK	GLEN GARY	
C	METAL PANEL	ATAS / PAC-CLAD	
D	STONE	ROCKCAST MASONRY VENEER	
E	STONE	ROCKCAST ACCENT BAND	
F	EIFS	DRYVIT	FINE TEXTURE
G	EIFS	DRYVIT	FINE TEXTURE
H	EIFS	DRYVIT	FINE TEXTURE
J	FIBERCEMENT SIDING	HARDYPLANK	LAP SIDING
			COLOR
			BRANDYWINE
			EBONITE
			CLEAR ANODIZED
			SLATE SMOOTH, 12" X 24"
			SLATE
			MATCH SW7631 CITY LOFT
			TO MATCH BRICK B
			MATCH SW6711 PARAKEET
			TO MATCH BRICK A



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LIVONIA, MICHIGAN

PROJECT + NUMBER

24-204-02

ISSUE + DATE

10 MAY 2024 SITE PLAN
18 JUL 2024 SITE PLAN

SHEET + TITLE
EXTERIOR ELEVATIONS

2420402-A3XX.dwg

SHEET + NUMBER

A-301



EAST/FRONT & SOUTH

HOTEL DEVELOPMENT
LIVONIA, MICHIGAN

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN



EAST & NORTH

HOTEL DEVELOPMENT
LIVONIA, MICHIGAN

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN



NORTH & WEST

HOTEL DEVELOPMENT
LIVONIA, MICHIGAN

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN



HOTEL DEVELOPMENT
LIVONIA, MICHIGAN

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN

TOP OF PARAPET
76'-2"
TOP OF PARAPET
74'-10"
TOP OF PARAPET
70'-2"

SIXTH LEVEL
53'-2"

FIFTH LEVEL
43'-4 1/2"

FOURTH LEVEL
33'-7"

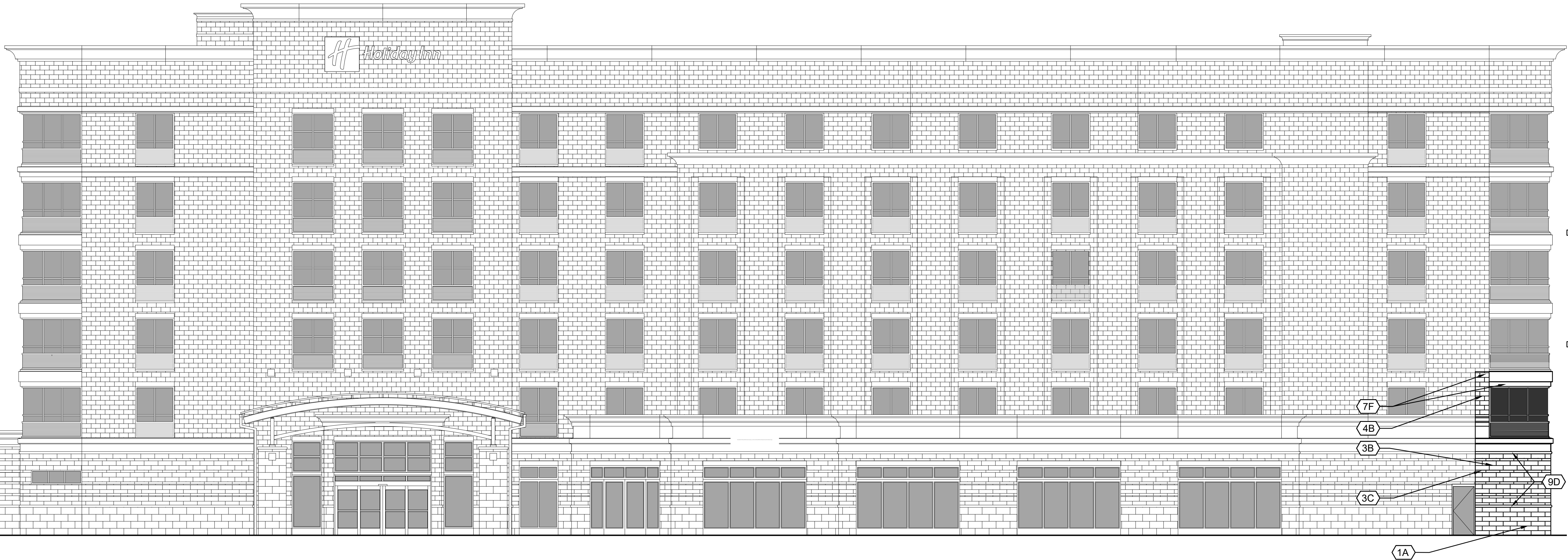
THIRD LEVEL
23'-9 1/2"

PORTE COCHERE
20'-5 1/2"

SECOND LEVEL
14'-0"

GROUND LEVEL
0'-0"

1
A-300 | G-100
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



COLOR	MATERIAL
1 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "DRIFTWOOD-ROCKED"	A 12X24 BRICK
2 - NOT USED	B 8" BRICK
3 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "CAFE-DRESSED / SANDBLASTED"	C 4X12 BRICK
4 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "OAK RIDGE-DRESSED / SANDBLASTED"	D CAST STONE - BULLNOSE/BAND
5 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "LIMESTONE-DRESSED / SANDBLASTED"	E NOT USED
6 - WHITE - EIFS	F EIFS
7 - EIFS TO MATCH OAK RIDGE BRICK	G PORTE COCHERE
8 - EIFS TO MATCH LIMESTONE BRICK	H CAST STONE - 8" HEADER
9 - WHITE - STONE	I CAST STONE - 4" SILL
10 - NOT USED	J CAST STONE BAND
11 - WHITE - PORTE COCHERE	K CAST STONE - 1'-0" SILL
12 - COLOR TO MATCH ADJACENT BRICK	L ALUMINUM
13 - GREY - ALUMINUM	M 24" CAST STONE PANEL
14 - EXPANSION JOINT -EXPANSION JOINT INSIDE CORNERS (TYP. FOR VENEER)	
15 - STREET ADDRESS SHALL STAND OUT FROM COLOR OF BUILDING ADDRESS NUMBERS TO BE MIN. 8" HIGH	
KEY NOTE	
1A MATERIAL COLOR NOTE	

BIA

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PROJECT + INFORMATION

HOTEL RENOVATION

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LIVONIA, MICHIGAN

PROJECT + NUMBER

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ISSUE + DATE

SHEET + TITLE

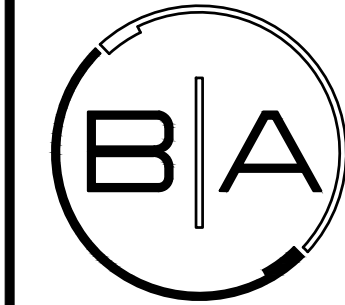
SOUTH ELEVATION

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SHEET + TITLE
NORTH ELEVATION

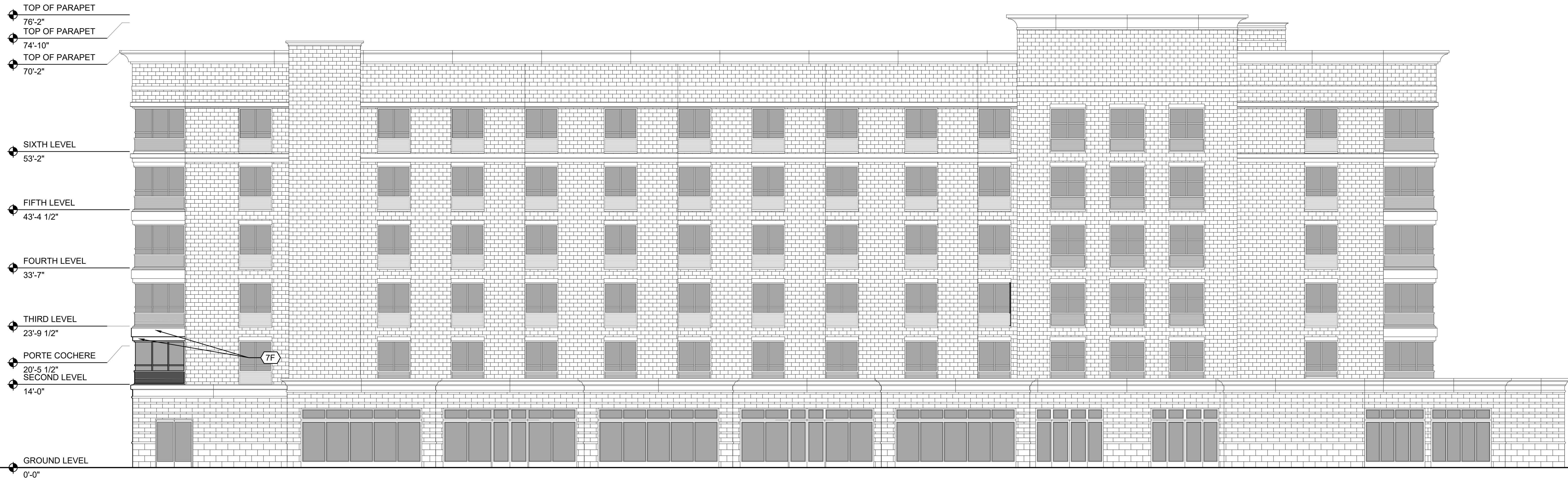
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SHEET + NUMBER

A-301

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COLOR	MATERIAL
1 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "DRIFTWOOD-ROCKED"	(A) 12X24 BRICK
2 - NOT USED	(B) 8" BRICK
3 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "CAFE-DRESSED / SANDBLASTED"	(C) 4X12 BRICK
4 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "OAK RIDGE-DRESSED / SANDBLASTED"	(D) CAST STONE - BULLNOSE/BAND
5 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "LIMESTONE-DRESSED / SANDBLASTED"	(E) NOT USED
6 - WHITE - EIFS	(F) EIFS
7 - EIFS TO MATCH OAK RIDGE BRICK	(G) PORTE COCHERE
8 - EIFS TO MATCH LIMESTONE BRICK	(H) CAST STONE - 8" HEADER
9 - WHITE - STONE	(I) CAST STONE - 4" SILL
10 - NOT USED	(J) CAST STONE BAND
11 - WHITE - PORTE COCHERE	(K) CAST STONE - 1'-0" SILL
12 - COLOR TO MATCH ADJACENT BRICK	(L) ALUMINUM
13 - GREY - ALUMINUM	(M) 24" CAST STONE PANEL
14 - EXPANSION JOINT -EXPANSION JOINT INSIDE CORNERS (TYP. FOR MASONRY)	
15 - STREET ADDRESS SHALL STAND OUT FROM COLOR OF BUILDING ADDRESS NUMBERS TO BE MIN. 8" HIGH	
KEY NOTE	
 MATERIAL COLOR NOTE	



1 NORTH ELEVATION
A-301 G-100 SCALE: 1/8" = 1'-0"

TOP OF PARAPET
76'-2"
TOP OF PARAPET
74'-10"
TOP OF PARAPET
70'-2"

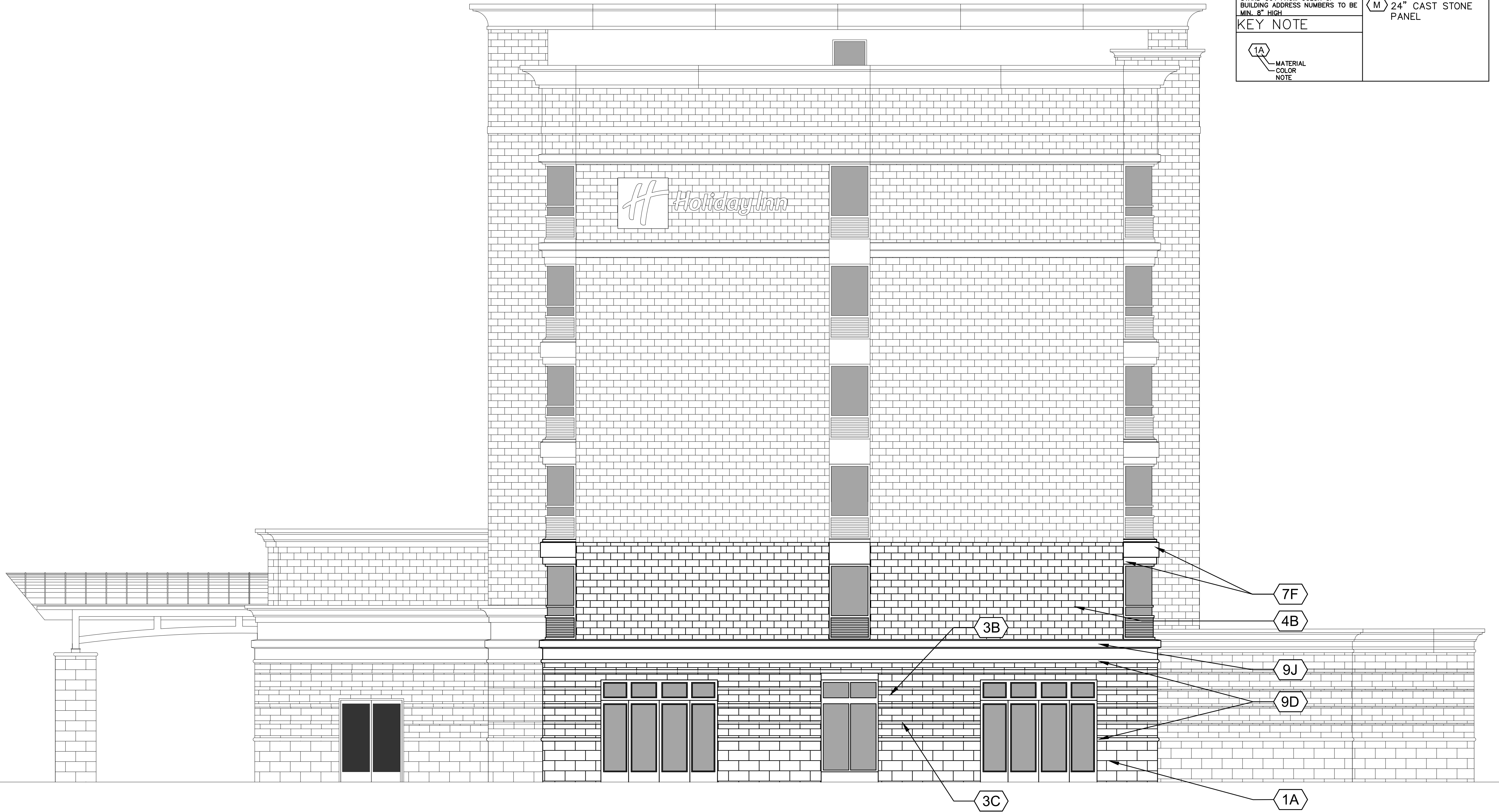
SIXTH LEVEL
53'-2"

FIFTH LEVEL
43'-4 1/2"

FOURTH LEVEL
33'-7"

TOP OF PARAPET
24'-9 1/4"
THIRD LEVEL
23'-9 1/2"
PORTE COCHERE
20'-5 1/2"
SECOND LEVEL
14'-0"

GROUND LEVEL
0'-0"



COLOR	MATERIAL
1 - NOT USED	(A) 12X24 BRICK
2 - NOT USED	(B) 8" BRICK
3 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "CAFE-DRESSED / SANDBLASTED"	(C) 4X12 BRICK
4 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "OAK RIDGE-DRESSED / SANDBLASTED"	(D) CAST STONE - BULLNOSE/BAND
5 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "LIMESTONE-DRESSED / SANDBLASTED"	(E) NOT USED
6 - WHITE - EIFS	(F) EIFS
7 - EIFS TO MATCH OAK RIDGE BRICK	(G) PORTE COCHERE
8 - EIFS TO MATCH LIMESTONE BRICK	(H) CAST STONE - 8" HEADER
9 - WHITE - STONE	(I) CAST STONE - 4" SILL
10 - NOT USED	(J) CAST STONE BAND
11 - WHITE - PORTE COCHERE	(K) CAST STONE - 1'-0" SILL
12 - COLOR TO MATCH ADJACENT BRICK	(L) ALUMINUM
13 - GREY - ALUMINUM	(M) 24" CAST STONE PANEL
14 - EXPANSION JOINT -EXPANSION JOINT INSIDE CORNERS (TYP. FOR MASONRY VENEER)	
15 - STREET ADDRESS SHALL STAND OUT FROM COLOR OF BUILDING ADDRESS NUMBERS TO BE MIN. 8" HIGH	
KEY NOTE	
(1A) MATERIAL COLOR NOTE	

BIA

BOWERS+ASSOCIATES, INC.
2400 SOUTH HURON PARKWAY
ANN ARBOR, MI 48104
P: 734.975.2400
WWW.BOWERSARCH.COM

CONSULTANT + NAME

PROJECT + INFORMATION
HOTEL RENOVATION
17123 N. LAUREL PARK DR
LIVONIA, MICHIGAN

PROJECT + NUMBER
24-204

ISSUE + DATE

SHEET + TITLE
EAST ELEVATION
24204A3XX.dwg

SHEET + NUMBER
A-302

1 EAST ELEVATION
A-302 | G-100 SCALE: 3/16" = 1'-0"

TOP OF PARAPET
76'-2"
TOP OF PARAPET
71'-9"
TOP OF PARAPET
70'-2"

SIXTH LEVEL
53'-2"

FIFTH LEVEL
43'-4 1/2"

FOURTH LEVEL
33'-7"

TOP OF PARAPET
24'-9 1/4"
THIRD LEVEL
23'-9 1/2"

TOP OF PARAPET
15'-0"
SECOND LEVEL
14'-0"

GROUND LEVEL
0'-0"



COLOR	MATERIAL
1 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "DRIFTWOOD-ROCKED"	(A) 12X24 BRICK
2 - NOT USED	(B) 8" BRICK
3 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "CAFE-DRESSED / SANDBLASTED"	(C) 4X12 BRICK
4 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "OAK RIDGE-DRESSED / SANDBLASTED"	(D) CAST STONE - BULLNOSE/BAND
5 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "LIMESTONE-DRESSED / SANDBLASTED"	(E) NOT USED
6 - WHITE - EIFS	(F) EIFS
7 - EIFS TO MATCH OAK RIDGE BRICK	(G) PORTE COCHERE
8 - EIFS TO MATCH LIMESTONE BRICK	(H) CAST STONE - 8" HEADER
9 - WHITE - STONE	(I) CAST STONE - 4" SILL
10 - NOT USED	(J) CAST STONE BAND
11 - WHITE - PORTE COCHERE	(K) CAST STONE - 1'-0" SILL
12 - COLOR TO MATCH ADJACENT BRICK	(L) ALUMINUM
13 - GREY - ALUMINUM	(M) 24" CAST STONE PANEL
14 - EXPANSION JOINT -EXPANSION JOINT INSIDE CORNERS (TYP. FOR VENEER)	
15 - STREET ADDRESS SHALL STAND OUT FROM COLOR OF BUILDING ADDRESS NUMBERS TO BE MIN. 8" HIGH	
KEY NOTE	
(1A) MATERIAL COLOR NOTE	

1 WEST ELEVATION
A-303 G-100 SCALE: 3/16" = 1'-0"



BOWERS+ASSOCIATES, INC.
2400 SOUTH HURON PARKWAY
ANN ARBOR, MI 48104
P: 734.975.2400
WWW.BOWERSARCH.COM

CONSULTANT + NAME

PROJECT + INFORMATION

HOTEL
RENOVATION
17123 N. LAUREL PARK DR
LIVONIA, MICHIGAN

PROJECT + NUMBER

24-204

ISSUE + DATE

SHEET + TITLE

WEST ELEVATION

24204A3XX.dwg

SHEET + NUMBER

A-303

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CORRESPONDENCE

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

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



MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

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

June 13, 2024

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2024-06-08-02 – #17123 N. Laurel Park Drive

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed project at this time, but would like to note the following items:

1. The proposed site is actually two separate parcels that are assigned the addresses of **#17117 and #17123 N. Laurel Park Drive**. Once the plan has been approved, the owner will need to contact this Department for additional addresses.
2. The legal description provided on the drawings appears to be correct for the overall parcel. As noted above, the site is currently two separate parcels that will need to be combined. The owner should contact the Assessing Department to begin the combination process once site plan approval has been granted.
3. The existing parcel is currently serviced by public sanitary sewer, storm sewer and water main. The submitted drawings indicate proposed additions to the existing systems as well as on-site detention. No calculations have been included with the submittal drawings, but we do not believe there will be any negative impacts to the existing systems. A full Engineering review will be completed during the permitting process.
4. The drawings indicate proposed storm water detention, but do not include detailed information. The development will be required to provide detention per the latest version of the Wayne County Stormwater Ordinance.
5. Any disturbances with the Seven Mile Road or I-275 road right-of-way's will require permits through the Wayne County Department of Public Service and the Michigan Department of Transportation, including drive approach and sidewalk removals and placements. All other permits will be through the City of Livonia.

To: Mr. Scott Miller
Re: Petition 2024-06-08-02 – 17123 N. Laurel Park Drive

June 13, 2024
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@livonia.gov or tzilincik@livonia.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Lear', is written over a horizontal line.

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

cc: 2024 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF



MAUREEN MILLER BROSNAN
MAYOR

14910 FARMINGTON ROAD
LIVONIA, MICHIGAN 48154-5419
734-466-2444
734-466-2082 fax

DATE: 7/3/2024
TO: Scott O. Miller, Planner IV
FROM: Livonia Fire Prevention Division
SUBJECT: Petition 2024-06-08-02 – 17123 N Laurel Park Dr

This office has reviewed the site plan submitted in connection with a request to construct commercial buildings (hotel, 2 restaurants, renovation of existing hotel) on the property located at the above referenced address.

We have no objections to this proposal with the following stipulations:

1. Eventual submission of plans and permits for suppression system.
2. Eventual submission of plans and permits for Fire alarm monitoring.
3. Placement of a Fire hydrant within 100 feet of the Fire Department Connection.
4. Eventual submission of plans and permits for kitchen hood and ducts.

A further detailed plan review will take place when this division receives an official plan set.

Sincerely,

Brian Kukla

Brian Kukla
Fire Marshal

**DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE**

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSAN
MAYOR

15050 Farmington Road
Livonia, Michigan 48154-5499
(734) 466-2470
FAX: (734) 261-2265

June 13th 2024

Mr. Scott Miller
City of Livonia Planning Dept
33000 Civic Center Drive
Livonia, MI 48154

Re: Petition 2024-06-08-02 – 17123 N. Laurel Park Drive

Mr. Miller,

I have reviewed the plans in connection with the petition. I have no objections to the proposals.

Please feel free to contact me, should you have any questions.

Sincerely,

FOR THE CHIEF OF POLICE,

Paul Walters, Sergeant
Traffic Bureau
(734) 466-2107

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2580
FAX: (734) 466-2095

Date: July 9, 2024

To: Scott O. Miller

From: Jerome Hanna

RE: Petition 2024-06-08-02 – 17123 N. Laurel Park Drive

Pursuant to your request, the above-referenced Petition has been reviewed.

1. The parking spaces shall be 10' x 20' and double strip.
2. Barrier-free parking spaces shall conform to the Michigan Building Code.
3. Variances from the Zoning Board of Appeals will be required for all signage not conforming to the Zoning Ordinance.

This Department has no further objections to this Petition.

I trust this provides the requested information.

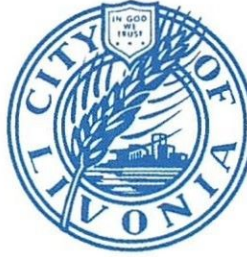
Jerome Hanna

Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

Debra Peck Lichtenberg, CPA
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

June 12, 2024

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

Petition 2024-06-08-02 - 17123 N. Laurel Park Drive

Dear Mr. Miller,

I have reviewed the address connected with the above noted petition. As there are no outstanding amounts receivable (general or water and sewer), I have no objections to the proposal.

Please contact me if you have any further questions.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Connie Kumpula".

Connie Kumpula
Chief Accountant

CK: jw

OFFICE OF THE TREASURER

SUSAN M. NASH
CITY TREASURER



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

June 12, 2024

Livonia Planning Commission
RE: 17123 Laural Park Drive

Dear Commissioners,

Please be advised all taxes and water bills are paid and current for this property

Thank you very much for inquiring

Susan M Nash

OFFICE OF THE MAYOR

Maureen Miller Brosnan
MAYOR

Linda Gosselin
ASSESSOR



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

June 13, 2024

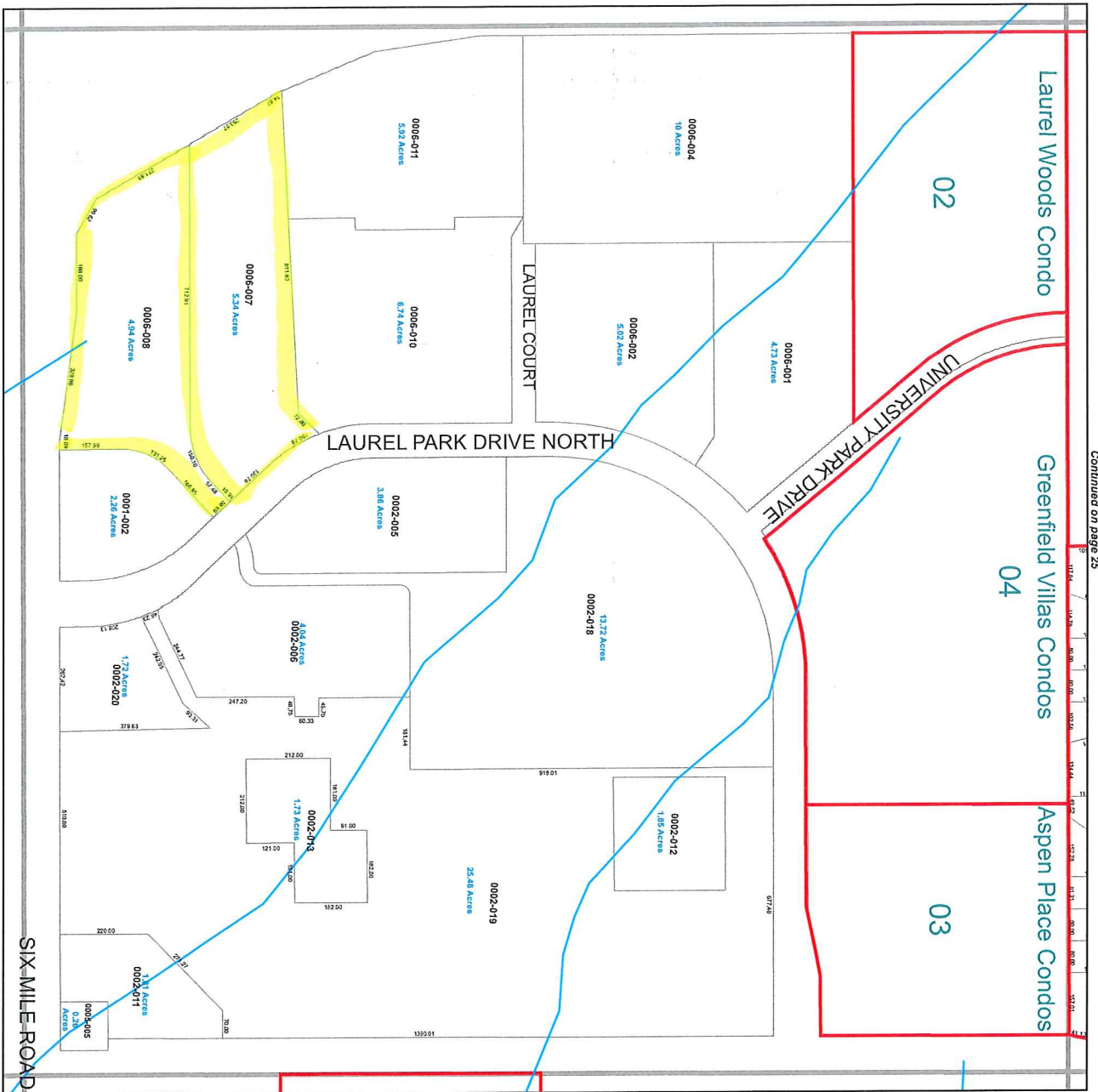
To: Planning Department

Re: **Petition 2024-06-08-02 – 17123 N. Laurel Park Drive**

A request has been made by Laurel Investment, LLC to approve submitted plans to construct three (3) new buildings which includes a five-story hotel (Home 2 Suites) on parcel 028-99-0006-007 with the existing Holiday Inn, a portion of which is to be demolished, at 17123 Laurel Park. Also, two (2) freestanding restaurants (Cooper's Hawk and Capital Grille) to be constructed on parcel 028-99-0006-008 with address 17117 Laurel Park. If the proposed plans intend to have individual ownership and individual taxes for each entity, a lot split for both parcels into 4 individual parcels must be submitted to the Assessor's Office. Please direct any questions to the Assessor's Office or Livonia.gov for the lot split and combination process.

Kindest Regards,

Kathie Siterlet
Residential Appraiser



Continued on page 25

Continued on page 31

Location S.E. 1/4 Section 7

City of Livonia



0 50 100 200 Feet

T. 1 south, R. 9 east
Wayne County, Michigan
Copyright 2019, City of Livonia



Information herein deemed reliable
but not guaranteed
Updated: December 2019

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

OTHER ITEMS RELATED TO THE PETITION

ZONING MAP

LEGEND

Zoning Districts

- RUF Rural Urban Farm
- N1 Neighborhood
- N2 Neighborhood
- NM1 Neighborhood Multifamily
- NM2 Neighborhood Multifamily
- NM3 Neighborhood Multifamily
- P Parking
- C-1 Local Business
- C-2 General Business
- C-3 Highway Services
- C-4 High Rise Commercial
- M-L Manufacturing Limited
- M-1 Light Manufacturing
- M-2 General Manufacturing
- P-L Public Lands
- NP Nature Preserves

S.E. 1/4 Section 7

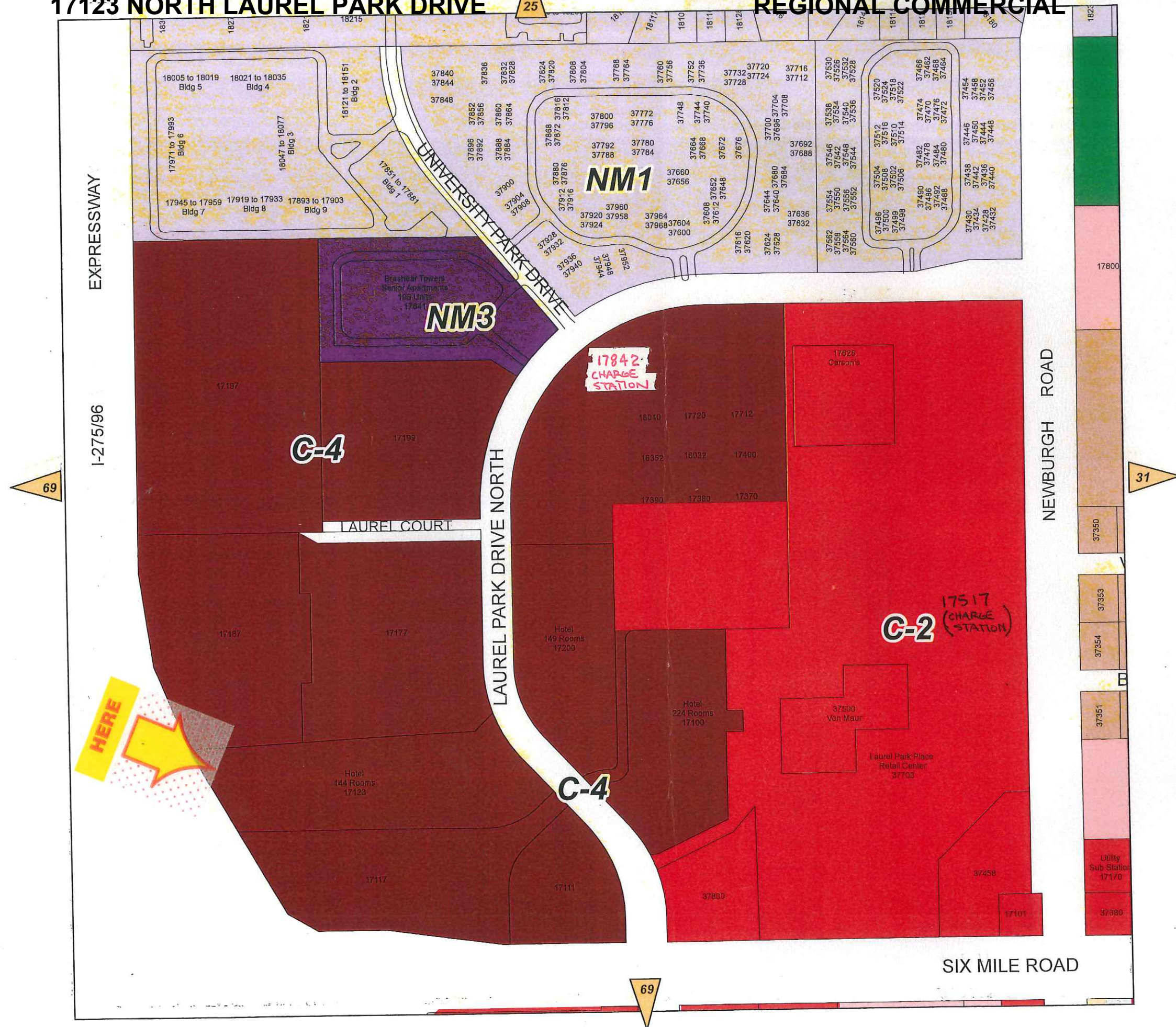
City of Livonia

T. 1 south, R. 9 east
Wayne County, Michigan

Copyright 2001, City of Livonia



300 150 0 300 Feet



ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

GREGORY G. COPPOLA, CHAIRMAN
JAMES. M. BARINGHAUS, VICE CHAIRMAN
TIMOTHY J. KLISZ, SECRETARY
CHRISTOPHER N. BOLOVEN
MARC ROTONDO
LYNDA L. SCHEEL
MIKE TESTA



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250

MAYOR

MAUREEN MILLER BROSNAN

COUNCIL MEMBERS

BRANDON MCCULLOUGH, President
MARTHA PTASHNIK, Vice President
CARRIE BUDZINSKI
ROB DONOVIC

SCOTT MORGAN

LAURA M. TOY

PUBLIC NOTICE December 20, 2024

APPEAL CASE NO. 2024-11-40, 33115 Plymouth Road: an appeal was made to the Zoning Board of Appeals by Sheldon Center, LLC, on behalf of Lessee 3D International, LLC, seeking to erect a wall sign resulting in excessive sign area.

Sign Area

Allowed: 40 square feet
Proposed: 59.04 square feet
Excess: 19.04 square feet

This Corridor Commercial property is located on the south side of Plymouth (33115), between Farmington Road and Woodring Street, Lot. No. 134-99-0003-004, C-2, General Business, rejected by the Inspection Department under Livonia Zoning Ordinance Section 11.08 (3) – Sign Regulations.

THE LAW REQUIRES THAT OWNERS OF PROPERTY LOCATED WITHIN 300 FEET OF THIS PROPERTY BE NOTIFIED OF THIS REQUEST IN WRITING. THIS IS YOUR NOTIFICATION. YOU ARE NOT REQUIRED TO RESPOND TO THIS LETTER.

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, January 7, 2025, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,



Timothy Klisz, Secretary

Petitioner will incur a \$100 rescheduling fee for every failure to appear.
In accordance with Title II of the Americans with Disabilities Act as it pertains to access to Public Meetings, the Zoning Board of Appeal's Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs.
Please call 734-466-2250 if you need assistance.

Case No: 2024-11-40
Meeting Date: January 7, 2025

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

Signature: _____

Address:



CITY OF LIVONIA
INSPECTION DEPARTMENT

REJECTION OF APPLICATION FOR PERMIT
BECAUSE OF NON-CONFORMITY TO ZONING ORDINANCE LIVONIA VISION 21

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

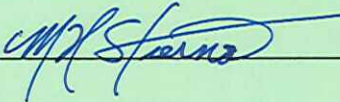
Applicant Sheldon Center, LLC Address 24255 W.13 Mile,ste 220,Farmington Hills,MI 48025
Owner (same as applicant) Address (same as applicant)
Lessee 3D International, LLC Address 33106
Location _____ Side of _____ Street
Between _____ And Woodring
Lot No./Parcel No. 134-99-0003-004 Subdivision (unplatted)
Zoning District C-2 Lot Size 10.94 acres Alley n/a
Present Use General Business Proposed Use No change
Present Building Size n/a Proposed Building Size n/a
Present Height of Building n/a Proposed Height n/a
Allowable Lot Coverage n/a Proposed Lot Coverage n/a

Proposal : SEEKING TO ERECT A WALL SIGN RESULTING IN EXCESSIVE SIGN AREA. SIGN AREA ALLOWED: 40 SQUARE FEET; PROPOSED: 59.04 SQUARE FEET; EXCESS: 19.04 SQUARE FEET.

Reason for Rejection Livonia Zoning Ordinance, section 11.08 (3) Sign Regulations

Deficient Side yard _____ Deficient Front Yard _____ Deficient Rear Yard _____
Deficient Lot Area _____ Deficient Lot Area Per Room _____ Encroachment _____
Excessive Lot Coverage _____ Excessive Height _____ Increasing No. Units _____
Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk 19.04 Sq.Ft.

Remarks _____

Plans and Application examined by  Date 11/13/2024

APPLICATION FOR VARIANCE

SHELDON CENTER, LLC 24255 W 13 MILE RD STE 220 BINGHAM FARMS MI 48025 (248)752-1748

(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

3D INTERNATIONAL, LLC 33106 8 MILE RD FARMINGTON HILLS MI 48336 (248) 358-5533

(Lessee) (Street Address) (City) (Zip Code) (Telephone) (Fax)

(Sign Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

The property address is 33115 PLYMOUTH ROAD LIVONIA MI 48150

Please note that if you need more space to answer any of the following questions, you may use a separate page or the back of this page. Simply identify your response(s) with the number of the question you are responding to.

1. Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they? No

2. Give legal description of property involved, or attach a deed or other document which contains the legal description of the property:
see attached deed

A variance can only be granted if a hardship or practical difficulty with the property makes the variance necessary. Under the City's Zoning Ordinance, a practical difficulty exists only if (a) the difficulty is exceptional and peculiar to the property, and does not exist generally throughout the City, (b) the difficulty involves more than mere inconvenience, inability to earn a higher financial return, or both, and (c) the variance would be fair to the neighbors and others who might be affected, as well as those who do not have this variance.

3. Please explain how the practical difficulty you claim is unique to your property, and does not exist elsewhere in the City:
This shopping center has unusual long depth of building (150') that created "long and narrow" stores. These unique dimensions give tenants a disproportionately small amount of signage under the ordinance, and the wall signs are an unusually far distance from Plymouth Road.

4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:
Signage that is permissible under the ordinance would not be adequate for visibility from Plymouth road for motorists creating un-safe conditions for traffic and patrons looking for signs.

5. Explain why you think this variance would be fair to the neighbors and others who might be affected. Neighbors have received this same variance for 150% sign area because of the same depth building (33231 Plymouth - ZBA Meeting 2011-06-28).(33201 Plymouth ZBA Meeting 2013-08-35)

The proposed signage is consistent in scale with the neighbors sign sizes.

6. Have you sought an amendment to the zoning ordinance which would permit your proposed project under your current zoning? If yes, please describe the outcome of this process: No

7. If you have not attempted to have the zoning ordinance amended, why hasn't this attempt been made?
This specific building's deep dimensions are too unique to address in the zoning ordinance.

RECEIVED

NOV 08 2024

Inspection Department
City of Livonia

8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: No
9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? This building is too unique. General Commercial is the proper zoning for the building. The proposed variance is not inconsistent with General Commerical zoning.

Please see the separate instruction sheet for plans, fees, and other information which should be submitted with the application. **Note** that if an agent or attorney signs the application on behalf of the owner, said agent or attorney must provide written proof of his or her authority to act on the owner's behalf. ALL INTERESTED PARTIES ARE REQUIRED TO ATTEND THE ZONING BOARD OF APPEALS MEETING. NON-ATTENDANCE BY ANY INTERESTED PARTY MAY RESULT IN YOUR CASE BEING TABLED AND THE APPROPRIATE FEE BEING ASSESSED.

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

The undersigned being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanying information and data are in all respects true and correct to the best of (his/her) knowledge and belief, and that the undersigned personally undertakes to see that the property will be used and developed in compliance with all applicable ordinances and any conditions imposed in connection with any variance which may be granted in response to this application.

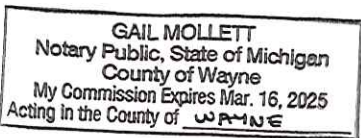
Signature of property owner: 

Please print name of property owner: Josh Grenadier

NOTE: Please provide Letter of Authorization on official letterhead if not signed by owner of the property, as well as the deed and property transfer affidavit.

Subscribed and sworn to before me this 28th day of October, 2024.


(Notary Public, Wayne County, Michigan)
My Commission expires March 16, 2025



Any decision of the Board favorable to the applicant will remain valid only as long as the information or data relating thereto are found to be correct and the conditions upon which the resolution was based are maintained.

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated Nov 8, 2024, which reads as follows:
EXCESSIVE SIGN AREA.

I certify that (a) the petitioner is not in violation of any ordinance other than the provision(s) sought to be waived in the foregoing application, (b) all applicable fees have been paid, and (c) I have examined the foregoing application, and find that said application is complete, and that the City Zoning Ordinance, Ordinance No. 543, as amended, prohibits the proposed project unless a variance is granted by the Zoning Board of Appeals.


(Supervisor)

Application for permit filed No

Violation Issued No

CHIEF

00039663 APR 18 2000

PA. 327 OF 1868
AFFIDAVIT FILED

Liber-31466 Page-40
200127500 4/18/2000
F.E. Youngblood, Wayne Co. Register of Deeds
RDFXBOB

COVENANT DEED

husband and wife (B)

WALTER R. SAMUELS and MARILYN JOY SAMUELS, each an individual having an address at 810 Seventh Avenue, 28th Floor, New York, New York 10019 (collectively "Grantor"), does hereby convey, grant, demise, alien and confirm to SHELTON CENTER, L.L.C., a Michigan limited liability company having an address at 300 River Place, Suite 6600, Detroit, Michigan ("Grantee") 48207 all of Grantor's right, title and interest, in the following described premises situated in the City of Livonia, Wayne County and State of Michigan, to wit:

SEE Exhibit A

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of Ten (\$10.00) Dollars, subject to such easements, restrictions, and encumbrances as set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

** see Real Estate Transfer Tax Valuation Affidavit filed* (B)

Grantor herein does hereby covenant and agree that it is lawfully seized of the premises, has good right to convey, that it has not heretofore done, committed or wittingly or willingly suffered to be done or committed, any act, matter or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, shall or may be charged or encumbered in title, estate or otherwise, except as may be hereinabove stated, and Grantor will warrant and defend title to the above granted premises against all persons lawfully claiming from, through and under it, except with respect to those matters described on Exhibit B.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

The Grantor grants to the Grantee the right to make all division (s) under Section 108 of the Land Division Act, Act 288 of the Public Acts of 1967.

Dated: August 4th, 1999

This is to certify that there are no tax liens or titles on this property and that taxes are paid for FIVE JAN 256 2000 previous to date of this instrument EXCEPT
No. 4444 Wayne County Date 1999 not examined
WAYNE COUNTY TREASURER Clerk S. Ward

WITNESSES:

Venus Ortiz
Venus Ortiz
Indra Rivas
Indra Rivas

Walter R. Samuels
Walter R. Samuels
Marilyn Joy Samuels
Marilyn Joy Samuels

DRAFTED BY AND RETURN TO:
Stephen J. Bock, Esq.
Liberson & Bock, P.C.
30500 Northwestern Highway, Suite 200
Farmington Hills, MI 48334

82 - 374717

TAX IDENTIFICATION:
Part of 46-134-99-0003-004 (1997 Taxes) ✓
Part of 46-134-99-0003-005 (Future Taxes)
Address: 33101-33251 Plymouth Road, Livonia, Michigan

13 12 25

DP
21 4R SP9 MB

STATE OF NEW YORK)

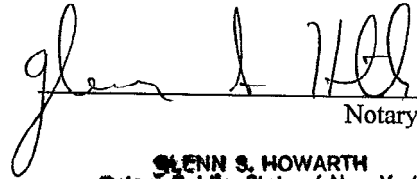
) ss.:

Liber-31466

Page-41

COUNTY OF NEW YORK)

On the 4th day of August, 1999, before me personally came Walter R. Samuels, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.


Notary Public

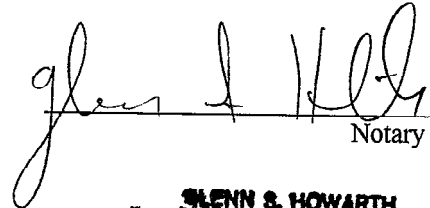
GLENN S. HOWARTH
Notary Public, State of New York
No. 31-4966670
Qualified in New York County
Commission Expires May 14, 2001

STATE OF NEW YORK)

) ss.:

COUNTY OF NEW YORK)

On the 4th day of August, 1999, before me personally came Marilyn Joy Samuels to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same.


Notary Public

GLENN S. HOWARTH
Notary Public, State of New York
No. 31-4966670
Qualified in New York County
Commission Expires May 14, 2001

Exhibit A

LEGAL DESCRIPTION : PARCEL I

Situated in the City of Livonia, Wayne County, Michigan, described as:

Part of the northwest 1/4 of section 34; town 1 south, range 9 east, City of Livonia, Wayne County, Michigan being described as: Beginning at the intersection of the south line of Plymouth Road and the east line of Farmington Road, said point being south 0 degrees 54 minutes 16 seconds west 60.0 feet and south 88 degrees 39 minutes 44 seconds east 60.0 feet from the northwest corner of section 34; town 1 south, range 9 east, thence along the east line of Farmington Road; said line being 60.0 feet east of and parallel to the west line of section 34, south 0 degrees 54 minutes 16 seconds west 666.0 feet; thence along the north line of Van Court (60 feet wide) south 88 degrees 39 minutes 44 seconds east 590.53; thence north 14 degrees 18 minutes 15 seconds east 269.32 feet; thence north 01 degrees 20 minutes 16 seconds east 403.53 feet; thence along the south line of Plymouth Road, said line being 60.0 south of and parallel to the north line of section 34, north 88 degrees 39 minutes 44 seconds west 656.0 feet to the point of beginning.

CONTAINING 9.61 Ac.

Parcel Identification Nos:

(part of) 46-134-99-0003-004 (1997 Taxes)

(part of) 46-134-99-0003-005 (Future)

LEGAL DESCRIPTION : PARCEL II - OUTLOT X

Also, the South 1.13 acres of the following described parcel; Beginning at a point on the South line of Plymouth Road (120 ft. wide) distant South 00° 54' 16" West along the West section line, 60.00 feet and South 88° 39' 44" East, 716.00 feet from the Northwest corner of Section 34; thence along said South line, South 88° 39' 44" East, 153.13 feet; thence South 01° 19' 46" West, along the West line of Woodring Avenue (60 ft. wide), 665.98 feet; thence North 88° 39' 44" West along the North line of Van Court (60 ft. wide), 213.85 feet; thence North 14° 18' 15" East, 269.32 feet; thence North 01° 20' 16" East, 403.53 feet to the point of beginning.

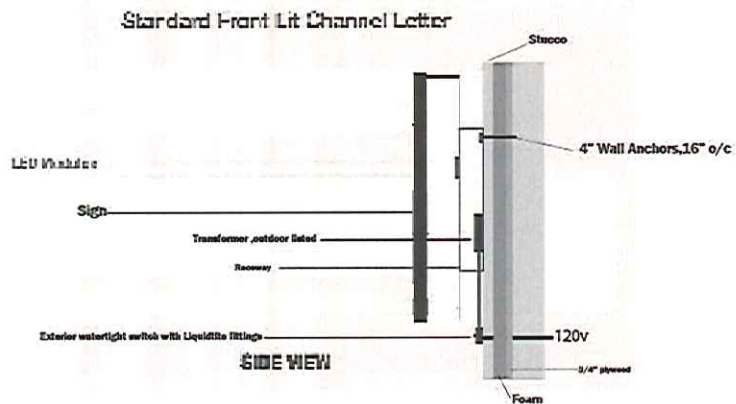
Vacant land

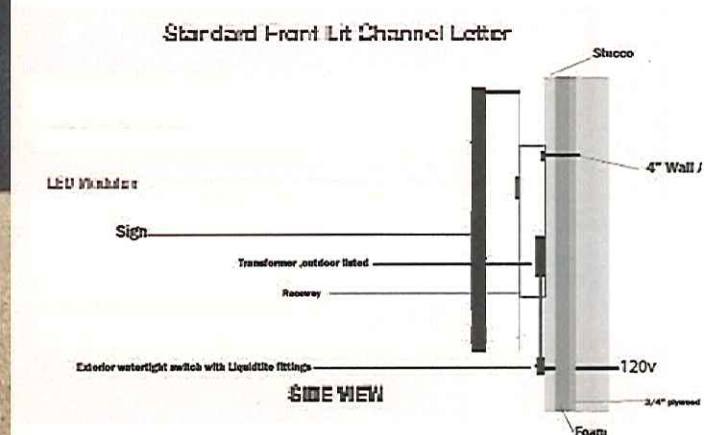
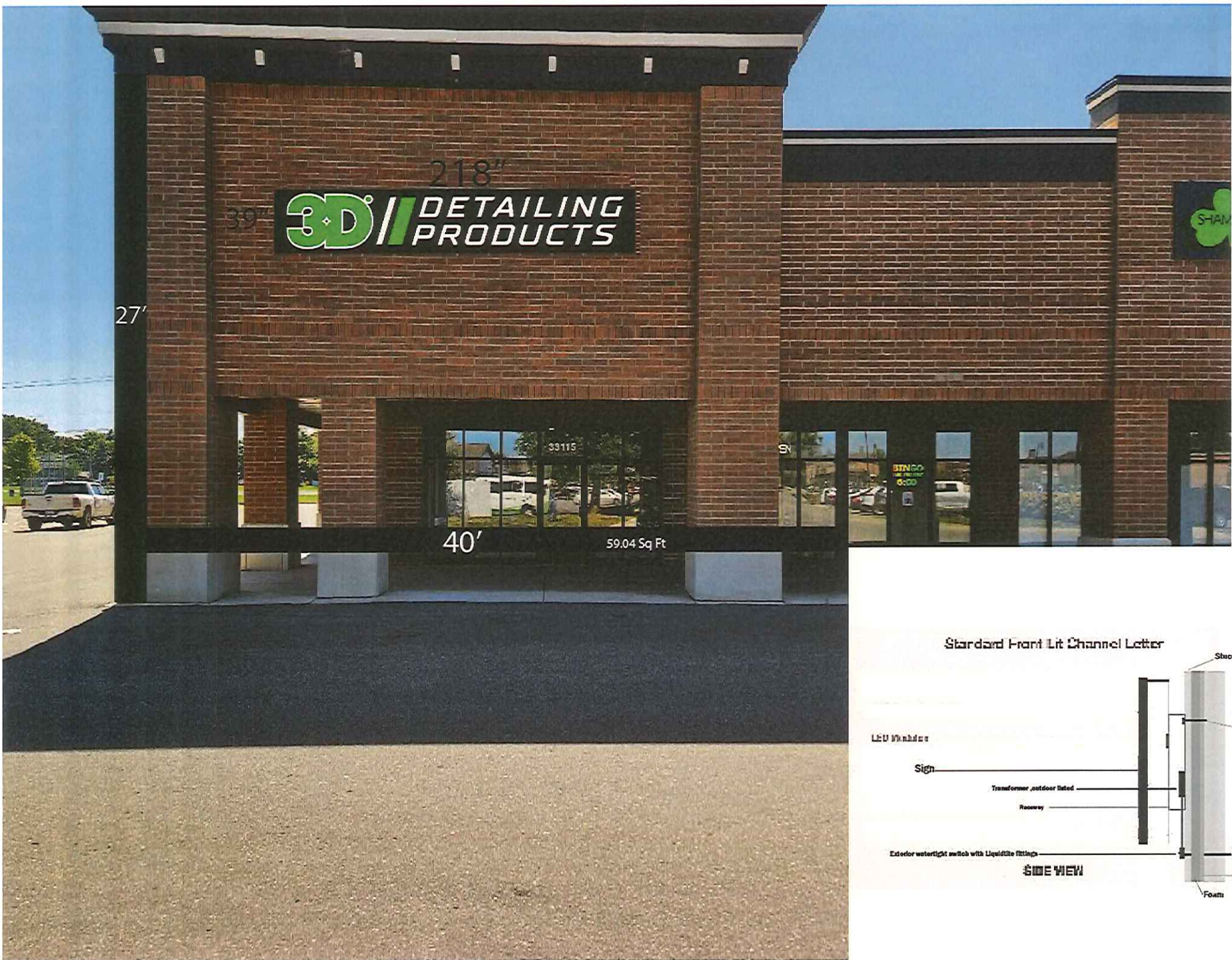
1. Subject to the Leasehold Interest of Lyle Enterprizes, Inc., a Michigan Corporation as set forth in instrument(s) recorded in liber 24915, page 636, Wayne County Records.
2. Subject to the Leasehold Interest of Rite Aid of Michigan, successor to Perry Drugs Stores, Inc., as recited in instrument(s) recorded in liber 29391, page 647, Wayne County Records.
3. Uniform Commercial Code-Fixture Filing and Financing Statement filed and recorded December 12, 1991 in liber 25471, page 500, and continued in liber 29284, page 271, Wayne County Records, Walter R. Samuels, as Agent as Debtor, to Bank One, Dayton, National Association, as Secured Party. Said Fixture Filing and Financing Statement is indexed as F.S. D481246.
4. Subject to the terms and conditions of a certain Subordination Agreement as recorded in liber 25471, page 517 and re-recorded in liber 25569, page 552, Wayne County Records.
5. Open End Mortgage, Assignment of Leases and Rents, Security Agreement and Financing Statement in the face amount of \$2,100,000.00 executed by Marilyn Joy Samuels, individually and as wife of Walter R. Samuels and Walter R. Samuels and Albert W. Evans, as Trustees under Testamentary Trust of Gloria S. Evans to Bank One, Dayton, National Association dated November 27, 1991 and recorded December 12, 1991 in liber 25471, page 598, Wayne County Records, and modified by, terms and conditions of a certain Mortgage Modification Agreement by and between Marilyn Joy Samuels, a married individual and Walter R. Samuels and Albert W. Evans, as Trustees under Testamentary Trust of Gloria S. Evans, jointly and severally, Mortgagor, and Bank One, Dayton, National Association, Mortgagee, dated as of October 31, 1996, and recorded November 8, 1996, in liber 29272, page 226 Wayne County Records.
6. Uniform Commercial Code-Fixture Filing and Financing Statement filed and recorded December 12, 1991 in liber 25471, page 634, and continued in liber 2924, page 266, Wayne County Records, Marilyn Joy Samuels, as Debtor, to Bank One, Dayton, National Association as Secured Party. Said Fixture Filing and Financing Statement is indexed as F.S. D481286.
7. Uniform Commercial Code-Fixture Filing and Financing Statement filed and recorded December 16, 1991 in liber 25476, page 146, and continued in liber 29284, page 269, Wayne County Records, Albert W. Evans, as Agent as Debtor, to Bank One, Dayton, National Association, as Secured Party. Said Fixture Filing and Financing Statement is indexed as F.S. D481286.

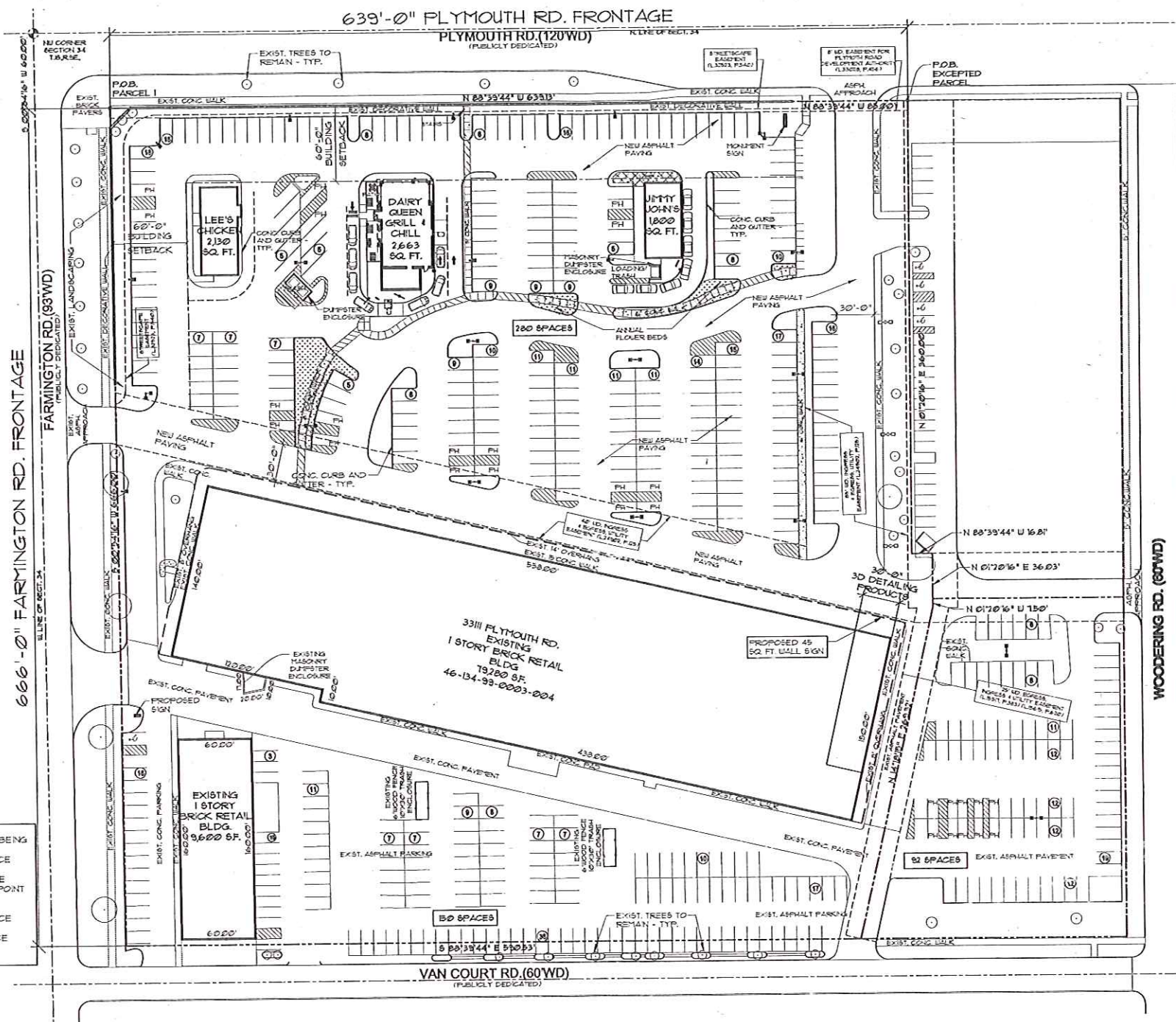
8. Notice Commencement recorded in liber 25988, page 398, Wayne County Records.
9. Subject to an Easement for ingress and egress, as recited in instrument(s) recorded in liber 15517, page 383, and in liber 15615, page 620, Wayne County Records.
10. Subject to an Easement for ingress, egress and utilities, as recited in instrument(s) recorded in liber 24902, page 125, Wayne County Records.
11. Subject to the terms and provisions of a certain Subordination of Management Agreement as recorded in liber 29272, page 243, Wayne County Records.
12. Uniform Commercial Code-Fixture Filing and Financing Statement filed and recorded November 15, 1996 in liber 29284, page 277, Wayne County Records, Samuels, Walter R., as Trustee under Testamentary Trust of Gloria S. Evans, as Debtor, to Bank One, Dayton, National Association as Secured Party. Said Fixture Filing and Financing Statement is indexed as F.S. D521224.
13. Uniform Commercial Code-Fixture Filing and Financing Statement filed and recorded November 15, 1996 in liber 29284, page 277, Wayne County Records, Evans, Albert W., as Trustee under Testamentary Trust of Gloria S. Evans, as Debtor, to Bank One, Dayton, National Association as Secured Party. Said Fixture Filing and Financing Statement is indexed as F.S. D521223.
14. Notice of Commencement recorded in liber 29391, page 647, Wayne County Records.
15. Taxes of Record.

39"

218"







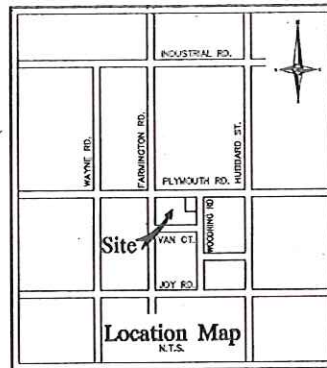
PARCEL DESCRIPTION:
 PART OF THE NORTHWEST 1/4 OF SECTION 34, T15, R3E, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, BEING DESCRIBED AS:
 BEGINNING AT THE NORTHWEST CORNER OF SECTION 34; THENCE 500'34"16"U 60.0 FEET; THENCE 588'33"44"E 60.0 FEET TO THE POINT OF BEGINNING; THENCE 500'34"16"U 666.0 FEET; THENCE 588'33"44"E 500.53 FEET; THENCE N41°16'16"E 269.32 FEET; THENCE N01°20'16"E 43.53 FEET; THENCE N88'33"44"U 16.82 FEET; THENCE N01°18'46"E 360.0 FEET; THENCE N88'33"44"U 633.13 FEET TO THE POINT OF BEGINNING.
 ALSO INCLUDING THE SOUTH 1/2 ACRES OF THE FOLLOWING:
 BEGINNING AT THE NORTHWEST CORNER OF SECTION 34; THENCE N00'34"16"U 60.0 FEET; THENCE 588'33"44"E 116.0 FEET TO THE POINT OF BEGINNING; THENCE 588'33"44"E 153.13 FEET; THENCE 501'18'46"U 665.53 FEET; THENCE N88'33"44"U 213.55 FEET; THENCE N41°16'16"E 269.32 FEET; THENCE N01°20'16"E 403.53 FEET TO THE POINT OF BEGINNING.
 CONTAINING A TOTAL OF 1.01 ACRES OF LAND, MORE OR LESS.

LEGEND
 ASPH = Asphalt
 CONC = Concrete
 LP = Light Pole
 TRANS = Transformer
 PH = Polyethylene Handicapped
 P/L = Property Line
 ROW = Right of Way
 S = 5' Strip Line

All Utilities are Underground unless otherwise noted.

50 0 25 50 100
 GRAPHIC SCALE 1"=50'

SITE PLAN
 1"=50'-0"



MBJ
 ARCHITECTS

30150 Telegraph Rd.
 Suite 150
 Bingham Farms, MI 48025
 248258.5155

Formerly:
MBA MICHAEL A. BOBBIO ASSOCIATES
 ARCHITECTS

PROPOSED:
3D DETAILING PRODUCTS
SHELDEN PARK VILLAGE

33111 PLYMOUTH RD.
 LIVONIA, MICHIGAN

Sheet Title:
BUILDING SIGN
SITE PLAN AND
ELEVATION

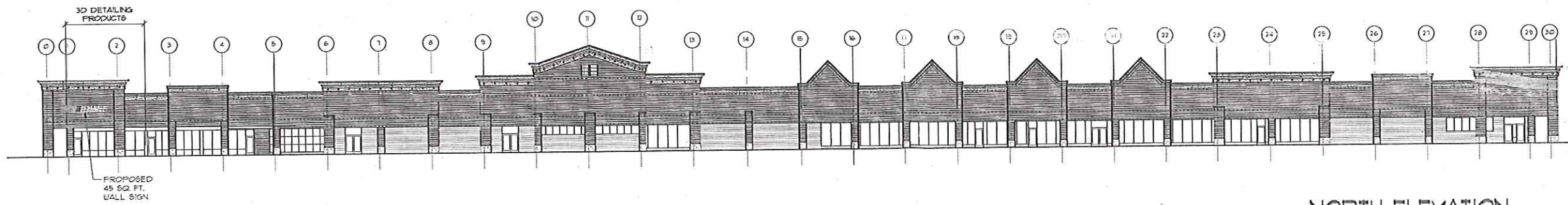
Issued For:

10-28-24

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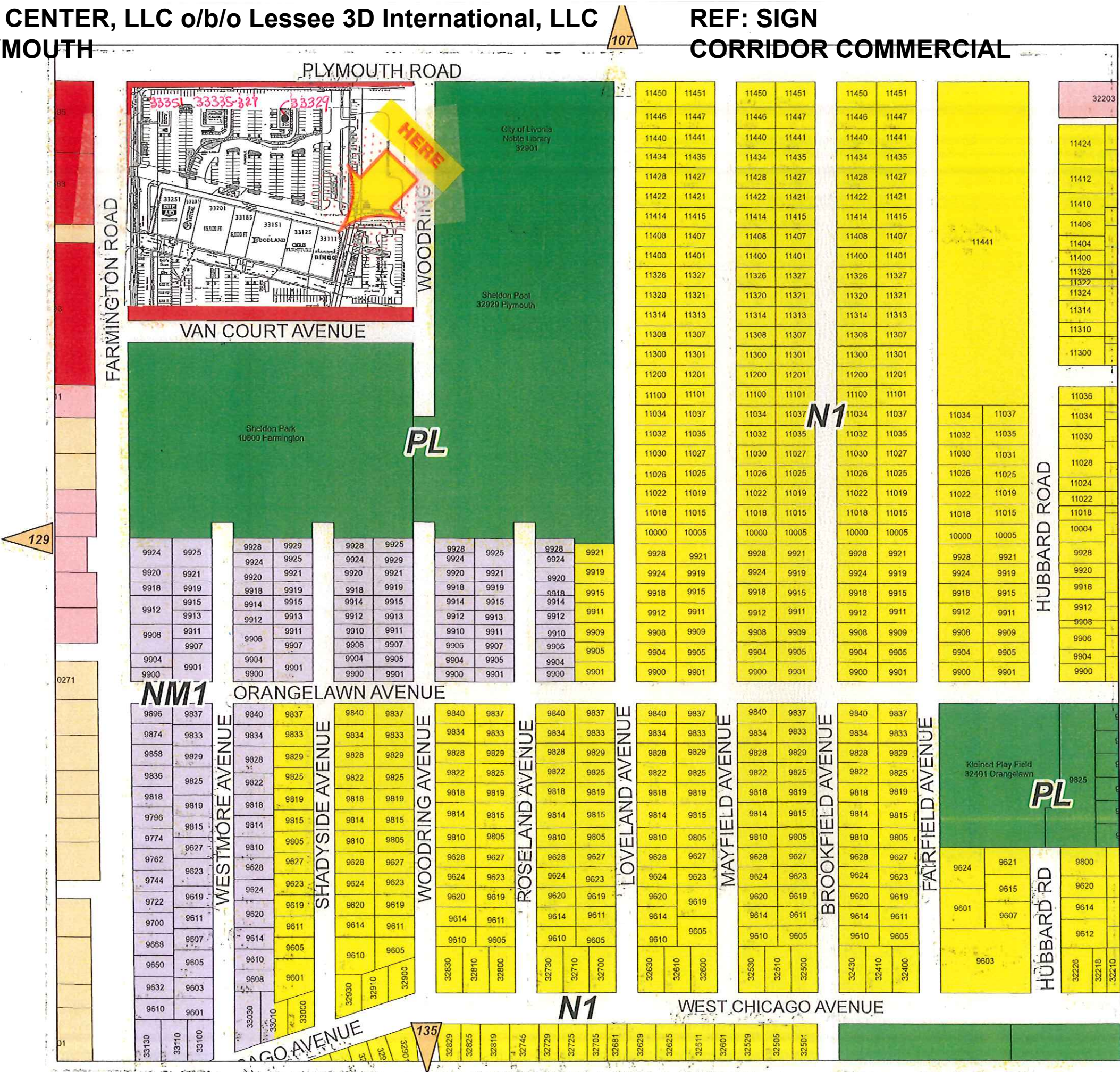
Sheet No.

SP-1



NORTH ELEVATION

1"=20'-0"



ZONING MAP

LEGEND

Zoning Districts

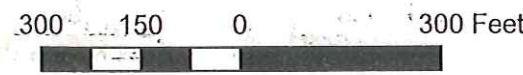
- RUF Rural Urban Farm
- N1 Neighborhood
- N2 Neighborhood
- NM1 Neighborhood Multifamily
- NM2 Neighborhood Multifamily
- NM3 Neighborhood Multifamily
- P Parking
- C-1 Local Business
- C-2 General Business
- C-3 Highway Services
- C-4 High Rise Commercial
- M-L Manufacturing Limited
- M-1 Light Manufacturing
- M-2 General Manufacturing
- P-L Public Lands
- NP Nature Preserves

N.W. 1/4 Section 34

City of Livonia

T. 1 south, R. 9 east
Wayne County, Michigan

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APPEAL CASE NO. 2024-07-25, 33201 Plymouth Road: an appeal was made to the Zoning Board of Appeals by Sheldon Center, LLC, on behalf of Lessee Momentum Health, LLC, seeking to erect a wall sign resulting in excess area of the sign.

This Corridor Commercial property is located on the south side of Plymouth Road (33201), between Farmington Road and Woodring Avenue, Lot. No. 134-99-0003-004, C-2, General Business, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 11.08 (3) (Maximum Area).

Sign Area

Allowed: 60 sq. ft.

Proposed: 90 sq. ft.

Excess: 30 sq. ft.

COPPOLA All right. Thank you. Mr. Popp, anything you'd like to add?

POPP Nothing to add.

COPPOLA Any questions for the Inspection Department? I had put in a request to Erika, and I asked her to take a look and see what other variances we would have for signs.

POPP She did add them. Well, variances at that specific center. She added to the...

COPPOLA Did she? I didn't see it.

POPP There's two or three of them.

COPPOLA I know that we've recently approved sign variances for the out-lots. I was more interested in the ones on the building, and she added it later on here.

TESTA Mr. Chair, I think she added the previous case files in minutes. It wasn't like specific ones.

POPP But I think they were, I think they were all out-lots that she added.

COPPOLA All out-lots. Lee's and Jimmy John's and...

POPP Dairy Queen, correct.

COPPOLA I think everybody else there, like [inaudible], and they've all been there a long time.

POPP Yeah, and they couldn't find the files on it, but a lot of those stores do have oversized signs.

COPPOLA Do they? We talked about the ones, not the out-lots, but the...?

POPP The ones in the strip, because the stores are really narrow, and your sign size is based off of your lineage.

COPPOLA Right.

POPP So because they're very narrow, they're very limited on sign size.

COPPOLA Okay.

POPP Because the building's deeper than wide, with suites. If that makes sense.

COPPOLA It does. Thank you. If I could have the Petitioner step up. Name and address for the record, please.

GRENADIER Good evening, everyone. Josh Grenadier for Sheldon Center, LLC, 24255 West 13 Mile, Suite 220, Bingham Farms, Michigan 48025.

COPPOLA Thank you, Mr. Grenadier. Your relationship again to...?

GRENADIER I'm one of the owners of the shopping center.

COPPOLA Okay, I recognize you. I think you've been here before.

GRENADIER I have been here before. I've been to City Council and Planning Commission, too.

COPPOLA Okay, you're a busy man, busy man. You've done a great job on that strip mall. It really looks nice. So help me understand the hardship that your Lessee has that would support providing a 50% increase in signage.

GRENADIER So all the strips in the strip mall have unusually deep space. Our building was built in 1950. It is about twice the depth of a usually built shopping center now, which pretty much gives an equal tenant of mine half the size that someone right across the street would get. And we're also far from Plymouth Road, or farther than the usual shopping center. Therefore a small sign would create traffic problems and safety issues on the road.

COPPOLA Okay. Question. I remember you had a monument sign for this strip?

GRENADIER Yes. We do have a monument sign within the traditional ordinance.

COPPOLA And the new tenant will be added to the monument sign?

GRENADIER Yes, there's 16 panels, so they'll be....

COPPOLA How long is a lease for?

GRENADIER The lease is five years, I believe.

COPPOLA Okay. Questions for the Petitioner?

GRENADIER If I could, I want to add one more thing, when you guys were talking about previous cases, I did mention in the application there [were] two: the previous tenant for this space was granted 150% in 2011 and then in 2013 the Michigan Lottery was granted 150% for the same reasons.

COPPOLA The former tenant?

GRENADIER The former tenant of this unit. Yes, it was My Hobby Toys.

COPPOLA Okay. Quick question, Mr. Fisher, I thought that the variances aren't particular to the tenant when we provided variances for that unit. I guess I have a bad memory, or bad misunderstanding, or misunderstanding of the rules.

FISHER No. Generally, variances go with the property they're on.

COPPOLA So, so if they already have a... could they already have a variance?

POPP Because they're changing the sign completely. So it's a brand new sign. It's not... I think the last variance would have applied to the last sign, not the structure itself. It's probably why it got flagged. I don't know... that's Mike's....

FISHER Yeah, I don't....

COPPOLA Do you have that? Can you look at that real quick?

POPP I'm in microfiche right now trying to find it.

COPPOLA Okay. Lucky you. But generally it's like, Mr. Fisher, as you were saying, it's usually for the property, so that unit would have had a continuing variance of at least as Mr. Grenadier, was saying, if you think people use it's under 50% which what they're asking for right now, so that there's really no change.

FISHER Okay, I don't think I saw an earlier variance on this piece of property.

COPPOLA Okay. Mr. Popp is looking into that. Any other questions for the Petitioner while we're...?

BARINGHAUS Yeah, I have a question. The building itself does that run perpendicular to Plymouth Road?

GRENADIER It is angled slightly.

BARINGHAUS It angles towards the Plymouth and Farmington intersection?

GRENADIER It's closest at the Rite Aid, and it's furthest away at the [inaudible].

BARINGHAUS And this particular... anytime within this facility, that's how many store fronts back from the Rite Aid?

GRENADIER There will be one store in-between the Rite Aid and them.

BARINGHAUS Okay. So generally, the way the store is placed, it's closer to the point of the Farmington intersection, say, than the auto detailing, so which is at the far end, right?

GRENADIER Right, right, and there's a bigger parking field over by the grocery store. The way the out-lots were designed.

BARINGHAUS Now all signs on the building. They're not uniform sizes. Some are, as you pointed out, 100%, 150% variances. Others are quite a bit smaller.

GRENADIER Yeah, so there's a few tenants that chose not to request 150 percent. I think it's noticeable that they're hard to read. The letters are small. The scale of the building just, it just doesn't match. The Foodland sign, for example, I can't tell you. It probably predates me. I mean, besides the insides, I don't even know that. That sign, because it's for such a big space, it may have 200 square feet, but that's a very large store, whereas a nail salon with 20 square feet. The 20 square foot is going to be a very small sign. It's gonna be 10 times smaller than the Foodland.

BARINGHAUS Now I mentioned earlier, there's a monument sign by, I believe it's [the] Jimmy John entrance.

GRENADIER Yes.

BARINGHAUS And each business in that building will have signage on that monument sign.

GRENADIER Yes.

BARINGHAUS So each business then has two signs per location.

GRENADIER Yes.

BARINGHAUS Okay, thank you.

COPPOLA Any questions for the Petitioner? Any luck, Mr. Popp?

POPP I found the zoning compliance permit for it. I'm trying to see if I can find a sign permit, or if there's notes on the zoning compliance that there's something with a sign. Bear with me a couple more minutes. I'll see what I can find.

BARINGHAUS Mr. Chair. I'm sorry.

COPPOLA Yes, Vice Chair Baringhaus.

BARINGHAUS Do you own any other commercial properties besides this one?

GRENADIER Yes.

BARINGHAUS Do you find a larger sign is an advantage for a business given the age, given the fact that we live in the age of Google Maps?

GRENADIER I think signs are absolutely necessary then, even if Google takes you to that intersection, I think that your eyes are your final destination, as far as when you pick up on and where you're going to get off the road.

BARINGHAUS Now, Anytime Fitness, is that a franchise?

GRENADIER Yes.

BARINGHAUS Was that large sign requested by them?

GRENADIER No, it was...I suggested it.

BARINGHAUS You suggested it. Okay.

GRENADIER I suggested it because it fits the uniqueness of our building, and without it, it's not a safe situation.

BARINGHAUS Okay. Thank you.

POPP The previous sign was 90 square feet. I still can't find....

COPPOLA But it was permitted?

POPP The previous permit for that previous sign. I can give you the permit number even. So, the permit number is PS 130208, My Hobby Place and Toys. The sign size was 53 inches by 244 inches for a total area of 90 square feet. Got it: ZBA case 2013-08-35.

COPPOLA Okay, so it must have been approved, then.

POPP Yep.

COPPOLA So Mr. Fisher, is this necessary?

FISHER The only other thing I would say is, it's possible that there's a condition on the old variance that needs to be removed or amended, but I don't know what it would be, so....

POPP Hold on, let me see if I can find the actual variance.

GRENADIER If I could say, every variance is attached to an actual sign picture in the diagram.

POPP Yeah.

GRENADIER So the one you spoke of, the dimensions end up being the same square footage. There's a clear picture of that sign, and then there's a clear picture of our sign in our application tonight.

COPPOLA The variance is generally... in this case, the variance would be that we would have allowed you an excess of 30 square feet. How you allocated that 30 square feet would have been dependent on your design and such. So it's generally not specific to the design per se, but I understand your point. But you know, it goes into the record and it's permanent. Once we provide that, it stays with that property.

TESTA Mr. Chair, we often say, "as presented" though. If that's the case in this variance, that would constrain them from changing that sign, right?

FISHER I guess what I'm thinking is, if we don't find some conditional language, we should just give them a refund there.

POPP I still can't find it. I'm kind of digging through... some of the ZBA stuff is mixed in Laserfiche under Planning,

COPPOLA I would suggest that it already has a variance of 30 feet. So they can proceed without our variance or another variance approved for it. I'll leave it up to... we can proceed if others would feel more comfortable proceeding. So what would be the process, Mr. Fisher, if we determine that there was an existing variance, and this process isn't necessary?

FISHER The only thing I can see is, if you want to have a resolution that says, give them their money back, you can do that. Otherwise, Mr. Popp, I think, is capable of carrying that message back to the Inspection Department.

COPPOLA So what I'll do, I'll propose a resolution as chair that in light of previous approved variances, a variance of this exact same amount of 30 square foot excess existing on the property that was overlooked during the permitting process that we go ahead and remove this from the agenda, and provide a...

POPP -A refund.

COPPOLA A refund to the Petitioner for the petition fee.

SCHEEL Support.

COPPOLA So I made-- Chairman Coppola made-- the resolution, supported by Mrs. Scheel, all in favor?

[The Board voted unanimously to approve the resolution.]

COPPOLA Any opposed?

[Silence]

COPPOLA All right.

RESOLVED: APPEAL CASE NO. 2024-07-25, 33201 Plymouth Road: an appeal was made to the Zoning Board of Appeals by Sheldon Center, LLC, on behalf of Lessee Momentum Health, LLC, seeking to erect a wall sign resulting in excess area of the sign.

This Corridor Commercial property is located on the south side of Plymouth Road (33201), between Farmington Road and Woodring Avenue, Lot. No. 134-99-0003-004, C-2, General Business, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 11.08 (3) (Maximum Area).

Sign Area

Allowed: 60 sq. ft.

Proposed: 90 sq. ft.

Excess: 30 sq. ft.

1. In light of a previously approved variance, namely Appeal Case No. 2013-08-35, My Hobby Place & Toys, 33201 Plymouth Road, which was overlooked in the permitting process, and which allowed a variance of an excess of 30 feet of signage, this Petition is removed from the agenda, and

2. A refund will be issued to the Petitioner for the Zoning of Boards application fee, which should be expected to be mailed to the Petitioner in approximately four to six weeks.

ROLL CALL VOTE

AYES: 5

NAYS: 0

PASS/FAIL/TABLED: PASS: PASS

GRENAIER Thank you all very much. Have a good evening.

COPPOLA I apologize so much for the misunderstanding.

GRENAIER No problem. Thank you

COPPOLA Call the next case, please.

APPEAL CASE NO. 2022-11-31: Sheldon Center, LLC, 33351 Plymouth Road, seeking to erect wall and ground signs (menu order drive-thru and directional signs), resulting in excess sign area and number of signs.

Wall Signs:

Allowed: 2
Proposed: 3
Excess: 1

Wall sign area:

Allowed: 105 sq. ft
Proposed: 115.9 sq. ft.
Excess: 10.9 sq. ft.

Menu Board Ground Signs:

Allowed: 1
Proposed: 2
Excess: 1

Directional sign area:

Allowed: 2 sq. ft
Proposed: 7 sq. ft.
Excess: 5 sq. ft

Directional sign height allowed:

Allowed: 3 ft.
Proposed: 4 ft.
Excess: 1 ft.

The property is located on the south side of Plymouth Road (33351), between Farmington Road and Woodring Avenue, Lot No.134-99-0033-004, C-2 "General Business District," Rejected by the Inspection Department under City of Livonia Vision 21, Section 11.06 (8) (Directional Signs) and 11.08 (3) (Sign Regulations in C-2, C-3 and C-4 Districts).

BARINGHAUS Calling appeal case number 2022-11-31, Sheldon Center, LLC, 33351 Plymouth Road, seeking to erect a wall sign and ground sign (menu order drive-thru and directional signs), resulting in excessive sign area and number of signs. Wall Signs: Allowed: 2, Proposed: 3, Excess: 1. Wall sign area: Allowed: 105 sq. ft., Proposed: 115.9 sq. ft., Excess: 10.9 sq. ft. Menu Board Ground Signs: Allowed: 1, Proposed: 2, Excess: 1. Directional sign area: Allowed: 2 sq. ft., Proposed: 7 sq. ft., Excess: 5 sq. ft. Directional sign height allowed: Allowed is 3 ft., Proposed: 4 ft., Excess: 1 ft.

BOLOVEN Nothing at this time.

COPPOLA Any questions for the Inspection Department? Alright, seeing none. The petitioner can step forward. Name and address, please.

GONZALEZ Leo Gonzales. I am Managing Member of LM Livonia, LLC. They're also the applicant. We are the future owners and operators and the Lee's Chicken that is currently under construction at that location. We are here before you this evening to request a variance on the signs that we would like to place on the building. I'll start with the menu board sign first, just maybe as a clarification. It was my understanding on the menu board - it's a single panel. menu board. Do you have that in your dock, in your plans? A picture the menu board?

COPPOLA Yes.

GONZALEZ Okay. That current menu board, the specs on that - is it that it is not permitted, or is it the size of it? Because it was also mentioned that it was a double menu board. This is a single board. It's two panels, because of the way we lay our menu out, we have our package, we have our package products. We have our larger like 12 piece or 24 piece on the right side. And on the left side, we have our smaller offerings.

COPPOLA Okay, so you're gonna only have one lane for the drivers, so you're only gonna have one menu board is what you're saying?

GONZALEZ That's correct.

COPPOLA And there's not another like pre-stage menu... you know when you've been to places where they have a pre-stage menu board, and they have an ordering menu board, and they have one on the wall...

GONZALEZ We pulled it. So what happened is we originally started off with a static board and under the static board, they have these signs - it's basically a second menu board. We said, well first of all really the strategy is - let's go digital. So we went digital, we scrapped that. So that's not the ask. If it was put on that applications, that was because when I originally presented the menu board, the first time we submitted it, we hadn't been made aware of that this digital board was available.

COPPOLA Okay, so when I'm looking at a picture here that was submitted, you can see that there's a digital menu board and there's like this little menu board right next to it.

GONZALEZ That's actually a static board.

COPPOLA And that's been removed?

GONZALEZ No, we'll still have the menu board -- it looks like that -- but it's a digital.

COPPOLA Right. So Mr. Albus, was it that things changed and we didn't update or...?

ALBUS No, the documents I have still have a drawing with a pre-sale menu board, static, 33 inch. And then the other menu board that he was just describing on a separate picture -- drive-through system, LED illuminated, canopy, static menu board.

COPPOLA So the case of let's say, there's a static menu board, if you were to remove the static menu board - the little one and you kept the large one, that large one is still within code?

ALBUS Yes, that would be in code.

COPPOLA So you're only going to have the one menu board now instead, and it will be the digital board instead? So I think that never got transitioned internally here. So from our perspective, while the petition still had the two menu boards if we deny that you still have your one menu board?

BOLOVEN Mr. Chair, it's electric sign, which could be another issue based on the size of that. So what was examined here and what was noticed here was two ground signs that were static and what was reviewed by -- I don't know who reviewed it -- but what was reviewed was two static signs, not one electric sign.

COPPOLA Is there a different standard, Mr. Albus?

ALBUS I'm not that well versed in the sign ordinance.

COPPOLA Well, why don't you research that while we continue on.

GONZALEZ I did put this by, ran this by Matt Stierna from the Building Code, and that differs from that static board, because of the function of it. At this point, that's just a well, that's a prototype that they didn't have turned on. But of course, when that's turned on, it'll look like a menu board or the static one that you're looking for. So it doesn't change the look, just gives us the flexibility to change prices. And the optics are much better. And we hope that the durability will be much better than the static menu board. This thing is a very durable piece of equipment that can withstand cold and hot weather, rain, etc.

COPPOLA So I think again, we could probably deny this and then you can go ahead and try to pull the permit for the Board's approval, and we'll see where it goes. So in regards to the menu board, he only wants one. So addressing the petition, we can deny that portion of it and he can go ahead and apply for a permit for this.

BOLOVEN If he denies, it's done, according to Mr. Fisher in the past.

COPPOLA Yeah, he only wants one.

BOLOVEN Yeah, I think it's a totally different issue. I don't think the notice is right. He's not coming from.

COPPOLA We have no idea whether this complies or doesn't comply. This notice states that he wanted two and the packages originally submitted asked for two; he only wants one. So, denying that portion of it doesn't mean he can't have a menu sign. He still can have one, but it has to comply, or he can come back if it doesn't comply, and we would have to give a variance for one menu board that complies.

BOLOVEN So you wouldn't want to deny in front of the table? If you deny, then he said he would reapply and start over the petition.

TESTA So to Mr. Boloven's point, maybe denying two.

COPPOLA He can come in for one; we've only denied the two. We haven't denied one. And if this one complies, he doesn't need to go through this again.

BOLOVEN But if it doesn't comply, then he's got a repetition and reapply and re-fee... which, that's not fair if he...

COPPOLA Let's continue, and we'll circle back to this. Let's talk about the wall signs. You've asked for three. Two are allowed. I see no changes to that that you originally provided.

GONZALEZ The front sign is 38 square feet. The original ask was... I don't think we may have modified that.

COPPOLA When you say "front," you're talking about the left side?

GONZALEZ Facing... well. So I look at in totality. I'm only coming before... I submit the whole sign package. My sign facing Plymouth Road is 38 square feet. The sign facing Farmington Road is 28 square feet, and the sign facing the interior aisle way is 30 square feet, because I was recommended that if we're going to submit this that we should just submit the whole sign package because the Board will want to see everything - how the whole entire package looks together.

COPPOLA Correct.

GONZALEZ So here's the logic behind the ask. I've had Jimmy John's who has, I've kind of modeled my sign package after Jimmy John's. I've got a curb cut coming off of Farmington Road that leads into the shopping center. The customer has to make a right and a left to get into my driveway. I want the customer to be able to see my building from a far enough distance so they can respond and do the necessary moves in order to queue up into my drive-through. This allows my customer coming on Plymouth Road to be able to see the lease coming from westbound going east -- be able to see the least sign so that they can queue in the... because sometimes a chicken product like this is very impulsive purchases, more than 50% of the time it's an impulse purchase, okay? So I want to be able to appeal to that customer. And when nobody knows who we are initially to the marketplace, we're gonna have to do a real good job putting our name out there front and center. So that sign on the west side facing Farmington gives that ability; actually, it gives the ability for a customer to make those turns and get into our drive-through or come into our dining room. The customer that pulls into the shopping center, maybe didn't see

any my signage; maybe they thought they were going to Chris's Furniture, going to Rite Aid, didn't even plan on buying chicken. But here once again, I get to expose them to the product by having this sign on the back of the building. I just got kind of want to be on the same playing field as a Jimmie John's is. And from what I understand the Dairy Queen asked for the same signage package to kind of match up with Jimmy John's. Directional sign - maybe I'll fall into that. The directional sign is a way of just making sure that the flow of traffic gets into my drive-through smoothly. I don't want them to stop have to figure out where the drive-through is, because obviously the net slows up traffic that's coming in and out of that shopping center. That point where my customers coming in off Farmington that is the key entrance for that shopping center. I would say that the number of cars coming in from that side versus the numbers of cars coming into Jimmy John's side might be every bit of 10 or 20% more. That being said, I want my customer to be able to see my drive-through signs well placed so that they can queue up and get into the into the drive-through. That's kind of the thought process behind the signs. I think there was a photo over on the driveway of the directional signs. We did take the chip, we did take the strips off the back of the sign that goes on the back of the building, because we felt at that point, true, maybe some customers didn't even plan to buy chicken, and I got them in my back door. And they'll say, "Well, where does Lee's mean?" And I hope they're curious enough to pull in there, but I just couldn't make this sign, in good conscience, I couldn't make that sign any bigger and add the chicken strips on there. So that was kind of the logic behind that.

- COPPOLA** Okay. So tell us a little bit about your logic on the oversizing of the directional signs and the overall height of the directional signs.
- GONZALEZ** The size on the directional - where it's one square foot over.
- COPPOLA** On height, yes.
- GONZALEZ** On one, on height.
- COPPOLA** Right. And that's five square feet larger than is allowed. We allow two square feet and you're asking for seven square feet.
- GONZALEZ** So my spec on that's four feet high.
- COPPOLA** Yes. So what's the logic behind going an extra foot from your perspective, from the hardship that would allow that?
- GONZALEZ** I think three feet is fine. That wouldn't be an issue. I think the most levels even at three feet, people would be able to see it. Because that sign is gonna be on your right-hand side. You see on the...so when I come there,

yeah, no, that's gonna be fine. Three feet would be fine. I wouldn't have a problem reducing it to that amount.

COPPOLA How about the size?

GONZALEZ Size is seven square feet.

COPPOLA Correct. What's your logic on the excess there? It's almost... well, it's over three times larger than what's allowed.

GONZALEZ Your requirement is two square feet.

COPPOLA Yeah. We allow up to two square feet of...

GONZALEZ One by two foot. You know when you're driving and you're distracted.... I want the visibility of the sign to be as clear as possible. I don't want people to have to look twice to see it if it's so small that... it is not noticeable enough for them to read. So by putting it there is one thing. Them not being able to read it... listen, if all the cars are standing still probably a moot point. But they're not all these cars are moving, they're in motion and although two feet, I understand the ordinance... I'd consider that we can compromise on that. Between seven square feet and two square feet, we could end up at five square feet. That puts it at... that's five square feet that would put that sign because that sign is one foot eight inches high. So, to put it by one foot by eight inch by three feet. See my spec says those signs are three by three.

COPPOLA But you haven't included... because there's also actually a true directional sign. This is really signage. There is a true directional sign that has an arrow on it, and that's six inches by -- it doesn't see how wide it is.

GONZALEZ Yeah, I see it.

COPPOLA So that's what we would call the directional sign generally; this is almost a side sign at the size that it is. And that's the intent of the ordinance is... yeah, we can do the directional sign that says 'exit,' 'enter,' that type of thing. This really is more of a sign. I mean, the directional is kind of an afterthought almost with this sign.

GONZALEZ The most important one is zero, of course, because this is key to get customers into the into the drive-through. I would ask if the Board would consider allowing me to take that sign down to four square feet.

COPPOLA Okay. Questions for the petitioner?

GONZALEZ And I don't know if it matters if I may - we're gonna change the wording on there. We're probably just gonna say "Lee's." Does that matter? The lettering? You don't care what I say within that box? [laughs]

COPPOLA To an extent, yes, we all would care what you say in that box. But we would want to see what it would look like. If we're gonna prove a variance, we want to make sure that it's something that meets the standards of the of the community.

BOLOVEN Mr. Chair? Question for Mr. Albus. On 33299 Plymouth Road, what variances have been granted for that building? That's the Jimmie John's is in, while you're looking up, we can continue on, Mr. Chair.

COPPOLA Mr. Neville, did you have any luck on the menu?

NEVILLE Well, as far as the origin that's in the menu sign, you see two... so, I know the ordinance menu board maximum number one area is 30 square feet, which is roughly...

COPPOLA So it makes no difference as to whether it's electric or static?

NEVILLE Well, electric obviously has been expected by a past electrician... I'm not seeing anything with respect to... Because usually when it's electric we're talking about illumination as opposed to messaging.

COPPOLA Okay.

TESTA Questions for the petitioner. I'll start with the directional signage, where we left off, I think we were talking about changing it to just say only "Lee's" and dropping the "chicken strips" on the directional signage?

GONZALEZ I guess that is the thought, but I'd certainly like to see that before I do that... when I see the mockup of it.

TESTA Yeah, I think that's one way to get your square footage down. I think obviously, Jimmy John's is already there. Their signs up - the got an advantage on you by a couple of letters to make a smaller sign. But getting rid of the "chicken strips" I think helps you. I think also once the customer is in that parking lot, they see more signs on the building. They're gonna look for the yellow and the red. They'll either think Lee's or Hulk Hogan. And they got Jimmy John's and Dairy Queen's a different color. So I think when you, I drove in there today, it was a bit of a challenge to find my way back to your building... because the way the parking lot and the roadway curbs there. So, signage is definitely needed, but from the color scheme, it's not gonna get confused with Dairy Queen or Jimmy John's. I think just having "Lee's" there would be one way to get your square footage down. So I'd like you to consider that. Regarding the

wall signage - based on when you handed out to us it looks like you're at 96 square feet total. Is that correct? You got 38 + 28 + 30.

GONZALEZ 30 + 28 + 30.

COPPOLA I think the measurements... the Building Department measures it differently. So, the 38 one - they're measuring it at 47 and 88. I can see there are notes on the side of...so we can go back to the green sheet, and it will show you.

TESTA Yeah, this schematic handed out an updated version to get less square footage, or is this what you originally proposed?

GONZALEZ No, this is what we submitted originally. Now, whether they calculate it, they took the specs of the signs I actually submitted, which I have those too.

COPPOLA Where they calculated the Plymouth facing, so the north facing in 47... the 47.88 square feet, so the other two seem to measure out but that one measured larger. So it's not...

ALBUS When you have a sign like that, the sign ordinances say you have to go to the outer edges of the sign itself.

COPPOLA They were saying that the ones facing Farmington are 28 and 38. So that's where your difference is.

TESTA Okay, thank you. Question for the petitioner. Jimmy John's has signs on the northeast and west side of the building, not on the south side. It looks like you're proposing the "Lee's" sign on the south side. Is there a reason you wanted it on the south and not the east side?

GONZALEZ We just felt the ask was too much. I recognize that after we submitted the application, we probably could have asked for it over the drive-through. But I felt it was more important that if the customer was coming in off the Farmington driveway that to have "Lee's" on the back of the building, then to give up that sign and put the sign over the top of the drive-through.

TESTA Your driver coming off of Farmington would have the advantage of the directional sign. I guess I'm worried about your customer at Plymouth Road headed westbound. Is he gonna see "Lee's" until he sees the north facing side, whereas Jimmy John's, they have a sign on the east side of the building.

GONZALEZ They do. I've been there. It was a nice sign. And that's actually where I got the idea was I went there. I said, "Well, they gotta sign and I didn't

ask." But I knew that would have also taken us up into more square footage.

TESTA But they don't have anything on the back, on the southside.

GONZALEZ I know - I really felt that we want... I talked to my partners. I mean, it's a valid point. We haven't solved all of our potential issues with people being able to see our building from every direction that they're driving. I think you just kind of weigh out everything and do the best you can.

TESTA Okay. Impulse buy. I laughed at that. My neighbor is a big fan of your chicken and he is not an impulse buyer. He plans a lot of his party's around this. Will you have an awning above your drive-through that has a logo on it? Or Lee's on it?

GONZALEZ No. The awning's red, so a little accent that goes over the top of that kind of matches up with a little accent that goes across the top of the building.

TESTA And it won't have "Lee's" on it? And the menu board - obviously the digital portion of it will probably say "Lee's" somewhere.

TESTA But you won't have like a "Lee's" logo on the backside of it, or the side that's attached...

GONZALEZ All over it. [laughs] It's only a single face. No, I won't. I won't have it. Well, the digital - it's only one side digital.

TESTA Yeah, but on the backside, you're not gonna put a Lee's logo?

GONZALEZ No.

TESTA Okay. And more just out of curiosity, what is the traffic flow? Coming from Farmington and coming off Plymouth, you kind of have to go west and then turn east to get into your drive-through, so to speak. It's not very naturally setup, it's better to come off of Farmington is maybe what I'm getting at.

GONZALEZ It is. But, you know, we could also have... the parking lots do have some twists and turns. And I'm okay with that sometimes, because we've got a lot of kids coming and going in these restaurants, Dairy Queen. We don't need to have long legs. I mean, it will make some of the sequence of how people get into our parking lots a little bit harder. But I think the benefits far outweigh to slow that traffic down. And I think that customer can easily come across that Dairy Queen and make their way into the parking lot because we share a parking lot, that while there's parking spots there they're not just exclusive to us either. And we will certainly trade customers with them. Or maybe we'll have an event where one side of

the family's eating DQ and the other side is going to be eating Lee's, and we'll be sitting on our respective parameters.

TESTA Thank you, Mr. Chair.

COPPOLA Mr. Albus, were you able to find that?

ALBUS Oh, yeah. So you had me researching a handful of things. Section 1110 of the Sign Ordinance talks about illumination of electronic signs. And it has time restrictions for flashing and changing of the message board. So the new ordinance does not differentiate on the menu board sign whether it's static or electronic. Now the variants that you had asked me to research on the Jimmy John's was appeal case 2017-06-34 and approved in part, the approval is for the proposed sign height of 13 feet and the sign size at 50 square feet. The sign only illuminated during operating hours and consistent with the surrounding areas. The electronic reader board is denied in its entirety and that the same must be constructed in the location otherwise designed as proposed.

COPPOLA Yeah, it doesn't seem like that's the right... yeah, that's not the...

BOLOVEN So Jimmy John's has four wall signs. Three directional signs. Originally, they had a static sign and now they have an electronic sign. So that's kind of funny if that matches up to Jimmy John's... now there is a magic electronic sign that popped up for them, but...

COPPOLA No, I think that had to do with the monument sign. It was 13 feet tall, so that would suggest that it had nothing to do with Jimmy John's. I think that had to do with the... that one's probably six feet, maybe six and a half.

ALBUS That's the monument sign probably located that 33111.

GONZALEZ That sign's 58.5 inches wide by 75 inches high.

COPPOLA I've never seen a 15-foot menu board before.

TESTA Mr. Albus, you said Jimmy John's has four signs? I think driving there today [I saw] it only had three.

BOLOVEN I just said that - there's four, there's one on each side.

TESTA I don't see one on the backside.

BOLOVEN And then there's three directional signs, which...

TESTA It's a small JJ's sign.

BOLOVEN Which one's? The directional, or the..."

COPPOLA Yeah, I guess that was that. I remember three... I don't know, that was a long time ago.

BOLOVEN The directional is both the logo, and very similar to... they have a logo plus the direction on there.

ALBUS Wasn't the Dairy Queen in front of this Board recently? I don't have anything in my computer about that variance.

BOLOVEN The Dairy Queen or the Jimmy John's?

ALBUS Dairy Queen. I'm looking at the BSNA system.

BARINGHAUS I think that was writs.

BOLOVEN I wasn't here for that one.

BARINGHAUS Mr. Chairman. Can you tell me the completion date for your project?

GONZALEZ January 15. We are hoping to do a soft open in training, well let me correct that - January 15, we're open to begin soft training in anticipation of an opening seven days later. Knowing that it could fall anywhere between January 15 to January 30. We got a backorder on some equipment, no surprises. So what I want... I did submit the menu board as a variance because I only submitted it initially just because as I repeated the Board wanted to see the entire package. Of course, I swapped it out for this digital board. I want to be comfortable that this digital board is permitted. I ordered it already, because I got an email from Matt Stierna who did the research on the sign because I sent it to him and he said, "yes, based upon 50.5 inches by 75 inches, sign area, this will be permitted." Now having said that, I was still going to talk about it anyways because it's just part and parcel for the same package anyways.

COPPOLA Question - what did we approve for the Dairy Queen? How many signs did they have?

TESTA We'll have to look back through the meeting minutes. I was here for that meeting too.

ALBUS Wall sign of 47 square feet, a wall sign of 24 square feet. I'm just going by the permits that were issued here - another wall sign of 26 square feet. New illuminated wall sign at 28 square feet.

ALBUS Illuminated wall sign - Grill and Chill, west elevation 25 square feet.

COPPOLA Say that again.

ALBUS New illuminated wall sign - "Grill and Chill," west elevation - 25 square feet.

BARINGHAUS Here it is. Appeal case number 2021-03-02...

TESTA I think it was the August case or July 26 meeting.

BOLOVEN Do we have Jimmy John's, Mr. Albus?

ALBUS The only thing I could find under the Jimmy John's was that 2017. I can tell you what signs were permitted on the Jimmy Jones, if that would help. Wall sign - Jimmy John's, size two by 20, total area: 80 Square Feet. Two signs: two by 40, north and west elevation, so I have a ZBA... well, 2016-04-26 on that. Ground signs - three of them. Drive-through directional signs - one and a half feet by three and a half; total area - 15 square feet; setback - three foot; height - 10 foot. Wall sign Jimmy John's sign - 3.5 by 10.8 total of 30 square foot area, east elevation. Illuminated ground sign side A thank you side; b - exit only side. Total area - four square feet setback plus or minus 10 feet; height - four feet. The marks replaced directional sign.

BOLOVEN So the four wall signs - I got a 30 square foot. I got an 80 square foot. I got another 80 square foot. Am I saying that right?

GONZALEZ Yes.

BOLOVEN 80, 80, 30 and I missed one?

ALBUS I think that was part of that first permit because it says, "wall side," Jimmy John's sides - 2 by 20 and then total area - 80 - 2 signs 2 by 4.

BOLOVEN That's two 40 square footers?

ALBUS Two signs too. It's weird how it's written. North and west elevation.

COPPOLA I have a case number if that helps.

ALBUS 2016.

COPPOLA 2022-06-01. Is that right?

BOLOVEN So I got 190 square foot approval wall signs. Does that seem right?

ALBUS Yeah, I'm working off of previously approved signage.

BOLOVEN And the directionals were four square foot monument signs?

ALBUS Correct.

BOLOVEN There's three of those. Total - 190 square foot wall signs, and then and then three directional signs at four square footage.

COPPOLA Okay. So any other questions for the petitioner? I guess we have what we have at this point. Is there anyone in the audience that would like to speak for or against this petition? Nope. Any correspondence?

BARINGHAUS No letters, Mr. Chairman.

COPPOLA Okay, Mr. Baringhaus. Any final statement from the petitioners?

GONZALEZ You know, the essence of this ask is really to minimize the confusion of people getting into our drive-through. Drive-through does take about 65% of the business through this the source across the country. There's around 130 of them; they've been around for about 60 years in 12 states. We want to encourage people to go in the drive-through, but we also have a dining room that people can see and sit down and come in and eat. Plymouth Road's traffic moves fast, we all know that. So, although I'm at some point, you're gonna be a planned purchase, because connected with my customer, you know, my product, but until then, this is sort of my billboard, so to speak. And the best way I can get my name out in front of theirs is for people be able to see me. I hope our goals and the net result of that is that we have a smooth transition of customers that come in and out. And it's so important to this essence that... I think the problem with some of these QSRs is they don't do a good enough job getting the people in and out of the drive-through. And that's why you see these long stacking lanes. I've got my menu boards set in such a manner by the time that customer orders and he gets up to the window, the product's done. I'm not holding up the line. So whatever way I can make that process a little bit more seamless to get the customer queued in through my line. And I hope this signage is one aspect. Obviously getting them through there quickly is operations too. But every one of those aspects has their own role into making that process as seamless as possible, as well as improving the experience. Having the customer have a good experience of being able to come to our store and continue to come back. So we've kind of looked at what other stores have done around the country - successful stores, high volume stores - Tennessee; Loveland, Kentucky, and kind of looked at their sign packages and they said, "hey, these are the type of volumes that we have, and this is the type of sign package we have," and modeled it after that and presented it to the Board here tonight.

COPPOLA Okay, thank you. I'm going to close the public portion of the case and start the Board's comments with Mr. Baringhaus.

BARINGHAUS Looking at the signage package, there's a number of areas and variations that we've discussed tonight. We addressed the menu board has been reduced to one sign. Generally, I'm fine with the number of wall signs and even the wall size area, but I think we still need some clarification on the directional sign's area and the directional sign heights. I don't think they even need to be that large, given the fact that your signage has a very strong color palette. Seeing how there's been so many variations to this case that have been discussed this evening, I'd like to see the case tabled and come back with a clean and complete plan that we can review. Thank you.

PTASHNIK I tend to agree with Mr. Baringhaus. I actually am in favor generally with this packages presented but other than the directional signs, I'm a little concerned about them -- the size of them -- and just some inconsistencies as we've been talking tonight on what we can do and what we're going to do. I would like to see a finalized plan before approving but I will tend to be in approval of this variance.

TESTA I'm in spirit in favor of this, but the directional signage I would like to see come down in height and in size. I think there's room to shrink that down. So I would be in favor of table motion. I would be also willing to entertain a proven part and table part but that could get messy, especially if he's planning to open in early January, middle of January. It might be challenging for him to get back before us and have no signage, but he would be able to put up something temporarily, I believe, so maybe we can work around that. But in spirit, I do support this. But I would like to see the directional signage come down in size.

BOLOVEN I really do think we could get this cleared up tonight rather than tabling it with the Board. I hope the Board listens to the comments on the basis of... this project has been delayed a long time. And anybody that's been a citizen of Livonia knows how long this project has taken. And with the January opening date, they're not going to be back in front of this body until January, it would be disheartening to see this tabled at this point in time, but we're taking that all aside why I think we can get it cleared up. The petitioner already acknowledged that he's willing to reduce the directional sign down to four square feet. Those four square feet is the exact size as the three directional sizes of Jimmy John's. I'm okay with the wall signs, as is the rest of the fellow Board members. Again, looking at Jimmy John's 190 square feet, four wall signs. That's excessive again. The Board before my time approved that, but looking what's before us today, we've got three wall signs well within that range. And then three directional signs. The petitioner is willing to come within those four square feet that is the same as Jimmy John's. So, with that condition that the

directional sites be brought to four square feet or under, I would be in supportive of approving this evening.

COPPOLA Thank you. Yeah. I definitely am in line with everybody's thoughts and concerns. But I do agree with Mr. Boloven - I think we can probably bring this to a conclusion today. The petitioner I believe agreed to go to four feet on the direction of square feet on the directional sign and only three feet high, so we can make that as a condition. We can confirm that if we would like and move forward. I think we can table the menu board wall, I think we'll be kosher on that either way, and the wall signs - we've already opened the door on that one. I think actually the petitioner's request is relatively reasonable compared to some of the others that have been approved. So, my recommendation would be is to go ahead and try to get this done tonight. But let me confirm. We have a lot to process here. It's protocol to confirm with the petitioner - you're willing to reduce your directional sign area from seven feet to four feet?

GONZALEZ That's correct.

COPPOLA And you're willing to reduce the directional sign height from four feet to three feet?

GONZALEZ That's correct.

COPPOLA So with that, I'm hoping maybe we can just bring this to a conclusion, because I like to see, I think everybody's anxiously awaiting the opening of this place. I've seen more comments online. Everybody asked me for at least three months. So did you want to make a comment before I...?

TESTA Yeah, I want to make a comment. I think there is enough votes to add a fourth sign to match Jimmy John's, give him something square footage similar to one of the other elevations, give him four signs like the other Dairy Queen and Jimmy John's to keep it kind of...

COPPOLA I have no idea what we're approving. So, if he does want a fourth sign, he has a pretty strong case that he wants to come before us for a fourth sign.

TESTA That's a good point. Okay.

COPPOLA No, that was good idea. I'm sure the petitioner was listening. Alright, so I'm gonna go ahead and open up the floor for motion.

BOLOVEN Mr. Chair? Resolved that the variance sought in appeal case number 2022-11-31 filed by Sheldon Center, LLC be granted in part and denied in part for the following reasons and findings of fact. The uniqueness requirement is met due to the location of the building along with the high

congestion for the center that it's located. Denial of the variance would have severe consequences for this petitioner due to lack of signage and lack of directional requirements for this high capacity location area. The variance is fair in light of its effect on neighboring properties and in the spirit of the Zoning Ordinance due to approvals of past Boards for neighboring properties as well as no opposition to the requested variance. This property is classified as C-2 under the Master Plan and the proposed variance is not inconsistent with that classification. Further the variance will be granted with five conditions. So I did do a ranking - I would do a denial of the signage excess for two signs. The approval in part would be for the three wall signs as well as access area on those three wall signs... so, the approval would be for three wall signs over a dining area of 115 square feet excess of 10 square feet and the conditions would be on the directional signs that the directional signs be limited to four square feet with a height of three feet as presented this evening with a total of three directional signs. So I'll repeat that again because they don't get a little confusing so it's a denial of the menu board groundside variance.

BOLOVEN Denial of installed menu board.

BOLOVEN Number two - approval of the wall sign, three wall signs - excess one. Number three - approval of the wall sign area - 115.9 square feet. Excess -10.9 square feet. Number four - approval of directional sign area of four square feet. Excess - two square feet. Approval of directional sign height allowed. I guess I'm sorry. I just noticed that as you just said that. It's actually denial of variance because it was its allowed us three square feet. So we have three feet Sorry. So it's a denial of the directional sign height allowed. Requested was four square feet, and that's being denied. So, two denials, three approvals. Condition - directional signage limited to three total square or three total directional signs

GONZALEZ Before you take a vote, may I just ask a question for clarification? The motion to deny the menu board is not a motion to deny it, because it was shown as an exhibit?

COPPOLA You asked for two, and he's denying the excess.

BOLOVEN Other conditions - be built as presented with the exception of the directional signs. When do you plan on putting up the signs?

GONZALEZ I've waited. I've only made the one most important [on] Plymouth Road.

BOLOVEN So you don't need a five-day waiting period waived? You're not doing it in the next five days?

GONZALEZ I'd like to get them made.

BOLOVEN Not made, put up.

GONZALEZ No, they won't go in in the next five days.

COPPOLA Vice Chair Baringhaus, why don't you recite what the motion is that presented by Mr. Testa? I am sorry, Mr. Testa supported, is that correct?

BARINGHAUS Yes. Okay, motion to approve the variance, Mr. Boloven, supported by Mr. Testa on conditions for menu board, approval of the three wall sides, which is in excess of one. Approval of wall signs, approval of directional signs –

BOLOVEN Excess - two square feet. Four square feet.

COPPOLA Four square feet, excess - two square feet. If I could read my writing. Denial of directional sign, height: limited to three directional signs. And then seven, build as presented. Limit to three directional signs.

BOLOVEN I went based off with Jimmy John's. I thought there was three.

COPPOLA And build as presented. Except for the condition on directional signs. All right, good. Would you please take approval? [TAKES VOTE].

COPPOLA Mr. Gonzales, do you understand?

GONZALEZ I do. Who can I talk to regarding this digital sign that we want to put up?

COPPOLA The Building Department.

ALBUS Randy Abrahamson the one who did the original review on...

GONZALEZ Oh, did the rear? Yes. Okay. I will submit that tomorrow. Now, on the chance that this digital sign is too big. Although I have a letter from Mr. Stierna, revealing the information said it was acceptable. I was understanding that, but if it doesn't meet -- someone else is going to review it -- if it doesn't mean the code then I in essence have to come back to you in January? Now, digital signs are a little different. They're pre-made, there's three different standard sizes and they have some more some factory. So not time sensitive on a production. However, I gotta get it ordered and shipped. When would I get that information into you, by the 23rd of this week? In order to come back from May 13, January 10th's meeting?

ALBUS So instead of calling Randy, call Matt. Apparently Matt did the review on the menu board side. Call him tomorrow morning.

GONZALEZ All right. Very good.

COPPOLA It says the deadline was on Monday. That seems awful short. But we can always make exceptions. So if it becomes an issue, I'll have the special zoning board office call me and I can make an exception and document a case if need be.

GONZALEZ Great and we will be back on January 10.

COPPOLA Correct. So get your information in there. You may want to just try to pull your permits so it makes it official. And then they'll tell you whether it's whether it can be permitted as is or if it needs approval of a variance. I'm pretty confident we'll be okay.

GONZALEZ Let me just give you a little background on our company. So we bought the rights to all of southeastern Michigan. Yours will be the first store open in our one of 12. So we're excited to be here. My operating partners own and operate 11 Leo's Coney Islands in the Detroit metro area.

BOLOVEN So are you guys connected to the one in Plymouth?

GONZALEZ Yeah, so Nomen lyesh is my operating partner. So we've been looking for a concept to kind of bring online and this Lee's been around a long time and [it's] got great, great, loyal customers throughout the entire country and we hope this will be a success for everybody here.

COPPOLA Good luck.

RESOLVED: APPEAL CASE NO. 2022-11-31: Sheldon Center, LLC, 33351 Plymouth Road, seeking to erect wall and ground signs (menu order drive-thru and directional signs), resulting in excess sign area and number of signs.

Wall Signs:

Allowed: 2
Proposed: 3
Excess: 1

Wall sign area:

Allowed: 105 sq. ft
Proposed: 115.9 sq. ft.
Excess: 10.9 sq. ft.

Menu Board Ground Signs:

Allowed: 1
Proposed: 2
Excess: 1

Directional sign area:

Allowed: 2 sq. ft.
Proposed: 7 sq. ft.
Excess: 5 sq. ft.

Directional sign height allowed:

Allowed: 3 ft.
Proposed: 4 ft.
Excess: 1 ft.

The property is located on the south side of Plymouth Road (33351), between Farmington Road and Woodring Avenue, Lot No.134-99-0033-004, C-2 "General Business District," Rejected by the Inspection Department under City of Livonia Vision 21, Section 11.06 (8) (Directional Signs) and 11.08 (3) (Sign Regulations in C-2, C-3 and C-4 Districts)," be granted in part and denied in part.

ROLL CALL VOTE

AYES: Testa, Ptashnik, Boloven, Baringhaus, Coppola.

NAYS: None.

ABSENT: Oliverio, Klisz.

PASSES: 5-0.

APPEAL CASE NO. 2022-06-01: An appeal has been made to the Zoning Board of Appeals by Nicholas Ritts, Sheldon Center, LLC, 33327 Plymouth Road, seeking to erect exterior wall signs upon a new commercial retail building, resulting in excess number of signs and sign area.

The property is located on the south side of Plymouth Road (33327) between Farmington and Woodring, Lot No. 134-99-0003-004, C-2 Zoning District, "General Business." Rejected by the Inspection Department under City of Livonia Ordinance, Section 11.08 (3) "Sign Regulations."

Testa Appeal Cases Number 2022-06-01, An appeal has been made to the Zoning Board of Appeals by Nicholas Ritts, Sheldon Center, LLC, 33327 Plymouth Road, seeking to erect exterior wall signs upon a new commercial retail building, resulting in excess number of signs and sign area.

Baringhaus Thank you. Does the board have any questions for the inspection department? Are there any questions for the Law Department? I do have one question for the Law Department. Mr. Fisher. Seeing how we do have four members present this evening. In the event that the Board would make a tabling motion, but it wouldn't receive four votes. At that point is that considered a denial of variance?

Fisher When you do a tabling motion, you only need three.

Baringhaus You only need three. Okay, very good. I just wanted to clarify that.

Fisher If people abstain, you can have two.

Baringhaus Ok very good. Okay, thank you. Will petitioner please come to the podium?

Ritts Nicholas Ritts, 33327 Plymouth Road Dairy Queen in Livonia. This is my daughter and lead advisor, Maya. She's involved in all our projects by her choice, not mine.

Baringhaus There you go. Please state your requested variance.

Ritts Sure. I have notes if that's okay.

Baringhaus That's fine.

Ritts So due to the new outlot style of the shopping center to vehicular access to the Dairy Queen is from the rear. Planning Commission require the building be four-sided architecture. So, it'd be logical to have signs on all four sides for identification from any direction for safety of vehicles and pedestrians. Jimmie Johns, the neighbor, was given the same for wall signs and directional signs for a drive-thru at a ZBA meeting March 2016.

Baringhaus So, at this point, really, you're basically talking about the wall signage for the building because what we're looking at tonight. Can you tell me about the directional signage for the property?

Ritts That's the point where you goes through the drive-thru.

Baringhaus I understand but can you tell me, I didn't see this on the plan but you have a number of signs proposed for directional signage?

Ritts I don't know off the top my head I wasn't involved in those. What is it, eight total that we need? I think a few of them are those.

Baringhaus Do you drive thru facility in the building? Do you have them a menu board?

Ritts Yes.

Baringhaus Okay. Well, they carry Dairy Queen signage as well or logos as well?

Ritts I don't believe so. I'm not 100% certain, but I don't believe that is considered signage. I don't believe there's anything at Dairy Queen other than the blizzard and those kind of items.

Baringhaus Can you tell me, I noticed by the side of the building there was a grill and chill sign? What's the purpose of that? Is it to communicate to your customers?

Ritts Great question. That's kind of the secret weapon out of what Dairy Queen is doing from what they used to do. I mean, everybody else has little red barns, that were all over. And now we're seeing the new drive-thru lines. The story with the small ones, the tree only stores, they call them, is they really struggled in the winter in Michigan. So now the goal is to promote the food also. So, you have the grill and chill it's really, it's kind of cool, two different kitchens in there, you basically have a cold kitchen where ice cream is produced and then you have the hot kitchen and the wild part about it is you have the goal of both coming together within three minutes after you place your order to get out the window. And being a guy who's been in the restaurant and bar business for 17 years. I'm almost scared of the three minutes to be honest but we're going to do it.

Baringhaus Can you outline your hardship to the Board and what's your hardship and what caused you to request a variance for the number of signs?

Ritts Really safety of the vehicles and the pedestrians to be able to see where you're going, to see the Dairy Queen and know what's what then the shopping center. It's a busy area and I think it's probably going to get a bit busier once we're in there and once Lee's Chicken is next door. So, I believe it would be important for people to know where to go.

Baringhaus Okay very good. Just looking at the Jimmy John's which is in place right now. That has four signs, basically one on each side of the building. you're requesting six signs, what's your justification for the two additional signs?

Ritts Well, on the building, it would just be the four around it, and then we have the directional signs just as Jimmy John's does, I believe they have the same number.

Baringhaus Question for the Inspection department is the chill and grill sign included in the count for that signage?

Ramsden It is. So, there's four signs on the west elevation, which includes pictures of an ice cream and there's two signs with the chill and grill on the north, which is Plymouth Road and then there's one east and one south that just says DQ so in this application, there's no directional or menu boards in the application. All eight are on both sides on the building.

Baringhaus Okay, thank you. Are there any questions for the petitioner?

Ptashnik Mr. Chair, I have one question.

Baringhaus Yes, Ms. Ptashnik.

Ptashnik Question. I know that the front of the building is technically going to be on the north side. Correct. The way I'm looking at this?

Ritts The north.

Ptashnik Yes, yes. And then so I guess what is the frontage on the east or west side? I guess I'm thinking west facing Farmington Road.

Ritts What do you mean when you say frontage?

Ptashnik The length of that, let me see what the size of that wall is, and I can't seem to find it on here.

Ritts Off top my head, probably 50 feet.

Ptashnik I'm just trying to determine if this is a question for Mr. Fisher. Is this considered a corner lot or no looking at where the frontage is on Plymouth Road? I know this shopping center well and I know I've seen the construction but I'm not sure legally if this is considered a corner spot or not because that comes into play with signage.

Fisher Well it is kind of a flexible concept being on a corner lot.

Ptashnik That strip mall is on the corner of Plymouth and Farmington, but I wasn't sure since it's a big freestanding building legally.

Fisher Generally speaking, where you're what you're talking about, in the corner for this purpose is visibility on two streets and named the end unit, where the others are all on the same street. And you know, as for this one, at least traditionally, we've not considered it a corner lot.

Ptashnik Okay. I know that it's more on Plymouth, I just wanted to make sure before I made a decision.

Testa Mr. Chair, I have a question for the Inspection Department.

Baringhaus Yes, Mr. Testa.

Testa The way this is written up in the legal notice or the way it went out to the public, it says proposed eight. But in the actual proposal that we have it shows 6. Am I missing two signs?

Ramsden Yes, there's two signs. There's a total of four signs on the west elevation. One is Dairy Queen. One is let me see what page that is. One is an ice cream cone, and one is a spoon. And the fourth one is grill and chill. They're all separate signs separated by space for this elevation drawing.

Testa Understand, so they're calling some of these signs combined together as one, but we're counting them separate because they are not actually combined signs.

Ramsden That's correct. Yeah, and that's page 10 out of 12.

Testa Yes thank you. So, question of the petitioner. Is there any way you can combine any of these signs to make the quantity less? Like, is the spoon really necessary?

Ritts I believe it is. And I don't know if you've visited the new store in Taylor that's absolutely beautiful. I I don't think Taylor should have a nicer store than Livonia. In my opinion. I believe that the spoon is very much part of what the baseball team is going to take their picture next to and what the town is going to enjoy.

Testa Okay, I like the spoon. Maybe I shouldn't have asked it that way. Perfect for me. The first thought I saw was food and maybe like Red Robin, because of their handles on their doors. I thought they had something exterior like that but they don't. Do you know anything else in the city of Livonia that has some type of exterior, not, maybe I won't consider this a sign, but it totally is just an object that sits out there.

Ritts I wish I did. I'm going to assume somewhere there probably is. There's so many beautiful buildings and businesses within Livonia. I'm sure somebody else has some art or a version of that but I don't know off the top of my head.

Testa Okay, I couldn't think of it either. Maybe there used to be a restaurant on Plymouth Road, maybe having a statue of liberty, I might be thinking

differently. So, I get the four signs, but I am also struggling why you need more than that. So, if you could, maybe explain better why you think you need more than, to me, I'm counting it up, and I see it as more than what Jimmy John's has, I appreciate your comparison to Jimmy John's, because they're right next to you, but I'm viewing your proposal as more signs than that.

Ritts Because they're counted separately, and I think we didn't look at it that way. I want the Board to be happy, I want the city to be happy. And I've done business in a good amount of cities and I kind of look at it like the waves behind my vote is I go through a city and I want to say you're going to love me. So, if there's something that they hate about this project, I'm happy to adapt. But I would love for it to look like all other beautiful Dairy Queen stores that are getting built. I don't think that any city or anybody's been upset with the new Dairy Queen with how they came out, the new concept is beautiful and the feedback we're getting like we just have a Facebook page for the coming soon from the city of Livonia. And yeah, it's like so much like thank you and just it's such a heartwarming and welcoming feeling for opening a place here.

Testa Is there any way you can provide on that side of the spoon, or the grill and chill and Dairy Queen together make them one sign? Maybe I don't understand the concept about needing them separate?

Ritts How would you like to combine or what would you like to see.

Testa Maybe the DQ and grill and chill together?

Ritts I'm sure we can do that.

Testa And then on the other wall we have DQ, it makes sense to me why you want it on all four sides. And then, it just, eight to me seems excessive overall, that's why I'm questioning whether you can combine any of them. Thank you.

Baringhaus Any other questions?

Oliverio Mr. Chair?

Baringhaus Yes, Ms. Oliverio.

Oliverio So, the blue, the blue sign, is that what sort of fabric? Or like, is that something you interchange out based on the season? Or how would that work? Or is that permanent?

Ritts It's permanent, it's art.

Oliverio Thank you.

Baringhaus Any other questions? Okay, very good. I'll just have you take a seat. I'm sorry. Are there any comments from the audience? Okay, great. Are there

letters? Okay, no worries at this point. Okay, very good. So, we have no letters on public comments. I'll just ask you to make a closing statement at this point, regarding your request for a variance.

Ritts I appreciate the way the city of Livonia has dealt with us through this whole project. It's not easy to build a building from the ground up and this is my first one quite like this, everyone else has been taking over other ones. So, I know I appreciate the Board's comments. And I think you've asked some great questions and great comments. I appreciate whatever decision you make.

Baringhaus I do have two quick questions for you just kind of jog my memory. Do you own additional Dairy Queens as well?

Ritts No, this is my first one. We were at a drive thru, I have five kids, we were in the drive thru at the family and my wife said we need a Dairy Queen and I said no, we don't. And then we started talking and we realized that the business we've been in with cars and restaurants, everything we do we get these wild free shakes and all these desserts and stuff. And it's about making people smile. And that's been our whole secret to everything in our life making people happy. And we realized how much we love Dairy Queen as a family. And that's how it all started. And then I took a drive in Livonia, and it was just it was perfection.

Baringhaus Okay, very good. And then the other question I have I noticed she had the, as mentioned earlier, you have four signs on the west side of the building was there some rationale for doing that?

Ritts So the side that faces Farmington, well, that's where the patio is. That's really one of the main faces of the building. I think that's also one that you'll hopefully see a little bit from the stoplight. You know I'm not sure once this is done and the way we set down and back how it's going to work, but we're hoping that that's the prominent side.

Baringhaus Tell me a little bit about the patio area.

Ritts Just a small patio.

Baringhaus A small patio on the west side of the building. Okay, very good. Okay, thank you.

Ritts Okay, we're going to make Maya talk next time. Thank you. Thank you very good.

Baringhaus I will close the public portion of the meeting at this point. And then we'll begin the Board's comments with Ms. Ptashnik.

Ptashnik So, I do appreciate you guys bringing a Dairy Queen in and maybe I won't appreciate it because I do love myself a blizzard. But I can understand why you'd want signage on all four sides, and I will be in support.

Baringhaus Ms. Oliverio.

Oliverio First and foremost, it's beautiful. So, I think that area will have a positive impact on the area with what that looks like. Secondly, thank you for bringing smiles to Livonia. And to that point, I completely support with what we have here especially considering the safety considerations that came out of the Planning Commission and why that was needed in order to make sure people understand, that is right, that is going to be a very busy area and it's likely going to have a lot of children so making sure that they're safe is certainly paramount. So, I will be in support.

Baringhaus Thank you, Mr. Testa.

Testa So, I will probably be a big customer at this location compared to going to Eight Mile That's just a treat so you're adding, the burgers are going to be helpful. I'm not going to be the vote to stop this from happening but normally I would not be in favor of this number of signs. I think it sets us up in the future for other businesses coming in asking for the same thing, that's kind of why I was questioning the way it was, if there's any way to reduce the number of signs down, so i won't be the no vote that would stop this. So, if there's enough votes to pass that it will also be become a yes vote.

Baringhaus First of all, a very well thought out plan, very well organized. I did have some questions about the grill and chill signage as well but as you explained it, it's almost like a piece of artwork for the building as well. To me this type of signage falls in, is it signage or artwork or is it both? I think, once you explained the concept of the spoon to me that it's sort of fell in place and I'm still kind of struggling with the upside-down milkshake, but we'll move past that. Basically, I think it's very well located. I think it's a great addition or community and based on that support the variance as well. So, with that the floor is open for a motion.

Oliverio Mr. Chair.

Baringhaus Thank you, Ms. Oliverio.

Oliverio All right. This is my first one. So, bear with me. I resolved that the variance appeal case number 2022-06-01 filed by Nickolas Ritts, Sheldon Center LLC, 33327 Plymouth Road, be granted for the following reasons and findings of fact, the variance is fair in light of its effect on the neighboring properties and the spirit of the zoning ordinance, because it is in compliance with the Master Plan and the proposed variance is not inconsistent with that classification.

Baringhaus Do you want to speak to the uniqueness requirement of the property?

Oliverio Yes, the uniqueness requirement is met because of the guidance given by the Planning Commission and the requirements for safety.

Baringhaus And then what would be the impact of developing? Reduce visibility to customers, of the Dairy Queen facility. And then you mentioned that it was fair and light of any neighboring properties. And in spirit of the zoning ordinance, and then the classification for a property or general business, so its C-2 zoning.

Fisher Actually, it's Corridor Commercial.

Oliverio Corridor Commercial okay, very good that is what it is. And then do you have any additional conditions? That the project be built as presented this evening? Okay, very good. Do I have the support?

Ptashnik Support.

Baringhaus Motion by Ms. Oliverio, support by Ms. Ptashnik. Any discussion? Secretary Testa, can we please take a vote?

Upon Motion by Oliverio, supported by Ptashnik, it was:

RESOLVED: CASE NO. 2022-06-01. An appeal has been made to the Zoning Board of Appeals by Nicholas Ritts, Sheldon Center, LLC, 33327 Plymouth Road, seeking to erect exterior wall signs upon a new commercial retail building, resulting in excess number of signs and sign area.

The property is located on the south side of Plymouth Road (33327) between Farmington and Woodring, Lot No. 134-99-0003-004, C-2 Zoning District, "General Business." Rejected by the Inspection Department under City of Livonia Ordinance, Section 11.08 (3) "Sign Regulations." **be granted for the following reasons and finding of fact:**

1. The variance is fair in light of its effect on the neighboring properties and the spirit of the zoning ordinance, because it is in compliance with the Master Plan and the proposed variance is not inconsistent with that classification.
2. The uniqueness requirement is met because of the guidance given by the Planning Commission and the requirements for safety.
3. The impact of developing without the variance would reduce visibility to customers and of the Dairy Queen facility.
4. The granting of this variance will not adversely affect the purpose or objective of the Master Plan because this property is classified as "Corridor Commercial" under the Master Plan and the proposed variance is not inconsistent with that classification.

FURTHER, the variance be granted with the following conditions:

1. The project should be built as presented.

ROLL CALL VOTE

AYES: Testa, Ptashnik, Oliverio, Baringhaus

NAYS: None

ABSENT: Coppola, Klisz, Boloven

DENIED: None

Baringhaus Well, congratulations, your variance has been approved, so you're free to you know, begin your signage project based on how you outlined it tonight. So again, I think it's a great addition obviously, you have four new customers sitting here. Welcome to Livonia.

Ritts Thank you can't wait.

APPEAL CASE NO. 2017-06-34 (Tabled on June 13, 2017): An appeal has been made to the Zoning Board of Appeals by Sheldon Center, LLC, 24255 W. 13 Mile Road, Ste. 220, Bingham Farms, MI 48025, seeking to erect a sign, resulting in excess sign height, sign area and excess size of electronic message center area.

<u>Sign Height:</u>		<u>Sign Size:</u>		<u>Electronic</u>	<u>Message</u>	<u>Center</u>
<u>Size:</u>						
Allowed:	8 ft.	Allowed:	40 sq. ft.	Allowed:	20 sq. ft.	
Proposed:	13.ft.	Proposed:	50 sq. ft.	Proposed:	50 sq. ft.	
Excess:	5 ft.	Excess:	10 sq. ft.	Excess:	30 sq. ft.	

The property is located on the South side of Plymouth (33111), between Farmington and Woodring, Lot. No. 134-99-0003-004, C-2 Zoning District. Rejected by the Inspection Department under Zoning Ordinance 543, Section 18.50H(b),1, and Section 18.50H(o), "Sign Regulations in C-1, C-2, C-3 and C-4 Districts."

Henzi: Is there a motion to remove from the table?

Coppola: Mr. Chair.

Henzi: Mr. Coppola.

Coppola: Motion to remove from the table.

Baringhaus: Support.

Henzi: Moved by Mr. Coppola. Support by Mr. Baringhaus. All in favor, say aye.

Board Members: Aye.

Henzi: Thank you. Mr. Stroble, anything to add to this case?

Stroble: Not at this time, Mr. Chair.

Henzi: Any questions for the Inspection Department? Hearing none --

Pastor: Mr. Chair.

Henzi: Mr. Pastor.

Pastor: Do you know if there's any other variances on this site -- other signage?

Stroble: That I don't, at this time.

Pastor: Okay. Thank you.

Henzi: I remember, we gave one to the Rite Aid.

Pastor: Did we?

Henzi: Yeah.

Pastor: Okay.

Henzi: I can't think of anything else. Any other questions? Hearing none, will the Petitioner please come forward. Good evening.

Grenadier: Good evening. Josh Grenadier, of Sheldon Center, LLC, 24255 West 13 Mile, Suite 220, Bingham Farms, Michigan.

Henzi: Go ahead, tell us about the sign proposal.

Grenadier: So I'm here representing Sheldon Center. We are a large shopping center at Plymouth and Farmington Road, currently under redevelopment. We've got some out lots being built, and we're planning on redoing the façade of the plaza here in the next coming months. As part of this, we are trying to put a new sign for the entire plaza. We're here tonight asking for three different variances. The first is, a height variance. Just based on trying to get the sign above the Plymouth Road Development Authority fence, that would block the lower 48 inches. The second is the area of the sign, and the reason that we've asked for additional square footage is the electronic message board. In order to get a four foot -- or five-foot-wide panel, it's in a six-foot cabinet. So there's six inches on each side that don't necessarily represent copy, but according the rules, are counted as sign facing. And then also, the top portion, that is a limestone cap to match the Plymouth Road fence. It would be considered part of this sign, as well, and that's an additional eight inches on the top. And then the third request is that we get 100 percent electronic sign, rather than the 50 percent rule, and that would be to give all of our tenants a chance to have exposure on the sign. Basically, we feel -- if you put 20 tenants on one sign with very small letters, it basically makes obsolete. If we have a chance to use the sign as one large logo, or large message, we'd be able to give everyone exposure fairly and effectively.

Henzi: Can you describe how that would work. I mean -- is it going to alternate one tenant at a time, or something different?

Grenadier: The plan would be to alternate between a copy like this, where it shows logos, and then to like an individual tenant. Now this picture shows fixed and electronic, but for example a furniture show may a show a mattress and say -- you know -- this would be

398 or whatever. But, it would all, obviously, follow the rules, static images, no lights, no animation, no blinking. Things of that nature.

Henzi: Okay. Any questions for the Petitioner?

Grenadier: I will add. I do know that the lottery, also did get a sign variance for their wall sign. You asked that question.

Henzi: Okay. Thank you.

Pastor: Mr. Chair.

Henzi: Mr. Pastor.

Pastor: You know, you have a building being built in that area too. What are you -- what are they going to do for signage? Are they coming in front of us for more signage, as well?

Grenadier: No. This -- this monument would encompass all the tenants in the plaza.

Pastor: I'm talking about the building that's being built right now.

Grenadier: Right. So --

Pastor: They're going to want signage. Are they going to be asking for additional or larger signage on that building?

Grenadier: No. The signage package is already approved for that building, and this is separate of it. This would represent everybody --

Pastor: Did we -- did we have a variance -- was there any variances on that building?

Coppola: Jimmy John's -- yeah they came -- Jimmy John's. They came before us too. I just remembered that.

Pastor: Okay. So --

Grenadier: So the extent of their signage is on the building.

Pastor: Our ordinance reads that, you give an LED sign, as I recall -- I'm assuming that Mr. Fisher might be able to tell us this too, unless all of their signage were all in compliance. Is that true?

Fisher: That is correct.

Pastor: So now, not only is he asking for the largest LED sign in Livonia, that will change copy, but he also has other buildings with additional variances on that -- on those buildings.

Fisher: Yes, that's true.

Pastor: Okay. Thank you.

Henzi: Any other questions?

Pastor: Mr. Chair.

Henzi: Mr. Pastor.

Pastor: How often do you plan on this copy changing?

Grenadier: I believe that -- I can't remember the rules -- five or ten seconds.

Fisher: Five seconds.

Grenadier: Five seconds.

Pastor: So this copy's going to be changing every five seconds with a different logo or a different picture on it?

Grenadier: It would -- it would, basically, alternate between -- yes, like Chris Furniture -- a copy for that only, and then a panel with every logo of the entire plaza, and then back to maybe the Foodland, and then back to all of the tenants, and then maybe one of the bike stores in the back, and then all the tenants.

Pastor: It's almost like watching TV.

Grenadier: Well, I think the five second rule was created so that when you're driving by you just get one, possibly, two ads.

Pastor: Thank you.

Henzi: Any other questions?

Baringhaus: Mr. Chairman.

Henzi: Mr. Baringhaus.

Baringhaus: In the example of the sign where it has a number of logos displayed, do the tenants pay for the size of the logo and the placement of the logo no these advertisements?

Grenadier: No. We are doing this for the tenants. They are not getting charged additionally.

Baringhaus: So the sign will change with just tenant logos every five seconds -- on the sign is what you're -- was it?

Grenadier: Correct. Alternating between the logos and then an advertisement specific to the business.

Baringhaus: So in other words, you would see a sign with logos and then maybe a sign following that, two sandwiches at Jimmy John's for a buck?

Grenadier: Correct.

Baringhaus: Thank you.

Henzi: I -- I had another question. This is, maybe, one of the first -- or maybe the first request like this, that I recall. So typically, when we get a large monument sign like this it's -- it's not the electronic reader board. It's just a static sign. So I guess my question is, why do you need the reader board? Why can't you just have exactly the same size sign, but with fixed logos for the tenants?

Grenadier: Well -- I mean -- basically, the thought is the effectiveness, and our tenant -- our plaza can hold up to twenty tenants. So if that 40 square foot was divided into the 20 tenants you're talking about, 2 square foot per tenant. That's like this, and if you're try to look at that on Plymouth Road, it's basically, not effective. So the idea is to have that one image of the entire sign that would display an effective image -- the person would see it. If they're going to Foodland, they'd be able to turn in --

Henzi: Yeah, but that suggests somebody who's looking for Jimmy John's has got to drive by exactly when the Jimmy John's image is up, and if it's on Chris Furniture, they don't know there's a Jimmy John's.

Grenadier: Agreed, but the -- the idea is that if you have twenty tenants with small letters, you'd get zero percent readership. If we get one tenant with the entire sign, at least five percent of the people are getting that image. I mean -- the biggest problem is that how many tenants we have. My neighbors don't have this problem this problem because we don't -- you know -- you don't have plazas with twenty plus tenants on every corner. There's only a handful in the whole city.

Henzi: Any other questions?

Klisz: Mr. Chair.

Henzi: Mr., Klisz.

Klisz: Is there twenty tenants that exist there now?

Grenadier: No. There's maybe ten --

Klisz: Okay --

Grenadier: -- between the two buildings.

Klisz: It's the front on Plymouth Road and then it's the side of Farmington?

Grenadier: Correct.

Klisz: Okay.

Grenadier: And there was a -- there was a big vacancy. There was two stores in the middle of the plaza that take up 25,000 feet, and the idea on the site plan on the renovation is that those two stores are going to be chopped up into ten stores. So that will be slivers, and will need a bunch more signage.

Klisz: So, but they're going to be retail -- ten retail --

Grenadier: Yeah.

Klisz: -- but not like an office?

Grenadier: No. Retail, all retail.

Klisz: And the signs that exist there now --

Grenadier: There's just wall signage for each individual tenant.

Klisz: Right.

Grenadier: The monument sign -- or the pylon sign, I believe, was removed when Plymouth Road Development came through.

Klisz: Thanks.

Henzi: I just thought of another sign variance. There was a toy store --

Grenadier: Which is now gone.

Henzi: -- which is now gone, but we gave them a sign variance.

Grenadier: Yeah.

Henzi: Any other questions?

Baringhaus: Mr. Chairman.

Henzi: Mr. Baringhaus.

Baringhaus: This particular sign you're proposing, are there similar signs used outside of the Livonia area today?

Grenadier: I mean -- I've seen various signs. I have not seen, locally, that's -- that's been 100 percent electronic like I'm proposing. I have personally seen a few signs, California, Alaska, other places that have been a hundred percent, and I saw that look, and I was like that's the most effective thing I've ever seen, and that's what we're trying to go for.

Baringhaus: But as far as you know, this particular design of sign is unique to this area?

Grenadier: Well, no there's an exact same sign on Plymouth Road, between 275 and Newburgh, a dentist, that has a sign -- that's only half of the monument, but it's the exact same brand, electronic message center. It's probably a smaller proportion because of the size building.

Baringhaus: Do all -- do all retail complexes, like Sheldon, have tenant signs, or is it a mix, some do and some don't?

Grenadier: In Livonia?

Baringhaus: Yes.

Grenadier: I would say some do and some don't. I don't have one now so. And I know Wonderland, and most others do. It's definitely a very important part of a tenant's -- you know -- projected signs and everything.

Baringhaus: Have you had any feedback from other businesses on Plymouth Road regarding this type of sign in your proposal?

Grenadier: No, I have not.

Baringhaus: Thank you.

Henzi: Any other questions?

Fisher: Mr. Chair, if I could just --

Henzi: Mr. Fisher.

Fisher: Are you familiar with the polling that was done at PRDA – Plymouth Road Development Authority board with this?

Grenadier: I did not get the results, no.

Fisher: Well, they're pretty unanimous.

Grenadier: In my favor? Just checking. Any specific comments, or they're just yes or no?

Fisher: Well, there were a number of comments. One was, that this is a -- that there could be an outbreak of this sort thing. If one person gets it, then other people are going to want it. There's a sense of -- you know -- this might be acceptable in the daytime, but at night, it would be really obnoxious. And just generally that. The electronic portion of the sign is really what they had a problem with.

Grenadier: I do know that I have seen some signs that have been very bright at night, and I do -- I can't remember if it's in your ordinance or Ypsilanti Township, where I'm doing another sign like this, but they have a rule, and there's a setting in the sign, that automatically adjusts the brightness for day and night mode. So as soon as it hits dusk, the brightness goes down like ninety percent. So that at night, it's much less bright, but still effective, and it's not, like you would say, obnoxious and distracting. But we would plan on following all those rules. Now, I did spend some time with Mark Taormina, and did think a lot about our last meeting and your comments that were made, and if the Board is not going to accept our -- or really has a problem with a hundred percent electronic sign, I definitely am able to scaling that back as long as I was able to get the height requirement. And I did bring a rendering of what that sign would look like. If you want me to pass that?

Henzi: Sure.

Grenadier: So basically, three of the same images with different copies on top, and the lower half is fixed panels, but that is all the same sizes as the original proposal. It's just a twenty-foot message board, as opposed to a fifty-foot message board. And so assuming that you deny the request for the hundred percent electronic sign, what would be the path to challenge that at City Council, the actual ordinance, for everyone going forward? Is that something you just have to speak at City Council?

Fisher: Just write a letter.

Grenadier: Write a letter?

Fisher: Yeah.

Grenadier: Get the ball rolling. Because I personally think that there's -- I do not think it will look obnoxious. I think I've done well. It can be ten times better than any sign any shopping center's ever had. So I personally feel that should not be a rule, and I think I've done right that everyone would see, but would be a good thing. But I'm not necessarily ready to do that right now. So I would like -- I would like to get a monument sign ordered and ready so that when we're finished with the project, we have a complete -- a complete package there.

Henzi: Okay. Any other questions?

Coppola: Mr. Chair, just a clarification.

Henzi: Mr. Coppola.

Coppola: So the renderings you just showed us, was half and half? Half the sign was --

Grenadier: The top was electronic. The bottom half was just traditional fixed panels with black.

Coppola: Okay. And you said that there was potential up to twenty -- twenty site -- twenty units in that --

Grenadier: Correct.

Coppola: And that sign showed you had -- had ten tenants in half of it. So theoretically, you could put twenty tenants in the whole thing?

Grenadier: Theoretically, but that goes -- basically the -- the business with a sign with twenty small things on it -- I mean -- the ten --

Coppola: And which ten would get -- get to have their name on the fixed sign? Which ten would not get their name on the fixed sign?

Grenadier: That would probably come down to -- I mean the seniority calculation would be how big your square footage was, or how much your rent was.

Coppola: Is that generally how it's done in other --

Grenadier: If I was to have to pick half of my tenants for something, I would do it by the amount of rent paid.

Coppola: Okay. Thank you.

Henzi: Any other questions? Hearing none, is there anyone in the audience who wants to speak for or against the project, please come on up. Seeing no one coming forward, are there letters?

Baringhaus: Yes, Mr. Chairman. There are two letters. Letter from Barbara Lanzon, 11589 Farmington Road, Livonia. Letter of objection, (letter read).

Henzi: Okay. Thank you. Mr. Grenadier, anything you want to say in closing?

Grenadier: Nope. Thank you for your time.

Henzi: Thank you very much. I'll close the public portion of the case, and begin the Board's comments with Mr. Klisz.

Klisz: I think it's important to note here the -- even though the Plymouth Road Developmental Authority did not actually meet on it. They did discuss it, and the first one I saw here was that they don't have a problem with the sign -- you know -- pedestal, it's blocked by the fence, and I appreciate their efforts to maintain the similar feel of brick and lime stone. However, I would be opposed to how big the electronic portion of the sign is. I think I agree with that -- that I definitely think that it's a big sign is fine. It's a big complex, but the electronic part of it be a hundred percent would be something that we have not done. It doesn't fit within our -- our existing signage in the city. That may change with the a change -- a change in the law, but as it sits, I would support something that would be the fifty percent -- electronic fifty percent static, that was presented here this evening.

Henzi: Mr. Coppola.

Coppola: I somewhat echo -- echo the comments. I mean -- what really kind of concerns me is -- is this is -- first we're talking about a sign so that people know where these stores are. And then the next thing you know, you're -- you're turning it into an advertisement, and I'm not a real fan of the advertisements. And when I saw the rendition, especially half and half, that really turned me off. I have no problem with the height. I think there is a hardship with the height based on the design with the -- with the -- with the wall. I think that's -- that's definitely a hardship and -- requires some type of consideration. The size, I think you could argue because of the number of potential tenants, I think you could argue a little bit bigger sign might be appropriate to accommodate the tenants. Although, some of the tenants will be much closer, like a Jimmy John's, I don't know much more signage you'll need than what's really on the building. Do you really need a monument sign? There's two other proposed buildings that would be frontage that probably don't really need to be on the monument. The one on Farmington -- I mean -- it's got Farmington frontage, probably not the best, maybe it doesn't need it. I don't know. But, electronic messaging board -- you know -- it's -- it's -- to me -- you know -- I saw those things too. I

saw them all over Las Vegas. And to tell you the truth, I don't like them. And it's hard for us to control how they're used once they've gone up. We've had this problem with some of the other one's that we've approved, I won't name any specifically, that are abusing their privilege, and it's very hard to -- to manage that and to monitor that. Something this size would be -- would -- is not the -- the slippery slope I want to start with. So I -- I -- I am completely -- you can have -- from my perspective, you can have the height, you can have the size -- no electronic message board.

Henzi: Mr. Baringhaus.

Baringhaus: I share Mr. Coppola's feelings regarding the sign height and the sign size. I think it can be argued there's a hardship in those two areas, and those are justified. In terms of the electronic message center, you have twenty businesses in there with twenty signs on it. That's identification, and I think if people need to locate these particular businesses, an electronic sign along Plymouth Road, really doesn't have as much impact. There are other alternatives. They can search for these businesses online. This is a community shopping complex. A lot of the stores are going to become known to the community just from passing by them on a day to day basis. I see a large electronic message center, as in other cities, and quite frankly, they are a distraction while you are driving. Again, the Plymouth Road Development Authority is not in favor of this. I don't think an electronic message board of that size is in character with the area. So based on that, I'm not in support of the variance.

Henzi: Mr. Pastor.

Pastor: Well, I agree. I will not support this variance. There are already variances on this piece of property. Our -- our ordinance really doesn't allow us to allow an electronic sign on this piece of property because of the other variances that exist. Besides that, when you look at the picture that he presented to us with all the logos on it, it looks very nice. The moment you see a mattress or a sandwich on there, it -- I -- I just -- there's no way I can support this, at all. So I can support the height of the sign, if it's a stagnant sign. That's not a problem. The size I can support, but I will not support any reader board, whatsoever.

Henzi: Mr. Schepis.

Schepis. Thank you, Mr. Chairman. First of all, thank you for the work that you're doing at that location. It's going to be a big improvement. I would also agree that you have a hardship with respect to the -- to the height and -- and the size of -- of -- of the signage. You have a number of tenants there, and I don't think what you've asked for, as far as the size goes, is unreasonable. But I do echo the -- the -- the comments of the rest of the

Board with respect to the electronic portion of the sign. I can't support it. I think it changes the nature of -- of -- of that area, and -- and based on some of the other feedback we've received, I think that -- you know -- I just can't support that.

Henzi: Ms. Campbell.

Campbell: I would also like to say thank you for developing this property. I think it will be a big improvement. I think you do have a hardship regarding the size of the sign. I think I would agree to the larger sign, but I agree with the other Board members. I don't like the look of the -- of the display, and the advertisements. So I would have to say I oppose this.

Henzi: Yeah, I -- I have to agree on, I think, Mr. Schepis's point, that this would change the character of Plymouth Road. This is something that I definitely agree with. The Petitioner may be able to convince City Council that these types of signs are the wave of the future, perhaps, maybe if it was -- if it looked exactly like the -- the picture that we've got in our packet, it just looks like a more modern version of what exists throughout the city. But like everyone else has said, once it changes and you see a mattress for sale, I just -- I don't like it, wouldn't approve it, but I would approve the first two variances. So floor's open for motion.

Coppola: Mr. Chair.

Henzi: Mr. Coppola.

Upon Motion by Coppola supported by Pastor, it was:

RESOLVED: APPEAL CASE NO. 2017-06-34 (Tabled on June 13, 2017): An appeal has been made to the Zoning Board of Appeals by Sheldon Center, LLC, 24255 W. 13 Mile Road, Ste. 220, Bingham Farms, MI 48025, seeking to erect a sign, resulting in excess sign height, sign area and excess size of electronic message center area.

<u>Sign Height:</u>		<u>Sign Size:</u>		<u>Electronic Message Center Size:</u>	
Allowed:	8 ft.	Allowed:	40 sq. ft.	Allowed:	20 sq. ft.
Proposed:	13.ft.	Proposed:	50 sq. ft.	Proposed:	50 sq. ft.
Excess:	5 ft.	Excess:	10 sq. ft.	Excess:	30 sq. ft.

As Revised by the Board at the hearing

<u>Sign Height:</u>	<u>Sign Size:</u>	<u>Electronic Message Center Size:</u>
Allowed: 8 ft.	Allowed: 40 sq. ft.	Allowed: 0 sq. ft.
Proposed: 13.ft.	Proposed: 50 sq. ft.	Approved: 0 sq. ft.
Excess: 5 ft.	Excess: 10 sq. ft.	Excess: 0 sq. ft.

The property is located on the South side of Plymouth (33111), between Farmington and Woodring, Lot. No. 134-99-0003-004, C-2 Zoning District. Rejected by the Inspection Department under Zoning Ordinance 543, Section 18.50H(b),1, and Section 18.50H(o), "Sign Regulations in C-1, C-2, C-3 and C-4 Districts," **be granted in part and denied in part for the following reasons and findings of fact:**

1. The uniqueness requirement is met because the of the height being impacted by the brick wall, and the size being impacted the potential number of units.
2. Denial of the variance would have severe consequences for the Petitioner because without proper signage it could make it a distressed location, which would also impact the community.
3. The variance is fair in light of its effect on neighboring properties and in the spirit of the Zoning Ordinance because there are a number of other large signs in the area.
4. The Board received 0 letters of approval and 1 objection letter from neighboring property owners.
5. The property is classified as "General Commercial" in the Master Plan and the proposed variance is not inconsistent with that classification.

FURTHER, This variance is granted with the following conditions:

1. The approval is for the proposed sign height of 13 feet, and the sign size proposed at 50 square feet.
2. The sign be illuminated during operating hours and consistent with the surrounding areas.
3. The electric reader board is denied in its entirety.
4. That the sign be constructed in the location and otherwise designed as proposed.

ROLL CALL VOTE:

AYES: Coppola, Pastor, Schepis, Campbell, Baringhaus, Henzi

NAYS: Klisz

ABSENT: None

Henzi: The variance is granted as to one and two, denied as to three, with the conditions that we just discussed. Thanks very much.

Grenadier: Thank you.

Previous Minutes

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Baringhaus: Any comments by the Inspection Department?

Hanosh: None at this time.

Baringhaus: Any questions for the Inspection Department? Thank you. Good evening. Can you please state your name and address, please.

Grenadier: Good evening. Josh Grenadier. Sheldon Center, 24255 West Thirteen Mile, Bingham Farms, Michigan.

Baringhaus: Thank you. Can you please describe your variance request for us?

Grenadier: Yes. As you guys may know, I'm doing a redevelopment of the entire plaza. We got City Council approval a little over a year ago to do some outlot development and redo the facade of the shopping center. Basically, coming in here today to ask for three things regarding the sign. The first thing would be the sign height. My hardship is that Plymouth Road has a fence, a brick and black iron fence that pretty much blocks the first four and a half feet of visibility if the sign was behind it from Plymouth Road, which is where I'm trying to show the sign to. The sign size from 40 feet to 50 feet is just to add the small words at the top that say, "Sheldon Park Village," to distinguish the shopping center from the park that's behind it. And then the electric message center, we're asking for 50 square feet when only 20 is allowed, and the hardship is that we're going to have upwards of at least 23 tenants and it would be impossible to represent all of them on half of the sign in a fixed portion. So what we'd like to do is have the electronic sign for the

entire sign that so we can change logos and copy every 10 seconds. That's what I'm asking for.

Baringhaus: The businesses within the shopping complex though, won't they have separate signage as well?

Grenadier: The businesses do have wall signs on the front of the plaza, yes.

Baringhaus: About what size would those be?

Grenadier: They're typically one square foot for every foot of frontage, so anywhere from 20 to 100 square feet.

Baringhaus: It strikes me as pretty good visibility from Farmington or Plymouth Road. Do you think that those signs would be sufficient without the use of the electronic sign considering the fact even with the electronic sign you can't display all the businesses at once?

Grenadier: Yeah. I think that every bit of signage helps. I think that all of our tenants have complained and requested a ground-based signage since the Plymouth Road corridor was redeveloped and our sign was removed. Business owners are always looking for more signs. The electric display will give us the opportunity to like advertise special sales or things that are going on that week as opposed to a static sign that's just the name of the business.

Klisz: Mr. Chair.

Baringhaus: Mr. Klisz.

Klisz: Question for the legal department: What are the rules regarding the electronic sign changing? Isn't it a longer period of time? Isn't that a problem we ran into like with McDonald's changing every 10 seconds and --

Fisher: Well, what the McDonald's you're talking about actually is it has -- the sign actually sort of moves or simulates movement, so it isn't just -- their thing isn't just five seconds. It's during some phases it's constant, which is also not something you're supposed to do pursuant to these rules. It's going to take me a minute to look it up, but I can tell you.

Grenadier: Could I add something?

Baringhaus: Sure.

Grenadier: We did see the whole section of the rules and the sign company is aware of it, it's all programmable as far as the brightness, the length of the message, the ability to animate. Even the flips in the message is not allowed under the rules, so it would literally be a five-second static picture and then it would flip to another static picture. What we were thinking was -- and I have some pictures, but one picture would be maybe 10 tenants' logo, it would snap to another picture, it would be an individual tenant based on a sale or a promotion that they're doing, and then the next slide it would flip back to the multiple logos and then it would repeat in that fashion for all day long.

Klisz: You mentioned how many tenants are going to be potentially in there?

Grenadier: 23.

Klisz: How many is in there now?

Grenadier: We have seven in the main building and then five in the back on Farmington Road, the back building. It was basically -- as part of the redevelopment, there's a big chunk of space that we're going to be splitting into 10 suites. Right now it's two large suites, the old Entertainment Tonight Video and the old Dollar General. So the idea with the new facade is to have individual storefronts every 20 feet in that area so that it becomes more of a gathering place for many tenants rather than in the past it's been a half a dozen huge tenants.

Klisz: Thank you.

Baringhaus: Just for a clarification -- I apologize if you already said this -- the sign will be located where on the property again?

Grenadier: There's a childcare in the northeast corner and that's where the main entrance is, so it would be right at that entrance.

Baringhaus: The main entrance off Plymouth, correct?

Grenadier: Correct. It's quite a ways from the intersection. It's probably about five to 600 feet.

Baringhaus: Do you have any signage planned on the Farmington Road side?

Grenadier: No, we do not.

Baringhaus: What made you consider an electronic sign versus just static signage for each of the businesses?

Grenadier: Well, we really dislike the look of a sign with 20 plus sign panels on it. I think that's pretty busy; the smallness of the letters kind of makes it ineffective to read as you're driving anyway. The electronic sign we've been seeing in the industry pop up a lot in other states, a lot in California, Texas, it's been shown in trade publications and it's raising revenue of the different stores by having a changeable sign that's addressable to like the weekly sale. We're doing this in another plaza we have in Ypsilanti Township, and the Subway there says that they can run a lunch ad and double their business some days just by putting that message out there.

Baringhaus: Have you looked at static signage in multiple locations rather than one sign with 20 panels in it? Maybe three locations of six to seven panels in it along Plymouth Road as opposed to one electronic sign?

Grenadier: We have not considered that, but I have -- I mean it comes to mind driving down a freeway in California, they had a big mall that had a number of signs -- also Great Lakes Crossings does something similar.

Baringhaus: Similar.

Grenadier: They have a number of vertical signs. Something we thought about, but under the ordinance it just says the one sign for a property this size.

Baringhaus: Any questions? Anybody in the audience want to speak to this? No. Do you have letters?

Coppola: I do. I have a letter of objection from Barb Lozen at 11587 Farmington Road. (Letter read.) Letter of objection from Joe Lanzon, 11589 Farmington. (Letter read.)

Baringhaus: Do you have some final comments or remarks you'd like to make?

Grenadier: I'm not familiar with those addresses. I believe that would be north of Plymouth Road on Farmington possibly. We have a -- it's a very large center. We're investing over two million dollars into it right now. By the end of summer, we're going to on have a brand new parking lot, brand new building, building out in the parking lot with a Jimmy John's in it and a brand new facade on the building. We'd love to continue the image to portray it more into the future on the cutting edge as opposed to what's been typical in the past. We're trying to put a little extra touch on the property and make it better for all the residents around us.

Baringhaus: Thank you.

Neville: Mr. Chair.

Baringhaus: Mr. Neville.

Neville: Going back to the electronic messaging, is it your intention -- is the sign going to go off when the establishments are closed for the day?

Grenadier: I don't have any problem with that. Foodland is open 24 hours, but I don't see any reason to like foresee midnight or maybe even 11 o'clock. I mean I'm definitely open to having it completely off --

Neville: Okay.

Grenadier: -- or maybe to a black screen with just the logos and just -- I don't know which pictures you guys are looking at. I do have a couple shots.

Neville: At the very end there are about three.

Grenadier: If I could just -- you guys could just pass these real quick. It's basically four of the same picture just with a different sign face on it. And when I said the black sign, that would just mean -- here's one with just the black with logos. And that's actually what -- this is I believe what the sign company put in the application, so that would be like affixed where it's mostly black. I guess I could add that the architecture of the sign is not to match the Plymouth Road Development Authority look with the brick and limestone caps. And the little extra square footage on the actual sign was to keep that limestone cap to be able to do an inlaid name of the shopping center. The actual electronic TV screen is 40

square feet, the actual display, but it's just the ancillary stuff on the side.

Baringhaus: So both examples are -- this would be an example of your logo display and then you can have the ability to program to switch to individual store promotions if --

Grenadier: Right.

Baringhaus: -- you choose as well?

Grenadier: That's what we would like to do.

Baringhaus: Any other questions or comments?

Fisher: Mr. Chair, can I ask a question?

Baringhaus: Yes, Mr. Fisher.

Fisher: I can see in the -- when you went before the Planning Commission you got a PRDA review of your proposals and they endorsed them, but I don't see anything in here that indicates that PRDA has reviewed this proposal.

Grenadier: I have not spoke with Mark about this, no, directly.

Fisher: Is there any reason why?

Grenadier: I did not know that that would help or hurt my case. But Mark has been very -- obviously, we've been through a lot to get to where we're at already and he has been nothing but a support for the project.

Fisher: Thank you.

Baringhaus: Thank you. Any other final comments?

Grenadier: No. I'm at your mercy.

Grenadier: Thank you. We'll close the public portion of the meeting and start with Mr. Neville.

Neville: I think given the nature and the location where you're planning to erect the sign and the size of the shopping center, I don't have a problem with that. Where I'm wrestling with anything is

with respect to the electronic messaging, and I guess -- because I think Larry's might even have a sign that lights up on the building, if I'm not mistaken.

Grenadier: Yeah. They do have a wall sign that says, "Larry's Foodland, Open 24 Hours."

Neville: Yeah. So I guess with respect to the electronic messaging, my thought is no problem with approving the variances subject to the fact that the display go off at midnight and perhaps come back on again at seven a.m.

Grenadier: Reasonable. Probably save electricity too.

Neville: I'm sorry?

Grenadier: That would probably save electricity too.

Baringhaus: Mr. Klisz.

Klisz: I think the project is great. It looks fabulous. You've gone through all the steps and obviously it's a year into it. I think looking at it there's three variances requested. The first two I have no problem with whatsoever; the height, you've explained your hardship very well with the brick wall. If the sign is below the brick wall it's kind of worthless, so bringing it up so it can be seen, I think the height exception is an easy one. This overall size, the fact that it happens to be bigger, again, that doesn't bother me. I guess the crux of the whole thing -- and Mr. Neville brought it up and I think we've all been kind of looking at it because we've been struggling with the electronic message boards. I mean they're allowed, but they're heavily restricted. They don't necessarily -- if you get them, they can only be half a sign and then there's the different rules and regulations regarding that. Who knows, maybe that ordinance is going to change and maybe things will be different if that's the way of the future.

But the hardship I guess with the electronic message board, just because they can make more money at their craft by having an electronic message board is not a hardship that we can grant. In fact, it's exactly the opposite. The reasons why we're suppose to deny them is not just to make more money. I think that maybe while I like to get things moving along and whatnot, I think this would be one where a tabling motion to have it maybe considered by the Plymouth Road Developmental Authority as well as heard by the full Board, I

think let everyone kind of chime in on this and come up with some maybe different ideas that aren't being addressed today and it might pass great next time. But I think it's just one that should probably get some more scrutiny.

Baringhaus: Thank you. Mr. Coppola.

Coppola: First of all, I really like what you're doing with the site. I think the improvement on that corner is fantastic. But I don't believe you were here when we started the meeting, and one of the things that we mentioned is that there's only four members of the Board here out of seven. You need four to have an approval; one of the four disapproves and you're denied. So we at that point ask if anybody wants their petition to be tabled, which might have been something you probably would have wanted to do to be heard from a larger Board.

From my perspective, what you're asking for here including the electronic messaging board is something different than we've ever seen before, and I would want to hear the input from the other Board members that aren't here before I make a decision. I get some of the hardships you have here in regards to some of the requests, but this is something that opens -- from my perspective -- a huge Pandora's box with regard to electronic signage and I want to make sure that I hear the input of all the Board members. So saying that, what I'm trying -- I'll keep to short now -- I suggest tabling it.

Baringhaus: Thank you. I agree. I think this would be appropriate to table tonight as well, again, due to the fact that we have four Board members present and we don't have a full Board to review it and get their feedback on it as well. I agree; I think you're doing some terrific things with the site. It's definitely going in the right direction. Mr. Fisher brought up a very good point about the review of the PRDA and getting their feedback and input as well. I like the idea that you're restricting the time that the sign would be on during the day and then restrict it at night itself. I like the idea of the rotating logos. I don't know if I'm a real fan of the individual promotions being displayed on the sign as well, and another question I have is the total area of the electronic message board as well. So with that again, I would be in favor of tabling it and reviewing it at a future Zoning Board meeting. Floor is open for a motion.

Grenadier: Could I add one thing? Coming here today, the most important thing for me was the height of the sign. And if you gentlemen are okay with the height, I would be willing to back off the

100 percent of the electronic sign and go with the ordinance of the 50 percent if that would make this -- if anyone likes that idea. If you'd still like to table it, I'm okay with that also. This project is obviously a longterm thing. It's not like a couple weeks or anything.

Baringhaus: Thoughts?

Neville: You're stating that you'd be -- your proposal is to abandon the electronic messaging altogether?

Grenadier: No. I would be okay with sticking to the rule of 50 percent electronic message sign. So 50 percent of the sign area could be electronic, the other 50 percent would be a typical --

Klisz: I'd want to see it, what it would look like as a revised plan. So I think still -- again, I hear what you're saying and we can consider compromises and whatnot. But just changing the whole concept of it, I think it still should come back. You can bring it as a different proposal or whatnot, you can come back with the exact same thing and we can certainly discuss it next time. In fact, maybe you have an alternate proposal that we can consider as well. Might be an idea.

Grenadier: Okay.

Neville: As far as the -- what meeting might be available for them to come back?

Baringhaus: Next one would be July 25th. Yes, July 25th.

Fisher: Were you envisioning having him go before PRDA or is that --

Coppola: Is that something we can require?

Fisher: I don't -- well, I don't know why you can't set conditions for them to come before this body.

Coppola: Was there ever a -- you mean conditions before?

Fisher: People go before PRDA before coming before this body routinely.

Coppola: No, I get that. I understand what you're saying. I think it would be a good recommendation for him to do such because it would

make -- their input would be helpful for us and potentially for you. So I don't know if we -- I'm not sure I'm comfortable demanding it, but I would suggest it and support it and would be more favorable on a proposal with their input.

Baringhaus: Question: Can we put that as a condition to the tabling motion?

Fisher: Well, yes. I don't think there's any problem with that.

Baringhaus: Thank you. Real fine. As I said, there's a motion on the floor to table this variance. Does someone want to make a recommendation on the conditions?

Klisz: Yes. The condition, we would recommend that you bring it before the Plymouth Road Developmental Authority prior to coming back and then they can give us a recommendation. I'm not going to stay you have you to, but we'll suggest it. That would be my condition to the tabling motion.

Baringhaus: Do you agree, Mr. Klisz? I'm sorry. Mr. Coppola.

Coppola: Yes.

Baringhaus: So the motion is to table it with the recommendation that the proposed variance and signage be reviewed by the PRDA.

Upon motion by Klisz and supported by Coppola, it was:

RESOLVED: APPEAL CASE NO. 2017-06-34: An appeal has been made to the Zoning Board of Appeals by Sheldon Center, LLC, 24255 W. 13 Mile Road, Ste. 220, Bingham Farms, MI 48025, seeking to erect a sign, resulting in excess sign height, sign area and excess size of electronic message center area.

<u>Sign Height:</u>	<u>Sign Size:</u>	<u>Electronic Message Center Size:</u>
Allowed: 8 ft.	Allowed: 40 sq. ft.	Allowed: 20 sq. ft.
Proposed: 13 ft.	Proposed: 50 sq. ft.	Proposed: 50 sq. ft.
Excess: 5 ft.	Excess: 10 sq. ft.	Excess: 30 sq. ft.

The property is located on the South side of Plymouth (33111), between Farmington and Woodring, Lot. No. 134-99-0003-004, C-2 Zoning District. Rejected by the Inspection Department under Zoning Ordinance 543, Section 18.50H(b),1, and Section 18.50H(o), "Sign Regulations in C-1, C-2, C-3 and C-4 Districts," **be tabled to allow the Petitioner to be heard by a full Board, and the Board recommends**

that the sign be reviewed by the Plymouth Road Development Authority prior to the Board's next meeting.

ROLL CALL VOTE:

AYES: Klisz, Coppola, Baringhaus, Neville

NAYS: None

ABSENT: Henzi, Pastor, Schepis

Baringhaus: The motion is tabled at this point. To get back to schedule for the July 25th meeting, call Marilyn at the Building Inspection Department.

Grenadier: So I have to call them and get it rescheduled?

Baringhaus: Yes. And that will be for the July 25th meeting.

Grenadier: Can I ask for the next meeting? I think I'm out of town that day.

Baringhaus: The next meeting would then be August 15th, and you'd have to have your materials submitted July 19th.

Grenadier: Okay.

Baringhaus: Thank you.

Grenadier: Good evening.

Baringhaus: We have one more item, Mr. Fisher. It's the fence proposal.

Fisher: Yes. Mr. Klisz reminded us during our last meeting that there was the idea to go from five feet in the side yard on these privacy fences to six, because we're now routinely granting the variance from five feet to six. And Randy had suggested also allowing people to come in front of the back building line if necessary to enclose a side door. So those were the two proposed changes, and you can discuss them now or you can take them with you and be ready next time or whatever you want to do. I guess the idea would be if you like that, then adopt a resolution recommending to City Council that they consider this.

Hanosh: I think we're talking six feet on corner lot --

Fisher: Right.

Hanosh: -- on the street side.

Fisher: Yeah. Where it's normally -- it's now required to be five and it'd go up to six.

Baringhaus: I did one initial reading of it. I'd certainly like to hear everybody else's views on it as well. Maybe it might be something we might want to read again, come back with any thoughts at the next meeting for the discussion and recommendation.

Klisz: I think that makes sense especially since there's only four of us.

Coppola: Yeah. I'd want the whole Board to probably --

Klisz: Yeah, if we're going to discuss this, if we're going to at least -- we may not have a complete full Board next time but we might have six or whatever. So allow everyone to consider it and then we'll address it at the next one.

Coppola: Put it on the next meeting agenda.

Baringhaus: For the June 27th meeting we'll review it then. Okay. Thank you. We do have one set of minutes to approve.

Coppola: Mr. Chair.

Baringhaus: Yes, Mr. Coppola.

Coppola: I motion to approve the meeting minutes from May 23rd, 2017 as presented.

Neville: Support.

Baringhaus: Supported by Mr. Neville. All those in favor, say, "Aye."

Board: Aye.

Coppola: Mr. Chair.

Baringhaus: Mr. Coppola.

Coppola: I move to adjourn.

Baringhaus: Support?

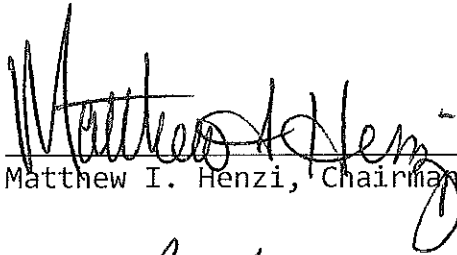
Klisz: Support.

Baringhaus: Motioned to adjourn by Mr. Coppola, supported by Mr. Klisz. All in favor, say, "Aye."

Board: Aye.

Baringhaus: Meeting adjourned.

There being no further business to come before the Board, the meeting was adjourned at 9:28 p.m.


Matthew I. Henzi, Chairman


James M. Baringhaus, Secretary

/jms

**ADOPTED BY THE LIVONIA CITY COUNCIL AT THE REGULAR MEETING OF
JANUARY 20, 2016**

#38-16 RESOLVED, that having considered a communication from the City Planning Commission, dated December 21, 2015, which transmits its resolution #12-91-2015, adopted on December 15, 2015, with regard to **Petition 2015-11-08-18, submitted by Sheldon Center, L.L.C.**, in connection with a proposal to renovate and expand the existing commercial shopping center (**Shelden Park Village**) including remodel the exterior façade of the existing shopping center building, reconfigure the layout of the parking lot, construct a freestanding full service restaurant, and obtain preliminary approval for two (2) future commercial buildings, located at the southeast corner of Plymouth and Farmington Roads (33111 thru 33251 Plymouth Road) in the Northwest 1/4 of Section 34, the council does hereby concur in the recommendation of the Planning Commission and Petition 2015-11-08-18 is hereby approved and granted, subject to the following conditions:

1. That the Site Plan marked Sheet SP-1 and the Enlarge Site Plan marked Sheet SP-2, both dated December 10, 2015, as revised, prepared by J2BA Architects, are hereby approved and shall be adhered to;
2. That the parking lot shall be repaired, resealed and restriped as necessary to the satisfaction of the Inspection Department. Parking spaces shall be doubled striped at ten feet (10') wide by twenty feet (20') in length;
3. That the Landscape Plan prepared by Stewart Hass & Associates, as received by the Planning Commission on December 11, 2015, is hereby approved and shall be adhered to;
4. That all disturbed lawn areas shall be sodded in lieu of hydro-seeding;
5. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition;
6. That the Floor Plan and Elevations – Large Building Plan marked Sheet A-3 dated November 20, 2015, prepared by J2BA Architects, is hereby approved and shall be adhered to;
7. That the Farmington Road Elevation - Small Building Plan marked Sheet A-4 dated December 10, 2015, prepared by J2BA Architects, is hereby approved and shall be adhered to;

8. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building;
9. That the issues as outlined in the correspondence dated December 4, 2015, from the Fire Marshal, including the recommendation of installing a Ladder Port/Ladder Receiver, shall be resolved to the satisfaction of the Fire Department;
10. That a significant number of dumpster enclosures shall be located throughout the development and within a practical walking distance from the buildings and the number, distance and locations shall be approved by the Inspection Department
11. That the three walls of the trash dumpster areas shall be a minimum of seven feet (7') in height, constructed out of the same brick used in the construction of the buildings or in the event a poured wall is substituted, the wall's design, texture and color shall match that of the buildings and the enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass and maintained and when not in use closed at all times;
12. That this site shall meet either the City of Livonia or the Wayne County Storm Water Management Ordinance, whichever applies, and shall secure any required permits, including soil erosion and sedimentation control permits;
13. That all light fixtures along the front part of the development shall not exceed twenty feet (20') in height and those at the back of the site shall not exceed twenty-five feet (25') in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadways;
14. That only conforming wall signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals;
15. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the buildings or around the windows;
16. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and

17. Pursuant to Section 19.10 of Ordinance #543, the Zoning Ordinance of the City of Livonia, this approval is valid for a period of ONE YEAR ONLY from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

APPEAL CASE 2013-08-35: Sheldon Center, LLC, 24255 13 Mile Road, Suite 220, Bingham Farms, MI 48025, on behalf of Lessee, My Hobby Place and Toys, 33201 Plymouth Road, Livonia, MI 48150 seeking to construct a wall sign upon a tenant space resulting in excess sign area.

Henzi: Mr. Kearfott, anything to add to this case?

Kearfott: Not at this time.

Henzi: Any questions for the Inspection Department? Hearing none will the Petitioner or Representative please come forward? Good evening.

Petitioner: How do you do. My name is Carl Grenadier, I'm one of the members of the Sheldon Center, LLC, who owns this shopping center there at Plymouth and Farmington Road. I'm here on behalf of my tenant that will open up the new My Hobby Place and Toys and we're looking for a variance with the signage because of the frontage. The space is 11,000 feet, it's shaped in an L-form which is about 60-foot in the front but it's over 100 foot in the back and it sets back from Plymouth Road about 350 feet. So, consequently we went to the requirements of the ordinance and to be visible from the road, people would have a hardship reading the sign from Plymouth Road.

Henzi: Mr. Grenadier, I have a question for you. In your application you wrote that the building depth, increase in frontage, decreases the amount of sign, are you saying because this is a deep building?

Petitioner: Yes, it is extraordinarily deep.

Henzi: It's 11,000 square feet, if it was configured a different way, they'd have much longer frontage?

Petitioner: Exactly.

Henzi: Okay.

Petitioner: Yeah, typically, you know properties that are build today are only about 75 feet deep whereas this is 150 foot deep.

Henzi: Okay.

Petitioner: And as I say it is L-shaped and it is only 60 foot in the frontage but it's over 100 feet in the rear.

Henzi: Any other questions?

Duggan: Mr. Chair.

Henzi: Mr. Duggan.

Duggan: I just want to clarify, you own the whole strip, the whole strip mall right there?

Petitioner: Yes.

Duggan: What is the size of the Larry's Foodland, I know that you said the larger frontage means a larger sign, do you know off the top of your head the size of Larry's Foodland or the Rite-Aid right next to you?

Petitioner: I'd be guessing.

Duggan: What would you say?

Petitioner: Larry's Foodland is approximately 14,000 feet. The Rite-Aid is probably about 12,000.

Duggan: How does this one compare to those ones?

Petitioner: Well, it's almost equal in size. This is about 11,000 feet.

Duggan: What about, what was right next to this, was there a lottery place?

Petitioner: Yes, that's right, State of Michigan.

Duggan: What size is that?

Petitioner: Well, I think that's only about 8,000.

Duggan: Okay, thank you.

Henzi: Any other questions? No. Is there anybody in the audience who wants to speak for or against the project? If so, come on up.

Laing: My name is Lisa Laing, I'm the owner of the business. My address is 34123 Trillium Court in Livonia. My two biggest concerns about the sign issue was most of the other signs in the complex are larger and I'm concerned that if our sign is the 60 square feet it will be drowned out a little bit from the size of the other signs. So I'm just trying to keep it a little bit more in proportion with the other businesses, the size of the signs of the other businesses in the complex. And I was concerned about the visibility from the road, you know, because it is set so far back from Plymouth Road that if people are driving by, I do want them to notice our sign and that will be good for business. And that also brings us back to the issue of the other signs being larger also, so those are my two biggest concerns.

Petitioner: It will make it more uniform with the other tenants.

Henzi: There was something in the application about the fact that your store is sort of a specialty store, you have people that come from all over, not just one corner of Livonia but all over Metro Detroit; why is that?

Laing: I'm trying to do something unique that you don't see in toy stores anymore. I don't want to be Toys R Us, I don't want to be your typical big box store, I do a lot of unique things for kids like special play areas for doing like a custom design by having a tree in the store for interactive, so kids will go into it and do activities, so I'm trying to make it a destination so I'm hoping word of mouth spreads and people that come just out of curiosity's sake. And also, we do have a lot of toys and hobby items that you just can't find anymore. So I'm hoping this combination of everything that will just make it special.

Henzi: Mrs. McIntyre.

McIntyre: Is My Hobby Place a franchise or is this an independent?

Laing: I started in my garage twelve years ago. It's mostly internet actually up to this point. Up until recently we were mostly 99 percent and we're partnered with Amazon, and I have a small little retail store on Levan just across from the Ford plant, but the intention of that store wasn't --- it was more internet and the store was kind of an afterthought because we just wanted to kind of see how it would go and now it's been two years since we've had that place, I wanted to have something special.

McIntyre: I knew I had seen your location, okay, thank you.

Henzi: Any other questions? Are there letters?

Caramagno: There's an objection from Joe Lanzon, 11589 Farmington Road, (letter read).

Henzi: Is there anything you would like to say in closing?

Petitioner: Not specifically, just that it is a hardship because it is so far set back from Plymouth Road, 350 feet, and most of these other signs were grandfathered in, you know, so I'm trying to make them all uniform in size.

Henzi: Okay, thank you.

Caramagno: The lottery sign, is it 60 square feet?

Petitioner: I don't know for sure, I thought there was a variance on that sign as well.

Caramagno: Scott, do you know?

Kearfott: I don't know how big the square feet signage is on that but I know we granted a variance for a much larger sign. Rite-Aid has 76 extra square feet.

Caramagno: 76 feet additional?

Kearfott: Yes.

Caramagno: And two signs?

Kearfott: Actually they've removed one of them, there's only one excess sign now.

Henzi: But we approved two.

Kearfott: I believe you did. There were three at one time, but I believe it's down to two, that's what I read.

Caramagno: We don't have a picture of all the signs on the building for the purpose of how it would look in comparison, obviously you don't want to give My Hobby and Toys a sign much larger than you say you give the Foodland or anything else?

Petitioner: Indeed, indeed, that's what I was trying to achieve is uniformity.

Fisher: In further answer to your question, the variance that was granted for the lottery was not a 60 square foot sign because according to the minutes which hopefully you have in your packet, it was 40 square feet.

Caramagno: Okay, thank you.

Henzi: Anything else you'd like to say?

Petitioner: No.

Henzi: I'll close the public portion of the case and begin the Board's comments with Mr. Duggan.

Duggan: You know I was initially hesitant to grant the signage but you being the owner coming to us, you're trying to achieve uniformity with the whole strip mall there, in proportion to the other signs it's even a little smaller so I will be in support.

Henzi: Mrs. McCue.

McCue: I agree just for consistency's sake I think it would look very off to have a lot smaller sign to the other signs in the strip mall and it is, that strip is definitely set back a little bit further off of Plymouth Road than others so I will be in support.

Henzi: Mr. Sills.

Sills: I've been in Livonia for fifty years and I remember Sheldon Center was one of the only shopping center that you could go to years ago and I'd like to see it continue. If there's anything I dislike it's driving by and seeing a great big void, nothing in it. And I don't think that your petition for the sign is out of order at all, I think it would conform with the rest of the signs. And the other thing is the building, the space that we're

looking at is in the center of all the rest of the building and with the new sign I think it will be easier to make out rather than one on the end or something like that so I will be in support.

Henzi: Mrs. McIntyre.

McIntyre: I will be in support for the reasons mentioned, that it will be esthetically pleasing, the size of the sign relative to the other signs to their frontages. I am delighted that you're going to try and make a go of a new type of business in Livonia. I can't think of any other existing independent toy or hobby stores. I think that signage is really important for that kind of a business and I'm delighted again to see that shopping center fill in, especially with something that will drive traffic, bring family, I think is great so I would have no objection to it.

Henzi: Mr. Caramagno.

Caramagno: Well, I certainly would support as well. A sign needs to be effective, a sign that you can't see from the road is no good. And because this building sits so far off of Plymouth Road, I think the variance is fair and I will be in support.

Henzi: I agree as well with the comments that were already made, I would be in full support. So the floor is open for a motion.

Upon motion by Sills, supported by

RESOLVED: APPEAL CASE NO. 2013-08-35: Sheldon Center, LLC, 24255 13 Mile Road, Suite 220, Bingham Farms, MI 48025, on behalf of Lessee, My Hobby Place and Toys, 33201 Plymouth Road, Livonia, MI 48150 seeking to construct a wall sign upon a tenant space resulting in excess sign area.

Wall Sign Area

Allowed: 60 sq. ft.

Proposed: 90 sq. ft.

Excess: 30 sq. ft.

The property is located on the south side of Plymouth (33201), between Farmington and Woodring, Lot No. 134-99-0003-004, C-2 Zoning District. Rejected by the Inspection Department under Zoning Ordinance 543, Section 18.50H(b)2 "Sign Regulations in C-1, C-2, C-3 and C-4 Districts," **be granted for the following reasons and findings of fact:**

1. The uniqueness requirement is met because the business is filling vacant space and encouraging new business in Livonia and because of the depth of the shopping center frontage from Plymouth Road.
2. Denial of the variance would have severe consequences because there are many vacant spaces and the area is beginning to look like a ghost town, but this is a step in the right direction.

3. The variance is fair in light of its effect on neighboring properties and in the spirit of the Zoning Ordinance because the businesses adjacent to Petitioner's have the same size sign Petitioner is seeking a variance for.
4. The Board received no letters of approval and one (1) objection letter from neighboring property owners.
5. The property is classified as "General Commercial" in the Master Plan and the proposed variance is not inconsistent with that classification.

FURTHER, This variance is granted with the following conditions:

1. That the sign not exceed the dimensions proposed.

ROLL CALL VOTE:

AYES: Sills, McCue, McIntyre, Duggan, Caramagno, Henzi

NAYS:

ABSENT: Pastor.

Henzi: The variance is granted with that one condition, you cannot exceed the dimensions proposed.

Petitioner: Understood.

Henzi: Good luck.

Petitioner: I thank you for your support.

APPEAL CASE NO. 2013-08-36: Attilio Sylvestri, on the east side of Sarah (20690) between Eight Mile and Sarah Beth Lane, seeking to construct a single family dwelling resulting in deficient front yard setback.

Henzi: Mr. Kearfott, anything to add to this case?

Kearfott: Not at this time.

Henzi: Any questions for Mr. Kearfott?

Petitioner: My name is Attilio Sylvestri.

Henzi: Hold on a sec. Scott, we approved several variances in this neighborhood.

Kearfott: I've got them marked off.

Henzi: Were any for front yard setbacks?

Kearfott: Josie Court, 20689, front and rear yard deficient, granted 9.4 feet in the front yard. On Sarah, corner house, 20695, front yard deficiency granted. Sarah Beth, front yard deficiency, 10 feet. Laurel Court, front and rear yard granted, 8.85 feet in the front yard, and 34643 Sarah Beth, front yard deficiency of 10 feet granted. And there's probably more, I didn't go through the whole neighborhood, just the immediate area within 300 feet.

Henzi: Thank you. Go ahead, please introduce yourselves.

Petitioner: (Attilio) Frank Sylvestri, he'll speak for me.

Petitioner: (Frank) My name is Frank Sylvestri, my address is 51045 Sunday Drive, Northville, 48167. And I'm helping my dad, I'm going to help him construct a home. His address is 18948 Gary Lane, Livonia.

Henzi: Mr. Sylvestri, are you the builder?

Petitioner: (Frank) I am a builder and he's just going to --- he's just going to build his own home but I'm going to help him. We've built in Livonia before. My brother and I have built Arbor Woods Condos on Ann Arbor Trail between Wayne and Newburgh, so we're kind of familiar but it's been a while since building in Livonia.

Henzi: The way that I understand your application, you're coming into that front yard deficiency because you had to bring the garage forward, is that basically it or am I wrong?

Petitioner: (Frank) Yes. We thought that the lot was bigger. When he bought the lot, he was told it was 145 feet deep and it's only 130.

Henzi: Okay.

Petitioner: (Frank) And the home is only 2200 square feet, he's downsizing, but most of the houses in there are larger, they're probably close to 3,000 average. So if those houses are fitting on there and I know a lot of them are colonials, the majority of them had to get front and back variances.

Henzi: Okay. Can you tell us about the building materials?

Petitioner: (Frank) It's going to be all brick and limestone.

Henzi: Any other questions.

Duggan: Mr. Chair.

Henzi: Mr. Duggan.

Duggan: Did the homeowners association turn down your proposal?

Toloday: My name is Pete Toloday, I'm the president of the homeowners association.

Duggan: All right, go ahead.

Toloday: I'm at 20684 Sarah Road, I'm right next door to Mr. Sylvestri's property. Part of the reason why I'm here tonight is because the board received a request from Mr. Sylvestri that we frankly weren't --- didn't completely understand the setback, where it was being measured from. We weren't sure if the 40-foot setback was measured from the curb or from the sidewalk or wherever it was measured from, Mr. Kearfott and Ms. Murphy explained to me before the meeting started that it was 901 feet from the house side of the sidewalk, the house side of the sidewalk on the street, it's ten feet from the curb so it would be about 45, 46 feet, the house would be 45, 46 feet off of the curb. The homeowners association when they read the letter thought that it was 35 feet off of the curb and that would be 15, 16 feet closer to the road than my home and we thought that would look unusual. So we were not going to approve this request. But given my new understanding that it's measured from inside of the sidewalk, that would be 46 feet and that's only 5 feet closer to the road than my home and I don't have any issues with that. And the board did not have an issue with it as long as it was 40 feet off of the road. So it's going to be 46 feet, we do not have a concern. Now you may see letters that say otherwise but I think that's more attributable to not understanding the Zoning Ordinance.

Henzi: Okay, thank you. While we're at it, I suppose I'm going out of turn here, but I just want to nail this down because believe me having heard the variances that have come before us, we've wrestled with issues, I can't tell you how many times, with respect to this subdivision. And were you aware before tonight that there have been many variances granted because folks have come to us and said I can't build the type of house for this neighborhood on the size of lot that I've been given?

Toloday: I was not previously aware that deviations had been approved, Mr. Sylvestri had pointed it out to me at a prior meeting that other people had shorter setbacks and I

understand the issue because of the lot size. Our bylaws mandate a certain size home, I mean Mr. Sylvestri's home is going to be 2,200 square foot ranch, I've seen the plan, the minimum required is a 2,100 square foot ranch and so with a house that size it does not surprise me that a variance has been requested in the past.

Henzi: And everyone is supposed to have a three-car garage and not everybody does?

Toloday: Everybody is supposed to have a three-car garage, Mr. Sylvestri has a two and a half car garage. The board approved his request to do the two and a half car garage because there are other two car garages in that neighborhood, one of which is directly across the street from him.

Henzi: I just want to feel you out because your predecessors had been here and strenuously objected at times and I wanted to let you know at least, this is my opinion, this is a neighborhood where the lots are not big enough for the types of homes that are mandated by the bylaws and that's why we're still have issues like today.

Toloday: There's been a bit of a rift in the neighborhood in the past, it doesn't surprise me that the prior board would oppose them, deviations that were being requested. I'm newly elected, you know, and we're trying to move forward. Personally I think it's great that Mr. Sylvestri is building on the lot. We get a lot of car traffic in our neighborhood of people scoping out empty lots and I've got five kids, my kids are playing in the yard and there's cars constantly coming in, we don't have a thruway, cars are constantly coming through our neighborhood looking for empty lots and parking next to my yard, writing down phone numbers on signs, I think it's great that this lot is going to be utilized and the house is being built. I'd love to see the neighborhood filled up. So I support this request.

Henzi: And are you happy with this style? Because I mean this is a pretty nice looking house.

Toloday: It's a very nice looking house and we are supportive of it. It's all brick and stone, it's a little larger than the minimum required, it's very attractively designed.

Henzi: Thank you. And I apologize for going out of order, it's just that we have such a history with this with the Board.

Toloday: I'm not surprised.

Henzi: You know, making objections, there's a long history to this subdivision before any homes were built and that's why I wanted to get some feedback and I appreciate that.

Toloday: I appreciate your concern.

Henzi: Any other questions? There's nobody else in the audience, are there any letters?

Caramagno: Nazzareno and Adrian Troiani, approval, (letter read.), writes an approval from 34635 Sarah Beth Lane. An objection by Wendy Murray at 20693 Josie Court, (letter read). Josephine Slappey at 20698 Sarah Road, writes an objection, (letter read). Anthony Calo at 34643 Sarah Beth, writes an approval, and that's all we've got.

Toloday: If I may make a comment?

Henzi: Sure.

Toloday: The two individuals that submitted objections, Wendi Murray and Josephine Slappey, are fellow board members and again their objections resulted from our misunderstanding of where the setback are baselining from.

Henzi: Okay, thank you. Gentlemen, anything that you'd like to say in closing?

Petitioner: (Attilio) I've got four addresses, where they're 33 feet from the garage. One is 33, one is 31, one is 25 and one is 32. So mine is 35. We're talking about five feet, so no big deal.

Henzi: Okay.

Petitioner: (Attilio) I appreciate if you approve.

Henzi: Okay. Thank you very much. I'll close the public portion of the case and begin the board's comments with Mrs. McCue.

McCue: All things considered, everything that's been discussed with the number of variances that have been approved in the neighborhood, the limited amount of variance that he's going for, to me it makes a lot of sense and the style of the house is acceptable to that area, so I will support.

Henzi: Mr. Sills.

Sills: I'll be in support. I don't think 5-foot deviations is that much feet and we shouldn't be so concerned about it in this particular subdivision.

Henzi: Mrs. McIntyre.

McIntyre: God bless people who take on subdivision board leadership roles, there are thankless jobs and then there are really thankless jobs, but you know, it's a constant struggle and I think it kind of speaks to your neighborhood and spirit that you came here tonight to represent the board and explain their misunderstanding. There would be no reason that I can see to object to this. We're getting a beautiful new home in Livonia, we're getting a very nice subdivision and the people are working very hard to get a very desirable sub, they're going to get a house that fits in terms of footprint, in terms of setback and everything else.

Henzi: Mr. Caramagno.

Caramagno: I'll support your position.

Henzi: Mr. Duggan.

Duggan: Yes. I, too, will be in support.

Henzi: I, too, will support it. I mean there's no way I could object to this seeing as we've granted variances to similar petitioners in the past for exactly the same reason and it's just not their fault. I mean the lots are a certain size and they're building homes of a certain type and size required and they can't do it without a variance so the floor is open for a motion.

Upon motion by McIntyre, supported by Sills, it was:

RESOLVED: APPEAL CASE NO. 2013-08-36: Attilio Silvestri, 18948 Gary Lane, Livonia, MI 48152, seeking to construct a single family dwelling resulting in deficient front yard setback.

Front Yard Setback

Required: 40. ft.

Proposed: 35 ft.

Deficient: 5 ft.

The property is located on the east side of Sarah (20690), between Eight Mile and Sarah Beth Lane, Lot No. 014-08-0008-000, R-4 Zoning District. Rejected by the Inspection Department under Zoning Ordinance 543, Section 4.05 "Schedule of Minimum Front and Rear Yard Requirements in R-1 through R-5 Districts," **be granted for the following reasons and findings of fact:**

1. The uniqueness requirement is met because of the size of the lot and other variances granted in the neighborhood.
2. Denial of the variance would have severe consequences for the Petitioner because it would force him to change all plans for the construction of the home.
3. The variance is fair in light of its effect on neighboring properties and in the spirit of the Zoning Ordinance because of the overwhelming number of similar variances granted in the same neighborhood.
4. The Board received two letters of approval and two objection letters from neighboring property owners.
5. The property is classified as "Low Density Residential" in the Master Plan and the proposed variance is not inconsistent with that classification.

FURTHER, This variance is granted with the following conditions:

1. That it be built as presented.
2. That it be completed within nine months.
3. That once construction commences, that it be enclosed within 90 days.

ROLL CALL VOTE:

AYES: McIntyre, Sills, McCue, Duggan, Caramagno, Henzi

NAYS:

ABSENT: Pastor

Henzi: The variance is granted with three conditions, you've got to build it as presented, it's good for nine months which means you have nine months in which to complete it and then once construction commences, you've got ninety days to enclose it.

Petitioner: (Frank) Thank you.

Henzi: Good luck.

Petitioner: (Attilio) Thank you very much, I appreciate it.

(8:32 #1/2344)

APPEAL CASE NO. 2011-06-28: Sheldon Center, LLC, 24255 West Thirteen Mile Road, Suite 220, Bingham Farms, MI 48025, on behalf of Lessee State of Michigan, 530 W. Allegan Street, Lansing, MI 48933, seeking to erect a wall sign resulting in excess wall sign area.

Wall Sign Area

Allowed:	40 sq. ft.
Proposed:	60 sq. ft.
Excess:	20 sq. ft.

The property is located on the south side of Plymouth (33231) between Farmington and Woodring.

Henzi: Mr. DeMeyer, anything to add on this one?

DeMeyer: The Department has nothing to add at this time.

Henzi: Any questions for the Inspection Department? Hearing none, good evening, can you tell us your name and address?

Petitioner: Yes, Josh Grenadier, 33231 Plymouth Road.

Henzi: Mr. Grenadier, go ahead and tell us why the request for the wall sign?

Petitioner: Basically, I came here tonight to ask you for a slight increase in size for the wall sign. I have a building there that's 150-ft. deep. When you apply the standard calculation it seems to – it seems to be unfairly small for the size of the building. For example, I have two buildings on the site, one of them is 150-ft. deep, and one of them is 60-ft. deep. If I had an identical 1,200 ft. tenant, the Farmington Road side building could have a 20 ft. sign, the Plymouth Road could have a 9 ft. sign; however, it's six times further away from the road on Plymouth than it would be on Farmington. So, because of the distance from the road and the depth of the building I feel that the sign is a little bit too small for what we need and I'm here on behalf of a new tenant, the State of Michigan.

Henzi: Dennis, I thought of a question. Didn't we grant a variance for Rite Aid for excess wall sign?

DeMeyer: I believe we did back in 1995.

Henzi: I thought we renewed it. You don't see it?

DeMeyer: No.

Henzi: Okay. Any questions for the Petitioner?

Pastor: Mr. Chair.

Henzi: Mr. Pastor.

Pastor: You said this is a slight increase. Well, I count it as a 50% increase because – and the height of your letters – I saw it here some place – justifies me why we need such tall letters. I understand you're far back from the road, but it seemed to me that these letters are going to be taller than the rest of the shopping center letters. I may be wrong, but that's how I viewed it.

Petitioner: I'm looking at a picture from Plymouth Road. When I look at the signs, the Food Land, the Bingo Hall are obviously very large. The Rite Aid as well. The Dollar General which just moved in a few years ago is, I believe it is 60-sq. ft, it has 60-sq. ft. of frontage and I believe when you look at that sign I feel like it's very hard to read from the street as far as the letter sizes. And I just simply feel that the letter heights that are available from, you know, an average of 350-ft. I think it's difficult to read and I feel like the, you know, any customer of the building would also find it difficult to read.

Pastor: I'm sorry, I know I read it here some place, but what is the height of your lettering?

Petitioner: I don't have that with me.

Pastor: I know I read it here.

Petitioner: In my application I thought the sign was –

Moran: 21 to 26 inches.

Pastor: Okay. So, you're only asking for five more inches in height.

Petitioner: Yes.

Pastor: Okay. Thank you.

Harb: Mr. Chair.

Henzi: Mr. Harb.

Harb: Maybe Inspection could talk about this, but on the Zoning Board Meeting of August 22, 1995, it is suggested the Rite Aid pharmacy signs were 24 inch red channel letters, do you think that would be the case now?

DeMeyer: I couldn't answer that, Ken.

Petitioner: I would believe – I'm looking at this picture, I would agree with that and if I may add that when I look at all the signs, the six of them, I feel like the Rite Aid is the

second smallest next to the Dollar General as far as readability from the street. I'd be happy to share this picture with you if I could.

Harb: Yes, I would love to see that. Now, what you are asking for is 26 inch channel letters for the lottery but not for Michigan?

Petitioner: The dimensions that I gave I believe was just for that lottery segment because it is the largest. These are the pictures, basically, Rite Aid. This is a banner that if anyone saw, the banner is actually the 40-sq. ft. that it's allowable under the ordinance and there's a closer picture. You can see the banner in that picture.

Caramagno: Are you saying the banner is up now, that's what's up there now?

Petitioner: There is a banner up there now and the banner would conform without a variance.

Caramagno: Okay. I thought so. Thanks.

Henzi: Do you have more questions?

Harb: No, thank you.

Moran: Sir, did you say the Dollar General is 60-ft, 60-sq. ft?

Petitioner: I believe so.

Moran: So, it's the same size?

Petitioner: Yes, except that the Dollar General is spread out so ours would be kind of stacked half the width - double the height.

Moran: Its still 60 sq. ft?

Petitioner: I believe so. I mean, the square footage --

Moran: Are you sure yours is large enough, I mean, you're going to put 15 letters in 60-sq. ft. and they have 13 letters in 60-sq. ft. and you think theirs is too small; is you're going to be adequate?

Petitioner: Well, we came up with the 60-sq. ft. number just to try not to offend the Board, to feel like it's somewhat of a justifiable addition, but I do think that it's going to be, I think it's going to be fine. I think the Lottery would be readable at the 25 inches which is just slightly bigger than the Rite Aid sign and I think it will fit in with all the neighbors.

Moran: Thank you.

Henzi: I think I know the answer to this, but yours isn't specific but what's the purpose for the tenant? Who are the folks that are going to be looking to use this?

Petitioner: It is the State of Michigan Regional Lottery Office. Its main purpose is serving – it houses salesmen that work for the Lottery that go out to various liquor stores or party stores and grocery stores and then the other half of the operation is a payment center for any redemption of a lottery ticket, I think over \$500.00. You would come to the site and they will cut you a check. They have a big box of the big ones that you see. The real checks that you want the ones that are 6-ft. wide. They have a couple of those in the back.

Henzi: And then the other thing is just a comment but, I am almost certain that we approved a variance for Rite Aid to have wall signs on each corner, Plymouth and Farmington Road; does anybody remember that?

Petitioner: That is how it exists. They have two signs.

Henzi: Right.

Petitioner: On each side, or one on each side.

Henzi: For how long?

Petitioner: I've only been affiliated with the property for about 12 years and as long as I've – since '99 so.

Henzi: Okay.

Petitioner: It's always had it since '99.

Henzi: Okay.

Petitioner: And it's been the same sign.

Henzi: It's been the same sign, never replaced?

Petitioner: Not since '99, no. It's actually one of the things that I did discuss with them because Rite Aid has a new look to their signs, you know, we actually talked at length with Rite Aid a few years ago tearing down that corner of the shopping center and rebuilding the new – it's called Customer World Model, the Rite Aid with the fancy white rounded outside and the deal did not go through, but one of the things I've been asking them is if they would upgrade their signage and I would even contribute to that a little bit to update the look of the Center a little bit, but I haven't been successful.

Henzi: Maybe I missed remembering Rite Aid wanted double signage on another property and use that as evidence for why we should give it to him, any other questions?

Aloe: Mr. Chair.

Henzi: Mrs. Aloe.

Aloe: Did these stores have addresses on their fronts?

Petitioner: The addresses are above the front door which is set back from the parking lot even, you know, about 10 or 12 ft. there's a canopy.

Aloe: So you for sure wouldn't see the address, right?

Petitioner: Not from the road, no.

Aloe: Okay. Thank you.

Henzi: Any other questions?

Caramagno: Mr. Chair.

Henzi: Mr. Caramagno.

Caramagno: It's a service center I understand you said that, where's that service center now; where does it operate now?

Petitioner: Dearborn Heights. They moved from Dearborn Heights actually their sign in Dearborn Heights was 100-sq. ft. for the same size, they're a little bit more relaxed sign ordinance and I actually felt that that sign was obnoxiously large. I don't have a picture with me.

Caramagno: So, they're leaving Dearborn Heights and coming here?

Petitioner: They have left Dearborn Heights and they're coming here, yes.

Caramagno: How long has that building been vacant?

Petitioner: That store was vacant since Dollarific left which must be seven, six, seven years, quite a while.

Henzi: Anything else? Okay. Seeing no one in the audience to come forward, can you read the letter?

Caramagno: Approval from Phil Hoehn [10950 Farmington Rd.] (letter read).

Henzi: Mr. Grenadier anything you would like to say in closing?

Petitioner: No.

Henzi: Okay. I will close the public portion of the case and begin the Board's comments with Mr. Caramagno.

Caramagno: I don't think the sign is too large for the purpose. Signs need to be effective. They've got to be able to grab people off Plymouth Road and if they can't do that, then why have them there. Your pictures that you passed around tonight were a good description of that. When you look at the banner that's there, that clearly to me isn't large enough to see from Plymouth Road. So, what you're proposing here I think is fair and I'm in support.

Henzi: Mr. Moran.

Moran: I'm in support. I think the sign is quite reasonable and descriptive. 350- ft. setback, I like that the Petitioner used a guideline. I'm not sure if I would subscribe to it, but for the first time someone has come and said we need this size sign for every 10-ft. of distance rather than just because that's what we need. I appreciate that and again I think the real uniqueness here is you only have 40- sq. ft. of frontage, to be limited to a description of a business because the frontage is - the shape of the building long and narrow would be unreasonable so for those reasons I'm in support.

Henzi: Harb.

Harb: I agree. I believe the banner is too small. I think 60-sq. ft. is better although I'm afraid that everyone is going to want an additional 50% on their signs as well. Up and down Plymouth Road they're going to say, see, you gave it to them.

Petitioner: Pay attention to the depth.

Harb: But there is a uniqueness here and that's the reason why I am supporting this.

Henzi: Mr. Pastor.

Pastor: Normally I would not support a package such as this being 50% over, but I really do appreciate you bringing those pictures to me because when I drove up to the building, I'm looking at the sign on the building I'm not looking at it on Plymouth Road. So, because of those pictures I have changed my mind and I will be in support.

Henzi: Mr. Sills.

Sills: Dearborn Heights loss is our gain. I'll be in support.

Henzi: Mrs. Aloe.

Aloe: Well, I think the Petitioner truly has an identification hardship. I mean, most people when they go to find anything any more is they Google it and if they Google it and they get the address, they're never going to see the address at 350-ft. back from Plymouth Road, so I think this sign is warranted and I will be in support.

Henzi: I will too. Plymouth Road is a very busy road and this shopping center sets back a great distance from Plymouth Road; therefore, I think the request is reasonable and I will approve. The floor is open for a motion.

Upon Motion by Moran, supported by Pastor:

RESOLVED, APPEAL CASE NO. 2011-06-28: Sheldon Center, LLC, 24255 West Thirteen Mile Road, Suite 220, Bingham Farms, MI 48025, on behalf of Lessee State of Michigan, 530 W. Allegan Street, Lansing, MI 48933, seeking to erect a wall sign resulting in excess wall sign area.

Wall Sign Area

Allowed:	40. sq. ft.
Proposed:	60 sq. ft.
Excess:	20 sq. ft.

The property is located on the south side of Plymouth (33231) between Farmington and Woodring be granted for the following reasons and findings of fact:

1. The uniqueness requirement is met because the tenant's building space is limited to a disproportionately small amount of signage due to the unique dimensions being long and narrow, and the location of the sign being significantly back from the main thoroughfare.
2. Denial of the variance would have severe consequences for the Petitioner because the signage that is permissible under the ordinance would not be adequate for visibility from the road.
3. The variance is fair in light of its effect on the neighboring properties and in the spirit of the Zoning Ordinance because it is consistent with other signage in the neighborhood.
4. The Board received one (1) letter of approval and no letters of objection from neighboring property owners.
5. The granting of this variance will not adversely affect the purpose or objective of the Master Plan because the property is "General Commercial" under the Master Plan, and the proposed variance is not inconsistent with that classification.

FURTHER, this variance be granted with the following conditions.

1. That the sign be built as presented to the Board.
2. That the sign must be erected within one year.

ROLL CALL VOTE:

AYES: Moran, Pastor, Aloe, Caramagno, Harb, Sills, Henzi

NAYS: None

Henzi: The variance is granted with those two conditions. You have to erect as presented and do so within one year.

Petitioner: All right. Thank you very much.

Henzi: Good luck.

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250

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PUBLIC NOTICE December 20, 2024

APPEAL CASE NO. 2024-12-41, 33500 W Seven Mile Road: an appeal was made to the Zoning Board of Appeals by Seven Mile/Farmington Venture, LLC, on behalf of Lessee Meijer, Inc., seeking to erect a sign package resulting in an excessive number of wall signs, total wall sign area, wall sign size and directional signs in excess sign size.

Number of Wall Signs

Allowed: 2
Proposed: 6
Excess: 4

Maximum Area

Allowed: 494 sq. ft.
Proposed: 506.5 sq. ft.
Excess: 12.5 sq. ft.

Maximum Wall Sign Size

Allowed: 200 sq. ft.
Proposed: 253.7 sq. ft. (sign D1)
Excess: 53.7 sq. ft.

Maximum Directional Sign Size

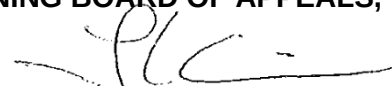
Allowed: 2 sq. ft.
Proposed: 6 sq. ft. (sign C4) and 4 sq. ft. (sign C5)
Excess: 4 sq. ft. and 2 sq. ft. respectively

This Mixed Development Center property is located on the north side of West Seven Mile (33500), between Farmington Road and Norwich Road, Lot. No. 016-99-0016-003, C-2, General Business, rejected by the Inspection Department under Livonia Zoning Ordinance, Sections 11.08 (3) – Sign Regulations in C-2 districts & 11.06 (8): Exempt Signs..

THE LAW REQUIRES THAT OWNERS OF PROPERTY LOCATED WITHIN 300 FEET OF THIS PROPERTY BE NOTIFIED OF THIS REQUEST IN WRITING. THIS IS YOUR NOTIFICATION. YOU ARE NOT REQUIRED TO RESPOND TO THIS LETTER.

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, January 7, 2025, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,



Timothy Klisz, Secretary

Petitioner will incur a \$100 rescheduling fee for every failure to appear.
In accordance with Title II of the Americans with Disabilities Act as it pertains to access to Public Meetings, the Zoning Board of Appeal's Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs.
Please call 734-466-2250 if you need assistance.

Case No: 2024-12-41
Meeting Date: January 7, 2025

[illegible]

Signature: _____

Address:



CITY OF LIVONIA
INSPECTION DEPARTMENT

**REJECTION OF APPLICATION FOR PERMIT
BECAUSE OF NON-CONFORMITY TO ZONING ORDINANCE LIVONIA VISION 21**

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

Applicant <u>Seven Mile/Farmington Venture, LLC.</u>	Address <u>17800 Laurel Park Drive North, Ste 200C, Livonia,</u>
Owner <u>(same as applicant)</u>	Address <u>continued: MI 48152</u>
Lessee <u>Meijer, Inc.</u>	Address <u>2929 Walker Ave., Grand Rapids, MI 49544</u>
Location <u>North</u>	Side of <u>33500 West Seven Mile</u> Street
Between <u>Farmington</u>	And <u>Norwich</u>
Lot No./Parcel No. <u>016-99-0016-003</u>	Subdivision <u>(unplatted)</u>
Zoning District <u>C-2</u>	Lot Size <u>16.54 acres</u> Alley <u>n/a</u>
Present Use <u>General Business - commercial</u>	Proposed Use <u>(Same)</u>
Present Building Size <u>n/a</u>	Proposed Building Size <u>n/a</u>
Present Height of Building <u>n/a</u>	Proposed Height <u>n/a</u>
Allowable Lot Coverage <u>n/a</u>	Proposed Lot Coverage <u>n/a</u>

Proposal: Seeking to erect a sign package resulting in an excessive number of wall signs, total wall sign area, wall sign size and directional signs in excess sign size. Number of wall signs allowed: 2; Proposed: 6; Excess: 4. Maximum area allowed: 494 sq. ft.; Proposed: 506.5 sq. ft.; Excess: 12.5 sq. ft.. Maximum wall sign size allowed: 200 sq. ft.; Proposed: 253.7 sq. ft. (sign D1); Excess: 53.7 sq. ft.. Maximum directional sign size allowed: 2 sq. ft.; Proposed: 6 sq. ft. (sign C4) and 4 sq. ft. (signs C5); Excess: 4 sq. ft. and 2 sq. ft. respectively.

Reason for Rejection Livonia Zoning Ordinance, sections: 11.08 (3) Sign regulations in C-2 districts & 11.06 (8) Exempt Signs

Deficient Side yard _____	Deficient Front Yard _____	Deficient Rear Yard _____
Deficient Lot Area _____	Deficient Lot Area Per Room _____	Encroachment _____
Excessive Lot Coverage _____	Excessive Height _____	Increasing No. Units <u>4 (11.08 (3))</u>
Use Prohibited _____	Deficient Parking Spaces _____	Increasing Area and Bulk <u>See remarks:</u>

Remarks Total area increase of all wall signs: 12.5 sq. ft.; Bulk increase of wall sign (D1): 53.7 sq. ft. (11.08 (3)); Bulk increase of Directional sign C4: 6 sq. ft. (11.06 (8)); Bulk increase of Directional signs C5: 2 sq. ft. (11.06 (8)).

Plans and Application examined by _____ Date _____

APPLICATION FOR VARIANCE

Seven Mile/Farmington Venture LLC, 17800 Laurel Park Drive North, Suite 200C, Livonia, MI, 48152 248.262.1000
C/O (Schostak Brothers & Company, Inc. as Agent, same address and tel)

(Owner of Premises)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)
Meijer, Inc.	2929 Walker Ave NW, Grand Rapids, MI	49544		616.735.7992	

(Lessee)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)
To be provided at time of Sign Installation Permitting					

(Contractor)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)
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The property address is 33500 West Seven Mile Road, Livonia, Michigan, 48152

Please note that if you need more space to answer any of the following questions, you may use a separate page or the back of this page. Simply identify your response(s) with the number of the question you are responding to.

1. Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they? See Attached Narrative

2. Give legal description of property involved, or attach a deed or other document which contains the legal description of the property:

Separate Legal Attached

A variance can only be granted if a hardship or practical difficulty with the property makes the variance necessary. Under the City's Zoning Ordinance, a practical difficulty exists only if (a) the difficulty is exceptional and peculiar to the property, and does not exist generally throughout the City, (b) the difficulty involves more than mere inconvenience, inability to earn a higher financial return, or both, and (c) the variance would be fair to the neighbors and others who might be affected, as well as those who do not have this variance.

3. Please explain how the practical difficulty you claim is unique to your property, and does not exist elsewhere in the City:

See Attached Narrative

4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:

See Attached Narrative

5. Explain why you think this variance would be fair to the neighbors and others who might be affected.

See Attached Narrative

6. Have you sought an amendment to the zoning ordinance which would permit your proposed project under your current zoning? If yes, please describe the outcome of this process:

See Attached Narrative

7. If you have not attempted to have the zoning ordinance amended, why hasn't this attempt been made?

See Attached Narrative

8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: See Attached Narrative

9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? See Attached Narrative

Please see the separate instruction sheet for plans, fees, and other information which should be submitted with the application. **Note** that if an agent or attorney signs the application on behalf of the owner, said agent or attorney must provide written proof of his or her authority to act on the owner's behalf. ALL INTERESTED PARTIES ARE REQUIRED TO ATTEND THE ZONING BOARD OF APPEALS MEETING. NON-ATTENDANCE BY ANY INTERESTED PARTY MAY RESULT IN YOUR CASE BEING TABLED AND THE APPROPRIATE FEE BEING ASSESSED.

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

The undersigned being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanying information and data are in all respects true and correct to the best of (his/her) knowledge and belief, and that the undersigned personally undertakes to see that the property will be used and developed in compliance with all applicable ordinances and any conditions imposed in connection with any variance which may be granted in response to this application.

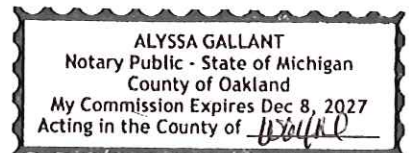
Signature of property owner: David H. Johns

Please print name of property owner: Senstec Brothers & Company, Inc.

NOTE: Please provide Letter of Authorization on official letterhead if not signed by owner of the property, as well as the deed and property transfer affidavit.

Subscribed and sworn to before me this 17th day of October, 2024

Alyssa Gallant
(Notary Public, Wayne County, Michigan)
My Commission expires 12-8-27



Any decision of the Board favorable to the applicant will remain valid only as long as the information or data relating thereto are found to be correct and the conditions upon which the resolution was based are maintained.

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated 10/18/24, which reads as follows:

Excess Number Signs

I certify that (a) the petitioner is not in violation of any ordinance other than the provision(s) sought to be waived in the foregoing application, (b) all applicable fees have been paid, and (c) I have examined the foregoing application, and find that said application is complete, and that the City Zoning Ordinance, Ordinance No. 543, as amended, prohibits the proposed project unless a variance is granted by the Zoning Board of Appeals.

[Signature]
(Supervisor)

Application for permit filed No

Violation Issued No



17800 Laurel Park Drive North, Suite 200C
Livonia, MI 48152
248.262.1000
www.schostak.com

DAVID H. JOHNS
Vice President
Development and Construction Division

direct: 248.357.6152
johns@schostak.com

October 18, 2024

Matt Stierna
Building Inspector
City of Livonia
33000 Civic Center Drive
Livonia, MI 48154-3097



**RE: Meijer Grocery Sign Variance Submittal and ZBA Agenda Request
7 Mile Planned General Development
33500 W. Seven Mile Road
Livonia, MI**

Dear Mr. Stierna,

Per your recent conversation with Erik Fix of my office, we respectfully request to be placed on the November 19th Zoning Board of Appeals Agenda for the variances requested for the proposed Meijer Grocery store to be located at the above address.

Enclosed please find the following documents (1 Copy each) for your review:

- Application For Variance and Signage Variance Responses document dated October 18, 2024
- Site Plan, Sheet C-2.0 dated August 19, 2024
- Meijer Building Elevation Plan dated July 10, 2024
- Sign Detail Plan, Sheet C-5.2 dated August 19, 2024
- #683 Exterior Signage Review Presentation dated August 15, 2024

The payment check for the Variance Request was delivered on October 15th to the City under separate cover from Fishbeck (Check from Fishbeck, check no. 201211 in the amount of \$450). We apologize for any inconvenience with this separate mailing.

Please let us know if you have any questions or require any additional information.

Sincerely,

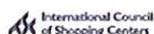
SEVEN MILE/FARMINGTON VENTURE, LP

By: Schostak Brothers & Company, Inc.
Its: Managing Agent

By: David H. Johns, VP Development & Construction
Its: Authorized Representative

DHJ/amg

ec: Erik Fix



INSTRUCTIONS FOR COMPLETING APPLICATION FOR VARIANCE

Identify owner and any lessee of the property as to which you are asking for a variance. Only an owner of property (or an agent who provides the Board with written authority from the owner) can ask for a variance.

Line 1: Often, the deed to a piece of property will specify what can and cannot be built on the property. Or it may specify the ways in which the site may or may not be divided or used. In addition, some subdivisions have rules involving, for example, whether fences can be built on the property. If there are any restrictions in your deed or any subdivision rules, please supply those on line 1.

Lines 3 - 5: When you ask for a zoning variance, *you are asking permission to do something which violates the Zoning Ordinance*. So you need to explain why the law should not apply to you. In order for the Board to grant you a variance, the Board must decide that obeying the law would create a special problem for you which is a) different from everybody else, and b) harsh (for example, you can't use your property at all if you don't get the variance). The Board must also decide that the variance would be fair to the people who are protected by the Zoning Ordinance, such as your neighbors. So on line 3, you need to tell the Board why your situation is so special that you can't obey the law that everyone else must obey. On line 4, you need to tell the Board the bad things which would happen to you if the variance isn't granted. On line 5, you need to explain to the Board why it is fair to your neighbors to allow this variance, as well as the reason this variance would be consistent with the spirit of the Zoning Ordinance.

Lines 6 and 7: If you think the law preventing you from carrying out your plans for your property is a bad law, you should write a letter to the City Council asking that the law be changed so that you -- and others like you -- can do what the law currently forbids. On line 6, please state whether or not you wrote such a letter and, if so, what happened as a result. If you did not write such a letter, please use line 7 to tell the Board why you didn't write such a letter.

Lines 8 and 9: Sometimes, a property owner would be able to use his land -- or build on it -- just as he/she would like if the site were in a different zoning district. Have you tried to get your property rezoned? On line 8, please state whether you tried to get your property rezoned and, if you did, what happened. If you did not try to get your land rezoned, please use line 9 to say why you didn't try.

There are certain other instructions on the form. Please follow those instructions, as well as the additional instructions on the back side of this form. Note that if an agent signs the application on behalf of the owner, the agent must provide written proof of his/her authority to sign the application.

Please note that your application will be reviewed to make sure you have answered every question directly. So remember to complete each line. The Board is required to make a decision on each of the questions presented on lines 3-5, so pay special attention to those questions. Your application will also be reviewed to ensure that you submit a complete set of materials to the Board.



The Inspector who reviews these materials will use the following checklist:

*Note: If paperwork is 11" x 17" or smaller 1 copy is required – If larger 10 copies are required.

- X *1 Copy of Plot Plan drawn to scale, showing
- X Shape and dimensions of the lot
- X Existing buildings and accessory buildings
- X Lines within which the proposed structure is to be erected or altered
- X Existing and intended use of each building or part of a building
- NA Number of families or household units building is designed to accommodate
- NA Miscellaneous lot information (state type of information here): _____
- X Adjacent lots with building locations and address numbers
- X Photograph or architectural rendering or rendering
- X Plan of the building, sign, or property involved (in addition to the plans which accompany the permit application) in any new construction, addition or alteration

For signs only:

- X *1 copy of plot plan, drawn to scale, clearly showing the proposed location of the sign (for all signs, this means plot plans showing the sign's location on the property, complete with setbacks from all property lines; for wall signs, this includes the road frontage of the property and an elevation depicting the length of the façade and the sign's location thereon)
- X *1 detailed plan of the proposed sign(s), including a color rendering of same

Your appeal will be placed on the Board's agenda once your application and accompanying materials have been reviewed and approved.

FEE SCHEDULE FOR ZONING BOARD OF APPEALS

Payment by check only -- payable to: City of Livonia

Section 21.10 Filing Fees. Each application for appeal shall be given a number and shall be accompanied by a filing fee as determined by the schedule below:

- A. Zoning Board of Appeals Fees. Each petition to the Zoning Board of Appeals shall be accompanied by a fee of four hundred and fifty dollars (\$450.00). This fee includes all variance requests and similar petition with regard to a single applicant and single property which are 1) heard at the same hearing, 2) mailed in the same mailing, and 3) published in the same publication, notwithstanding that such requests may require separate supportive findings in order to be granted. Tabled cases and other matters which are reheard through no fault of the applicant do not require any additional fee, but if the applicant or applicant's representative fails to appear on the scheduled hearing date or request and is granted an postponement of the hearing subsequent to the mailing of legal notices, an additional fee of one hundred (\$100.00) shall be required and paid prior to the newly established hearing date. (Code of Ordinances Section 15.56.035 (B))
- B. Rehearings and renewals of temporary variances require the payment of a new fee as determined by this schedule.
- C. Appeals for additions or modifications to existing single-family residential uses in zoning districts other than residential shall be subject to the existing single-family residential fee.
- D. Sign appeals shall be considered as separate appeals and are not to be incorporated with other appeals.

Project Name: Meijer LVA – City of Livonia
Application Type: Zoning Board of Appeals - Application for Signage Variance
Fishbeck Project: 201287

Signage Variance Responses:

1. Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they?

Restriction No. 1 – There is a Planned General Development (PGD) zoning in effect for the next year restricting the use of the property to the Planning Commission and City Council approved Meijer Grocery Store and multi-family townhomes project as shown on the PEA drawings.

Restriction No. 2 – There is an existing scenic easement on the property located at the SE corner dedicated to the City of Livonia.

Restriction No. 3 – There are existing DTE and ATT easements along the north and northwest property lines (shared with McDonalds) as well as an ATT pedestal along the north property line.

2. Give legal description of property involved, or attach a deed or other document which contains the legal description of the property:

See Attached as part of the Application for Variance

3. Please explain how the practical difficulty you claim is unique to your property, and does not exist elsewhere in the City:

Restrictions 1-3 noted in question #1 above limit the use, size, location, density, building architecture, traffic circulation, parking, pedestrian circulation, resting areas, customer wayfinding, and many other aspects of the redevelopment. These restrictions are unique to our property and do not exist elsewhere in the City.

4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:

The building architectural design places the pedestrian friendly front entry atrium closest to the intersection of 7 Mile and Farmington. In contrast, the car-centric shopping for Pharmacy Drive-Thru and Pick-up are located at the building corners away from this walkable front corner entry feature. The remote placement of the Pharmacy and Pickup service promotes front entry pedestrian safety and the proposed wayfinding signage guides for drive-thru customers away from the main entry plaza. Without the proposed signs, drive-thru customers would become confused about their route around the parking lot. Parking lot confusion causes increased vehicle stopping, turning, and crossing movements, potential vehicle conflict points and increased vehicle-pedestrian interactions. Also, driving and parking in the wrong areas creates longer and less predictable customer walking routes. Therefore, the additional wayfinding signage should reduce property damage and potential personal injury. Without the wayfinding signage customers may drive to incorrect areas on site such as our semi-truck dock area or to our neighboring townhomes, rather than the Meijer Pick-up or Pharmacy Drive-Thru areas. Meijer believes that the wayfinding clarity provided by the requested signage directly improves driver safety, pedestrian safety, and site walkability in adherence to Vision 21.

5. Explain why you think this variance would be fair to the neighbors and others who might be affected.

The following reasons describe why the issuance of this variance will be fair to the neighbors and others who might be affected:

First, all immediate neighbors (within 300 feet of the subject property). have received written notice, attended numerous public meetings, viewed the renderings with signage shown, and shared their opinions both verbally and in writing throughout the PGD review and approval processes with City Staff, Planning Commission and City Council. The initial Meijer prototype signage package submitted was significantly more impactful in the size and scale than the approved elevation signage. The neighbor's comments have been carefully weighed and implemented by these governing bodies and the resulting project reflects the final outcome of that rigorous process.

Second, the requested variance is solely for increasing number of wall signs from two (2) allowed to four (4). The two allowed signs are the Meijer (156.6 sf) and Grocery (32.4 sf) signs. The two extra signs are the Pharmacy (98.22 sf) and Pickup(34.7 sf). We are not asking to exceed the maximum 200 square foot size of the wall signage as allowed. The 200 square foot maximum limitation remains applicable to Meijer and any other retailer in the community. All other proposed signs (site signs, window signs and blade signs) are within the ordinance limits. The requested increase in sign count variance is consistent with other similar nearby retail sites in the City of Livonia, such as Kroger at Eight Mile and Farmington.

Third, only one of the four signs is branded: the red "Meijer" sign. The blue "Grocery" sign is provided to identify this store as one of the few smaller grocery-only Meijer stores from the larger Meijer supercenters in southeast Michigan. The other two signs (Pharmacy Drive-up and Pick-up) do not directly advertise the brand and primarily provide wayfinding for a large building. The non-branded signs are used for identification and wayfinding.

Fourth, the requested variance acknowledges that the building is setback 237.3 feet or 268.7 feet from the public right-of-way rather than the 100 feet minimum requirement. This additional distance is more than double the standard setback (average 2.5x) creates the need for better wayfinding from our various site entries to the points-of-transaction (Pharmacy Drive-up, Pick-up, Main Store Entry). This wayfinding provides safe and efficient traffic circulation within the site. Without the signage, Meijer customers will often drive and park in areas that are further from their physical point-of-business thereby creating extra traffic circulation and customer confusion.

Fifth, the proposed building has a corner entry feature is on a 45-degree angle with a large glass atrium. The atrium angle limits effects of an increase in signage to the neighbors by the following: It is not possible to view the Pharmacy Drive-up sign from McDonalds or the Pick-up sign from Primo's Pizza. Because of the glass atrium angle, the placement of the two signs on a 45-degree façade reduces the visual impact of the sign from Farmington Road or Seven Mile Road.

6. Have you sought an amendment to the zoning ordinance which would permit your proposed project under your current zoning? If yes, please describe the outcome of this process:

No.

7. If you have not attempted to have the zoning ordinance amended, why hasn't this attempt been made?

We did not seek an amendment to the zoning ordinance for increased signage count because the City of Livonia Planning Department recommended applying for a Planned General Development (PGD) for our proposed project. The PGD process is a unique and rigorous process that allows minor variations to the strict C-2 zoning regulation compliance. The PGD collaborative study sessions, public hearings, deliberations, and decisions included specific discussions regarding the building architecture and signage. The PGD was reviewed, revised several times and ultimately was deemed compliant with Vision 21. The PGD was unanimously approved by the Planning Commission on June 18, 2024, and the PGD was unanimously approved by the City Council on August 26, 2024.

8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process:

No.

9. If you have not attempted to have the property rezoned, why hasn't this attempt been made?

We did not seek a property rezoning because the City of Livonia Planning Department recommended applying for a PGD for our proposed project. The PGD process is a unique and rigorous process that allows minor variations to the strict C-2 zoning regulation compliance. The PGD study sessions, public hearings, deliberations, and decisions included specific discussions regarding the building architecture and signage. The PGD was reviewed, revised several times and ultimately was deemed to complaint with Vision 21. The PGD was unanimously approved by the Planning Commission on June 18, 2024. The PGD was unanimously approved the City Council on August 26, 2024.

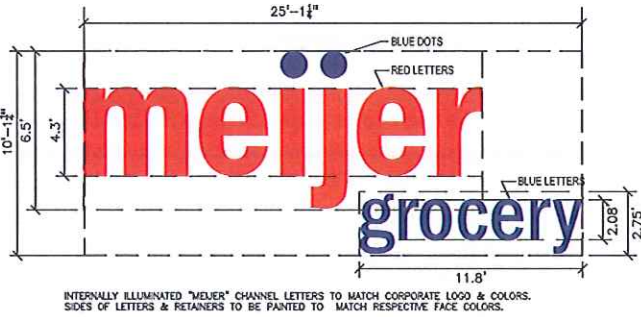
Property Legal Description
for
33500 W. Seven Mile Rd, Livonia
May 17, 2024

PROPERTY DESCRIPTION

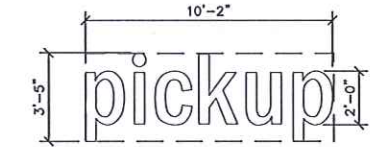
PER CITY / COUNTY PARCEL RECORDS
PARCEL ID 016-99-0016-003

PT OF SE 1/4 SEC 4 T1S R9E BEG S89DEG 57M 10S W 60FT AND N0DEG
00M 50S W 60FT FROM SE COR SEC 4 TH S89DEG 57M 10S W 1116.20FT
TH N0DEG 00M 50S W 540FT TH N89DEG 57M 10S E 230FT TH N0DEG 00M
50S W 100FT TH N62DEG 55M 45S E 275.11FT TH N89DEG 57M 10S E
200FT TH S0DEG 00M 50S E 150FT TH N89DEG 57M 10S E 441.20FT TH
S0DEG 00M 50S E 615FT POB 16.54 AC

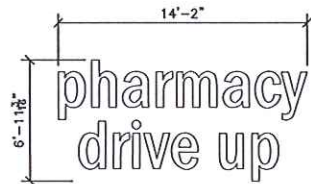
WALL SIGNS



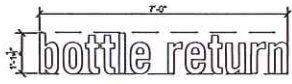
SIGNS D1A/D1B - MEIJER GROCERY WALL SIGNS
NTS 253.7 SF



SIGN D4- PICK UP WALL SIGN
NTS INTERNALLY ILLUMINATED 34.7 S.F.

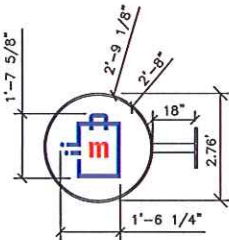


SIGN D6 - PHARMACY DRIVE UP WALL SIGN
NTS INTERNALLY ILLUMINATED 98.22 S.F.

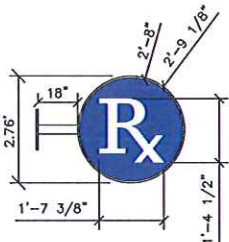


SIGN D9 - BOTTLE RETURN WALL SIGN
NTS TOTAL 11.7 S.F.

BLADE SIGNS

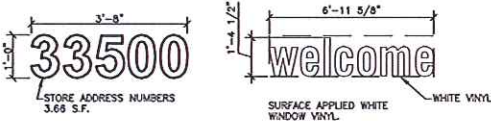


SIGN D5 - PICKUP BLADE SIGN
NO SCALE 6.00 S.F.



SIGN D7 - RX BLADE SIGN
NO SCALE 6.00 S.F.

WINDOW SIGNS



SIGN D8 - WELCOME WALL SIGN
NTS 3.7 SF & 9.1 SF



SIGN D2 - FRESH
NTS INTERNALLY ILLUMINATED BEHIND GLASS 56.6 S.F.



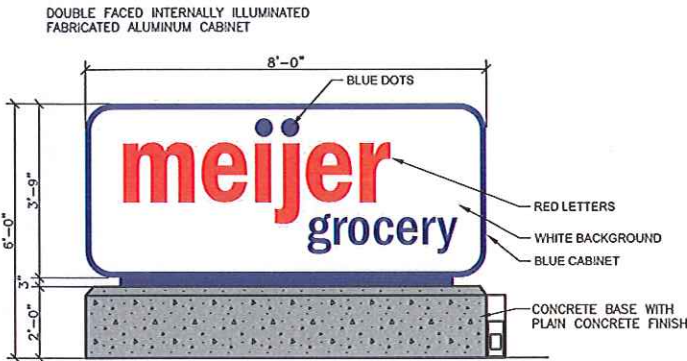
SIGN D3 - LOCAL
NTS INTERNALLY ILLUMINATED BEHIND GLASS 56.31 S.F.

MINOR SQUARE FOOTAGE DIFFERENCES MAY EXIST BASED ON FINAL ENGINEERING DIMENSIONS. THIS SHEET GOVERNS THE FABRICATION DIMENSIONS AND SIGNAGE PERMITTING VARIANCE PROCESS.

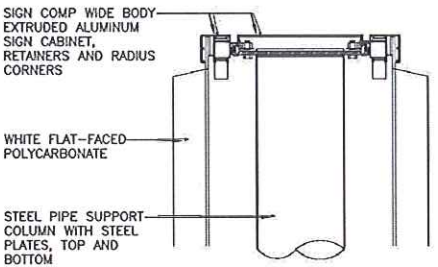
SIGNAGE SHOWN HAS BEEN UPDATED TO REFLECT SIGNAGE PER THE PLANS TITLED #683 EXTERIOR SIGNAGE REVIEW, DATED AUG 15, 2024, AS PREPARED BY MEIJER REAL ESTATE STORE DEVELOPMENT

PEA GROUP
t: 844.813.2949
www.peagroup.com

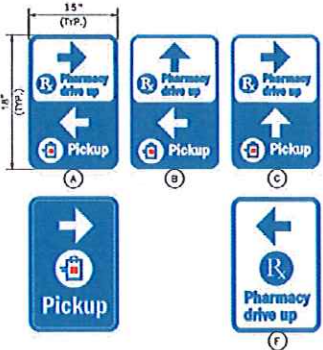
SITE SIGNS



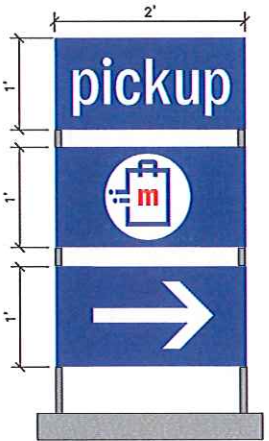
SIGN C1 - MONUMENT SIGN
NTS 30 S.F.



SECTION DETAIL FOR REFERENCE ONLY



SIGN C3 - WAYFINDING SIGN
NTS 1.88 S.F./EA



SIGN C4 - PICKUP MONUMENT SIGN
NO SCALE 2.00 S.F./EA

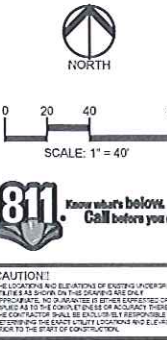
NOTES:
1. SIGNS C3, C5, AND C7.2 WILL BE 5.0' TALL FROM THE GRADE TO TOP OF SIGN
2. SIGNS WILL BE INSTALLED IN PARKING LOT AREAS AS SHOWN ON SITE PLAN, SHEET C-2.0



SIGN C5 - PARKING FLAGS
NO SCALE 2.00 S.F./EA



SIGN C7.2 - GREEN INFRASTRUCTURE
NO SCALE 1.5 S.F.



CLIENT
SEVEN MILE/FARMINGTON VENTURE, LP
17800 LAUREL PARK DRIVE NORTH
SUITE 2000
LIVONIA, MICHIGAN 48152

PROJECT TITLE
7 MILE PLANNED GENERAL DEVELOPMENT
33500 W. SEVEN MILE ROAD
LIVONIA, MICHIGAN, WAYNE COUNTY

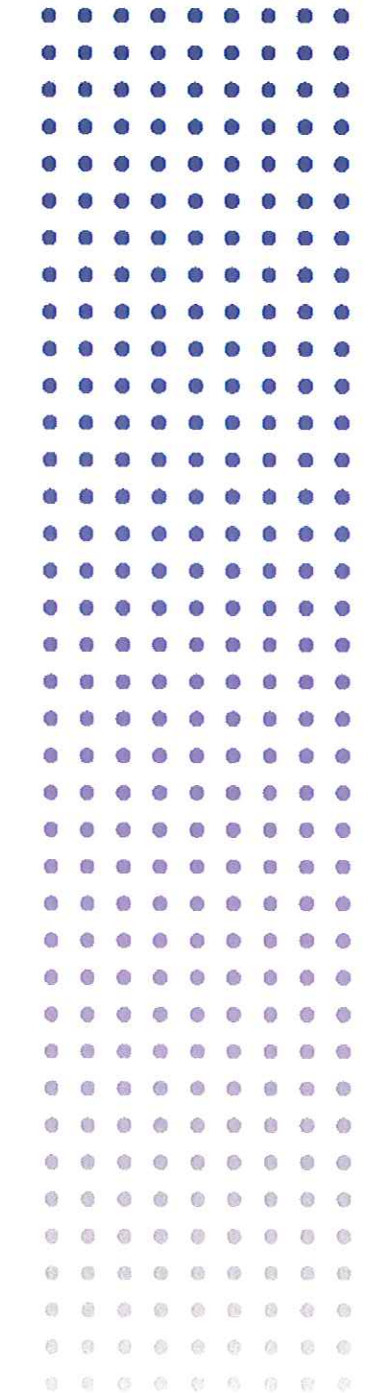
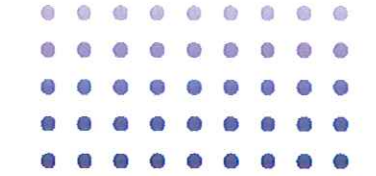
REVISIONS	
PLAN REVISED	5-17-24
PLAN REVISED	8-18-24
PLAN REVISED	12-4-24

ORIGINAL ISSUE DATE:
JUNE 9, 2023
DRAWING TITLE
NOTES & DETAILS III

PEA JOB NO.	2021-0582
P.M.	JC
D.N.	WR
DES.	SAP
DRAWING NUMBER:	

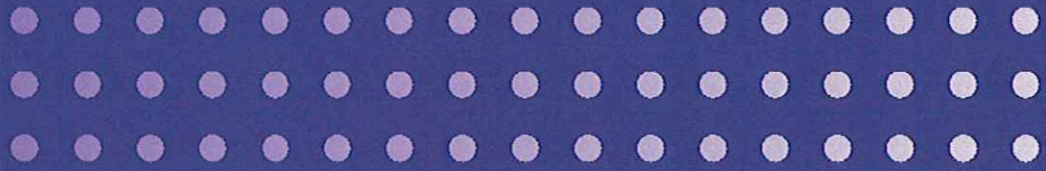
NOT FOR CONSTRUCTION

C-5.2



683 Exterior Signage Review

15 August 2024



Signage Revisions



NOTE: SIGNAGE SHOWN HAS BEEN UPDATED TO REFLECT SIGNAGE PER THE PLANS ENTITLED #893 EXTERIOR SIGNAGE REVIEW, DATED AUGUST 15, 2024, AS PREPARED BY MEIJER REAL ESTATE STORE DEVELOPMENT.

RENDERING FINISH LEGEND

CODE	FINISH	PRODUCT	COLOR
EF-5	ENTRANCE AND STOREFRONT FRAMES	TUBELITE STOREFRONT	DARK BRONZE
EF-8	SECTIONAL OVERHEAD DOORS	--	WHITE
EF-15	CMU INLAY - INSULATED PRECAST CONCRETE WALL	BURNISHED MODULAR CMU INLAY	SEA SALT (63-218C)
EF-16A	STUCCO/EIFS PATTERN, PAINTED INSULATED PRECAST CONCRETE WALL	AP FORMLINER EIFS #410	SW6055 FIERY BROWN
EF-16B	STUCCO/EIFS PATTERN, PAINTED INSULATED PRECAST CONCRETE WALL	AP FORMLINER EIFS #410	SW 7026 GRIFFIN
EF-19	EMBEDDED BRICK - INSULATED PRECAST CONCRETE WALL	METROBRICK	60% MAIN STREET 30% COURTYARD 10% BROWNSTONE
EF-20A	CANOPY FASCIA PANEL AND SOFFIT	PAC-CLAD	DARK BRONZE
EF-20B	PREFABRICATED CANOPY	PAC-CLAD	DARK BRONZE
EF-21	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT CANOPY	PAC-CLAD	DARK BRONZE
EF-22	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT PARAPET	PAC-CLAD	DARK BRONZE
EF-23	FIELD PAINTED STEEL - STEEL FRAMING AND COLUMNS, HANGER ASSEMBLIES, AND METAL DECK	SHERWIN WILLIAMS PRO INDUSTRIAL MULTI SURFACE ACRYLIC	MEIJER BRONZE
EF-26	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS	SW 7026 GRIFFIN
EF-54	CHAIN LINK FENCE	VINYL	BLACK
EF-74	PREMANUFACTURED EMPLOYEE SHELTER	GLASS PANELS	--
EF-76	INSULATED GLAZING VISION GLASS, LIGHT GRAY TINT	GUARDIAN GLASS	SN68 CRYSTAL GRAY
EF-77	INSULATED SPANDREL GLASS, LIGHT GRAY TINT, MEDIUM GRAY OPAQUE COATING	GUARDIAN GLASS	SN68 CRYSTAL GLASS W/ MED GRAY CERAMIC, #4
EF-78	PERFORATED VINYL WINDOW FILM	3M	VARIES



MEIJER LVA (75K) - GROCERY FORMAT

Seven Mile Rd. & Farmington Rd.
Livonia, MI 48042

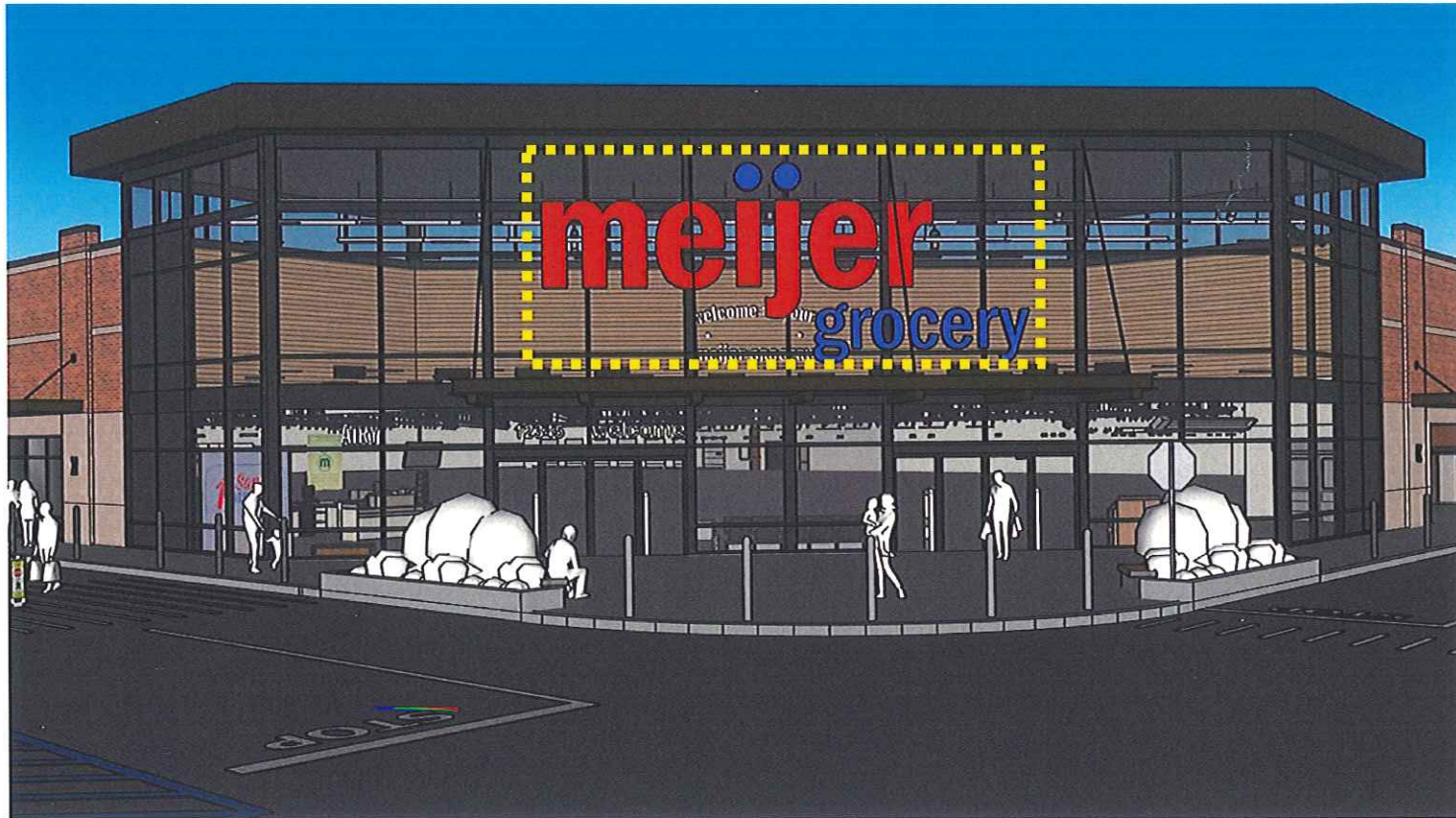
THE COLORS SHOWN IN THIS RENDERING ARE CLOSE TO APPROXIATIONS. BECAUSE INK VARIATIONS AND DIFFERENCE IN PRINTER, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING AND TO THEN REFER TO FINISH LEGEND.

DATE:7/10/2024

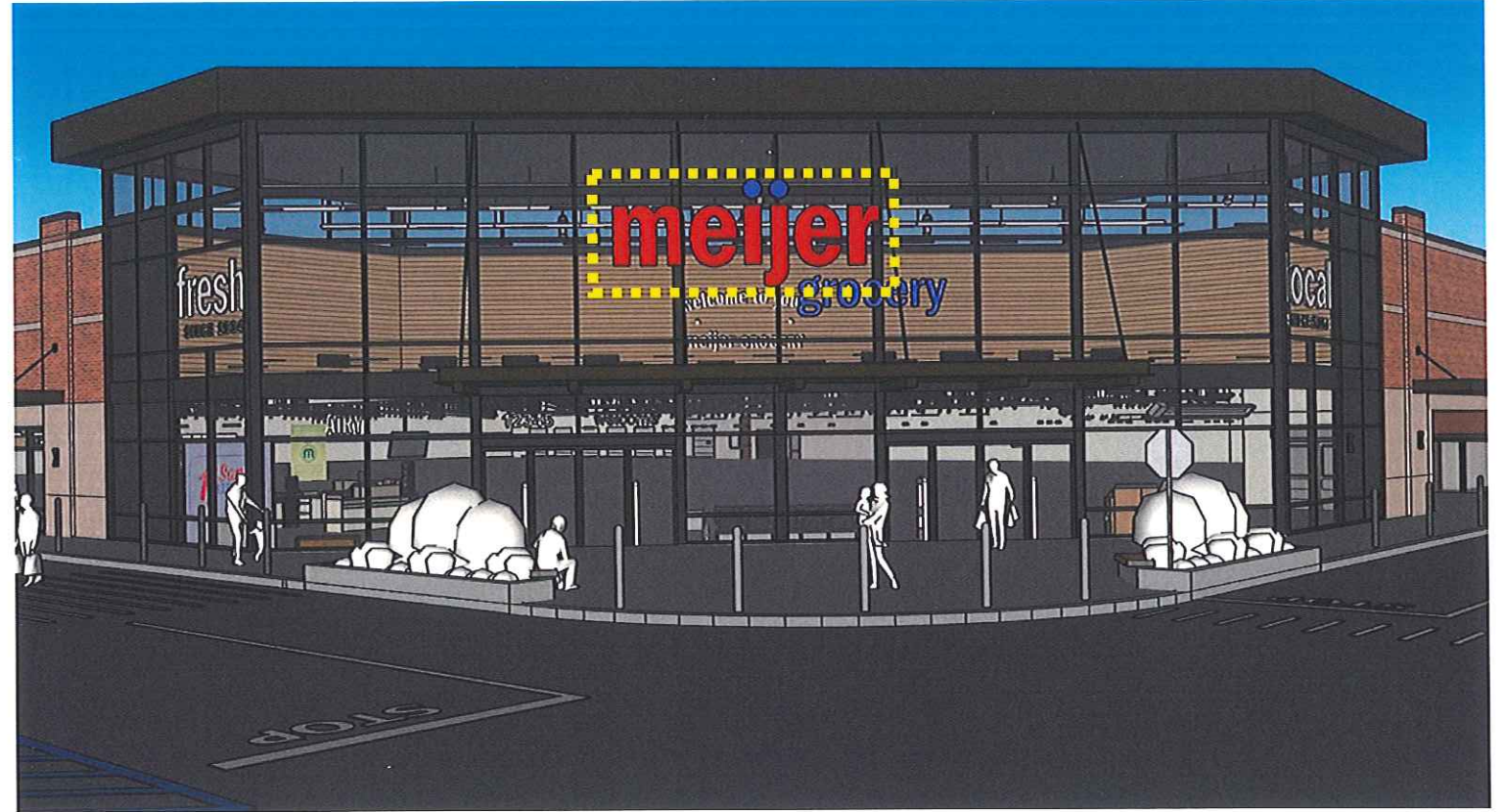


“Meijer” Sign (Internally Illuminated)

5.17.24 Submittal: 532.4 SF (combined sign)



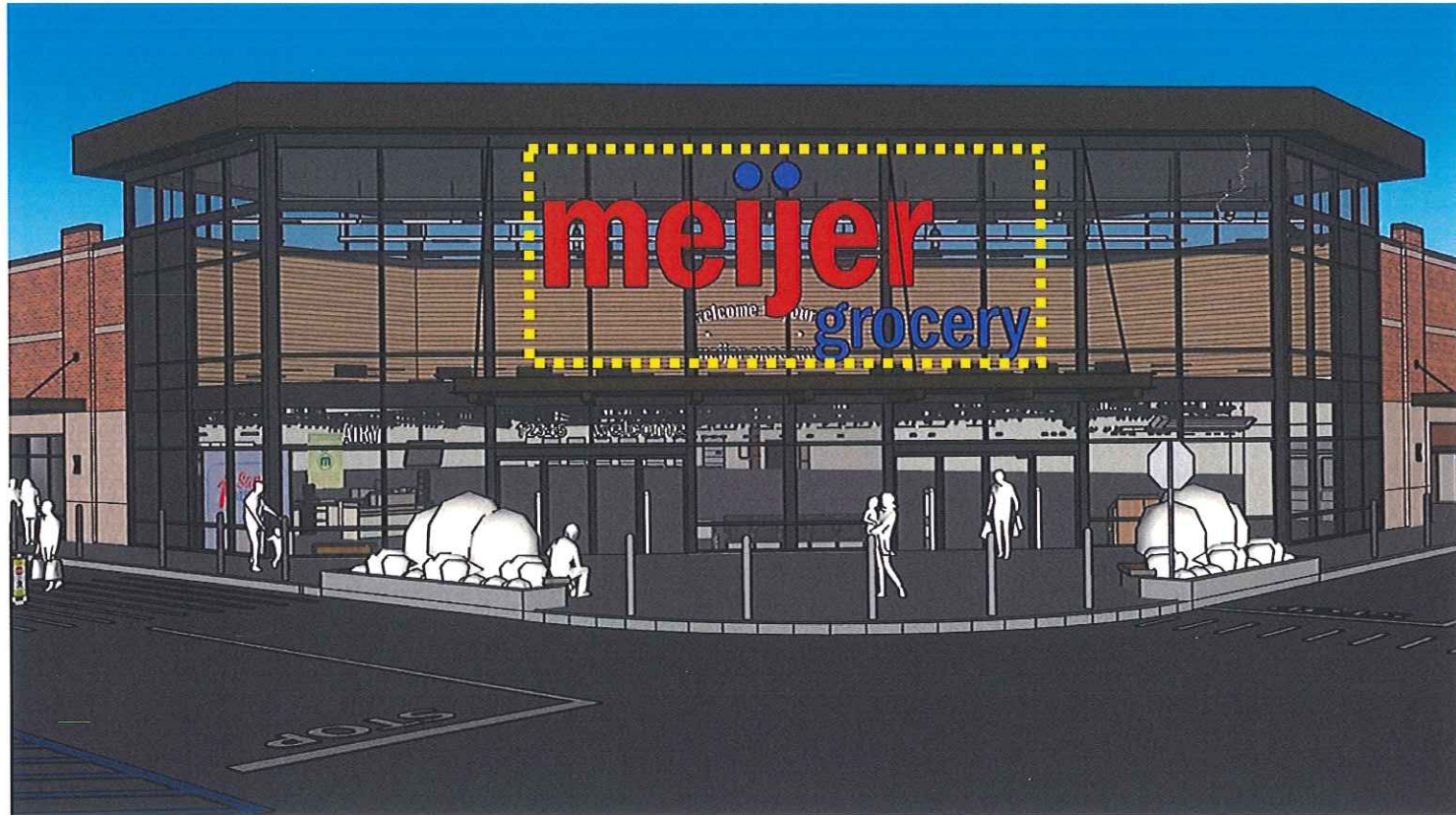
8.15.24 Revisions: reduced to 156.6 SF



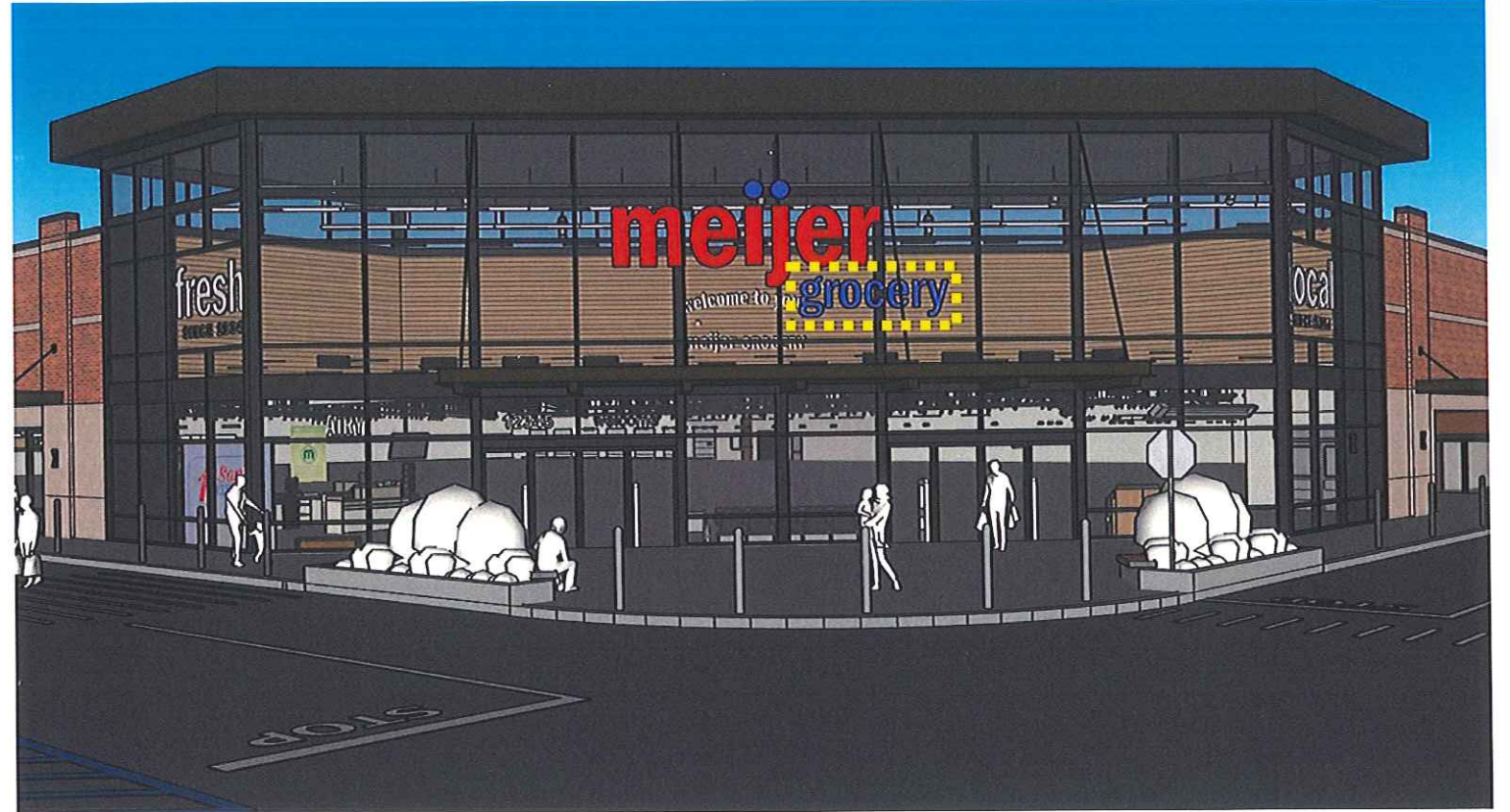
**Meijer and Grocery signs to have separate permits, separate shop drawings, separate brackets and separate circuits/plugs*

“Grocery” Sign (Internally Illuminated)

5.17.24 Submittal: 532.4 SF (combined sign)



8.15.24 Revisions: reduced to 32.4 SF



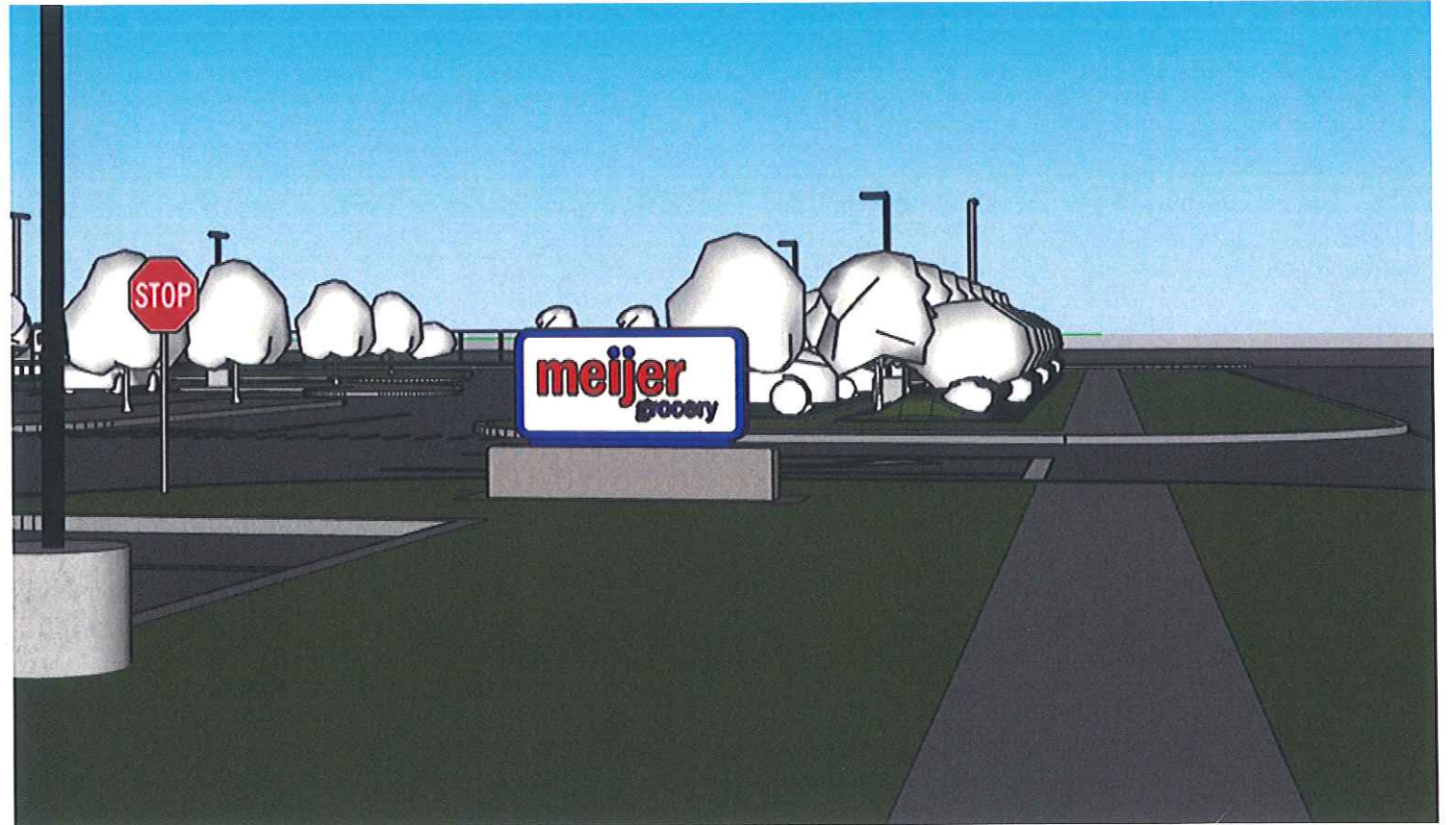
**Meijer and Grocery signs to have separate permits, separate shop drawings, separate brackets and separate circuits/plugs*

Monument Signs (Internally Illuminated)

5.17.24 Submittal: 37.2 SF, 8' tall

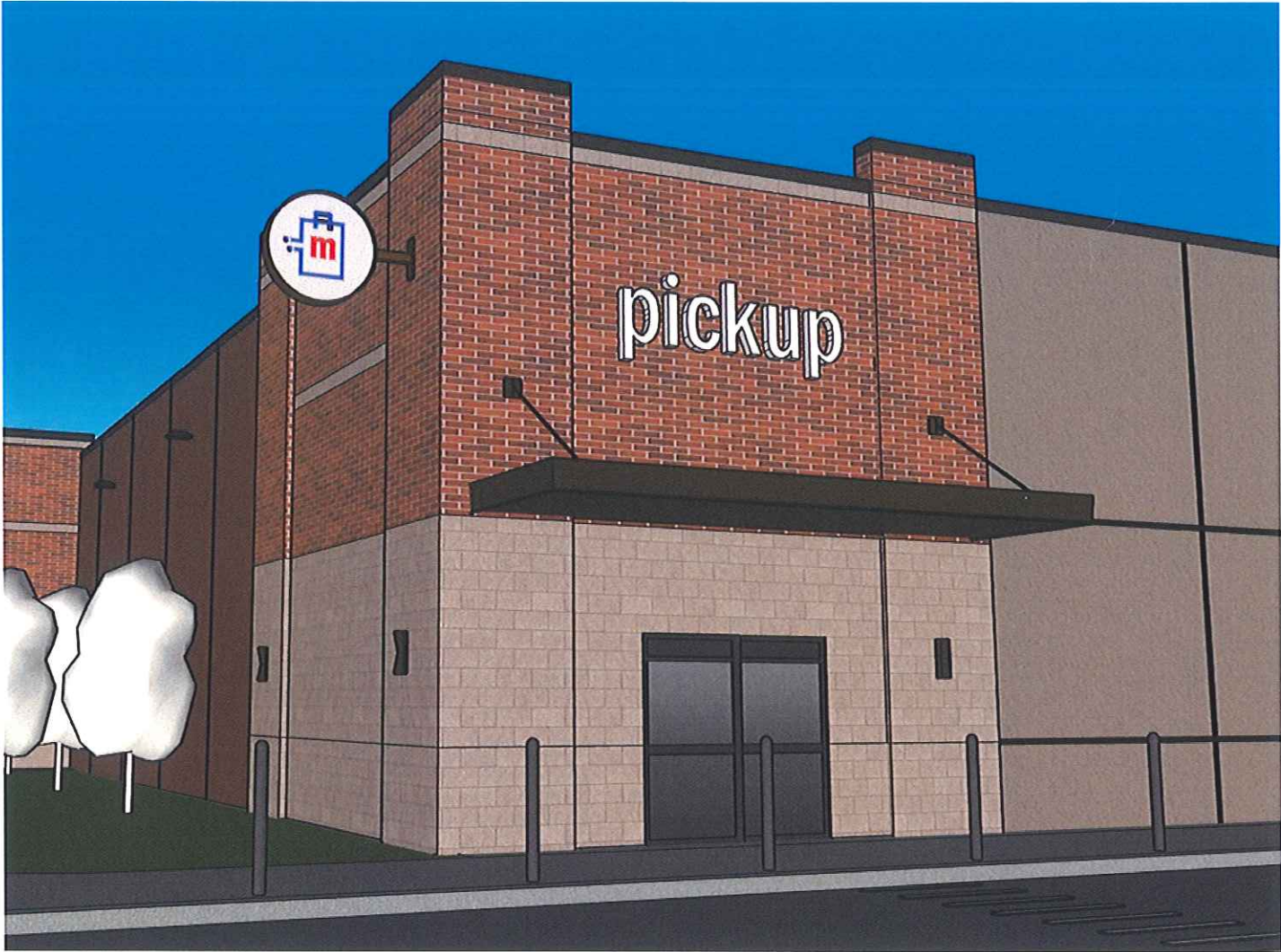


8.15.24 Revisions: reduced to 30 SF, 6' tall



Pickup & Medallion Sign (Internally Illuminated)

5.17.24 Submittal:
32.6 SF, north elevation, no change to medallion



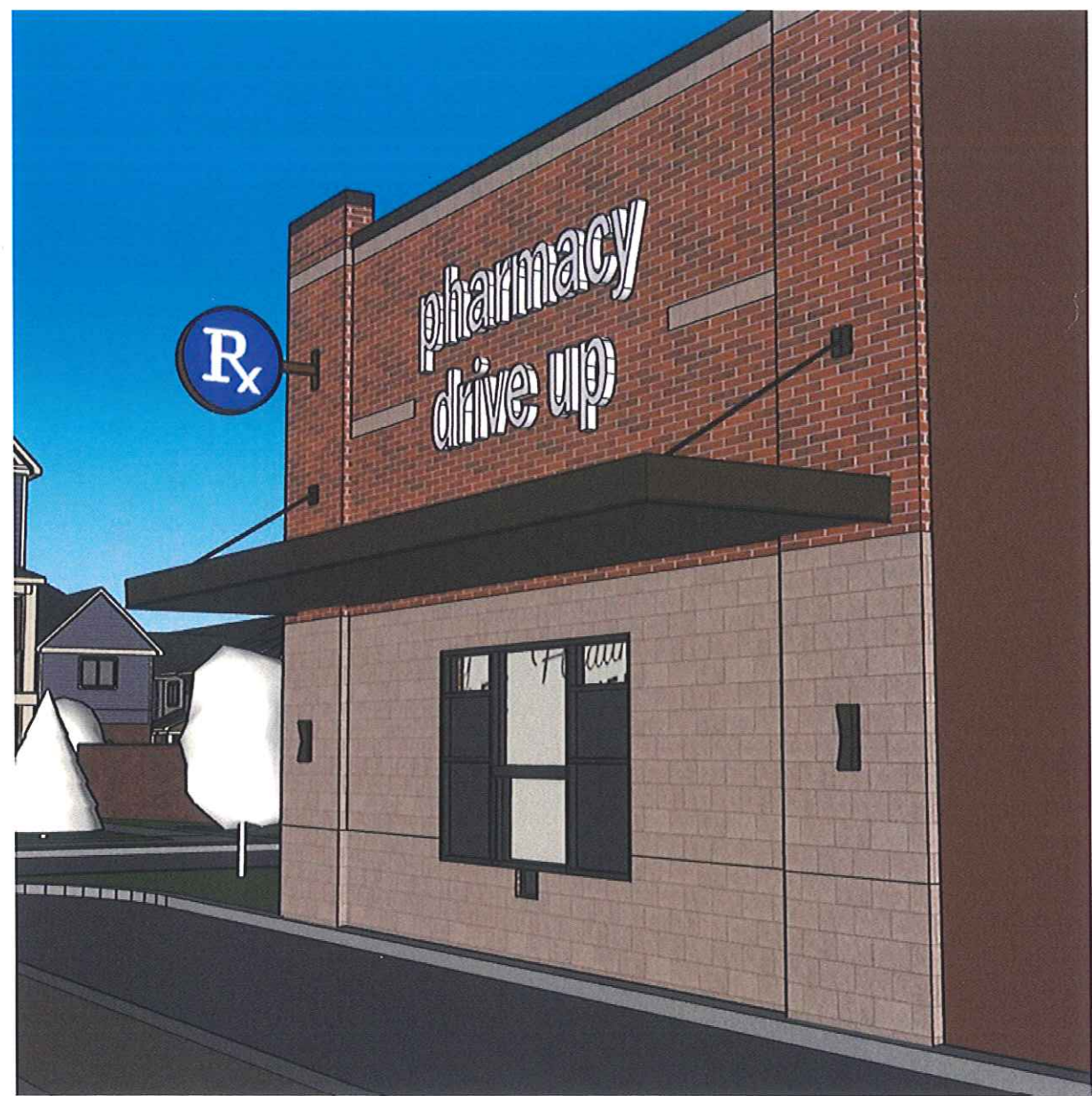
8.15.24 Revisions:
32.6 SF, east elevation, medallion reduced to 6 SF



Pharmacy Drive Up & Medallion Sign (Internally Illuminated)

5.17.24 Submittal:

85.8 SF pharmacy sign, no change to medallion



8.15.24 Revisions:

85.8 pharmacy sign, medallion reduced to 6 SF



Welcome Sign & Address

5.17.24 Submittal:

9.1 SF welcome sign, store address numbers 3.66 SF



8.15.24 Revisions:

9.1 SF welcome sign, store address numbers 3.66 SF



Bottle Return Sign

5.17.24 Submittal:
11.7 SF on building canopy



8.15.24 Revisions:
11.7 SF on building canopy



“fresh since 1934” Sign

5.17.24 Submittal:

126.9 SF, internally illuminated sign



8.15.24 Revisions:

55.88 SF, internally illuminated sign, behind glass



“local since 1934” Sign

5.17.24 Submittal:

108.8 SF, internally illuminated sign



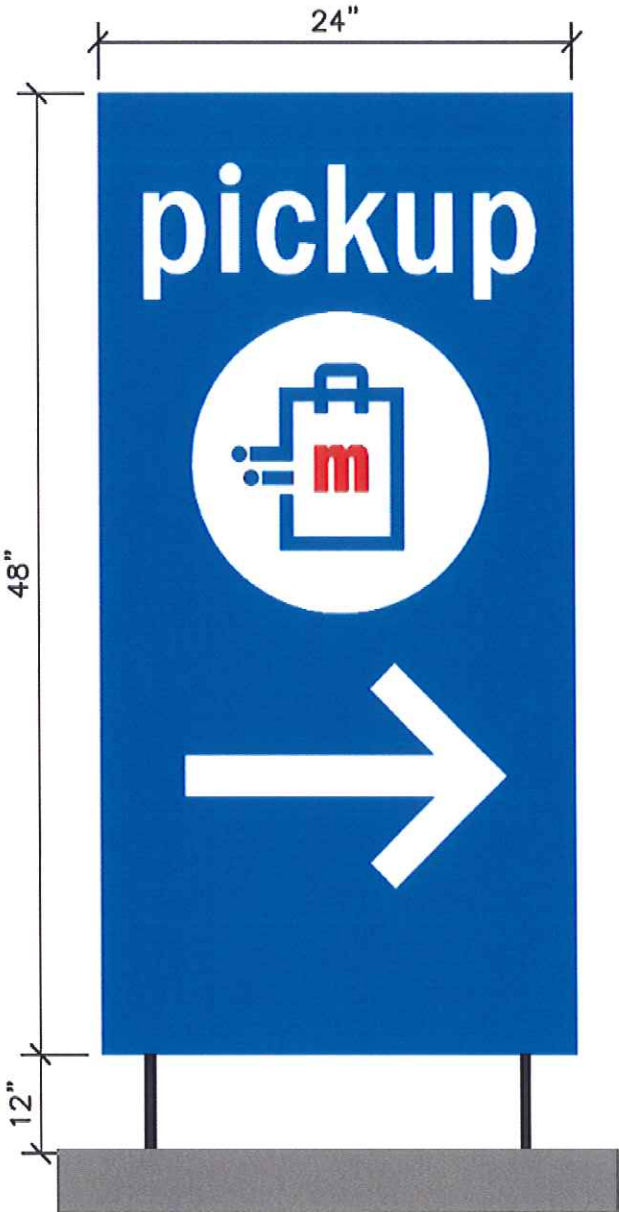
8.15.24 Revisions:

56.19 SF, internally illuminated sign, behind glass

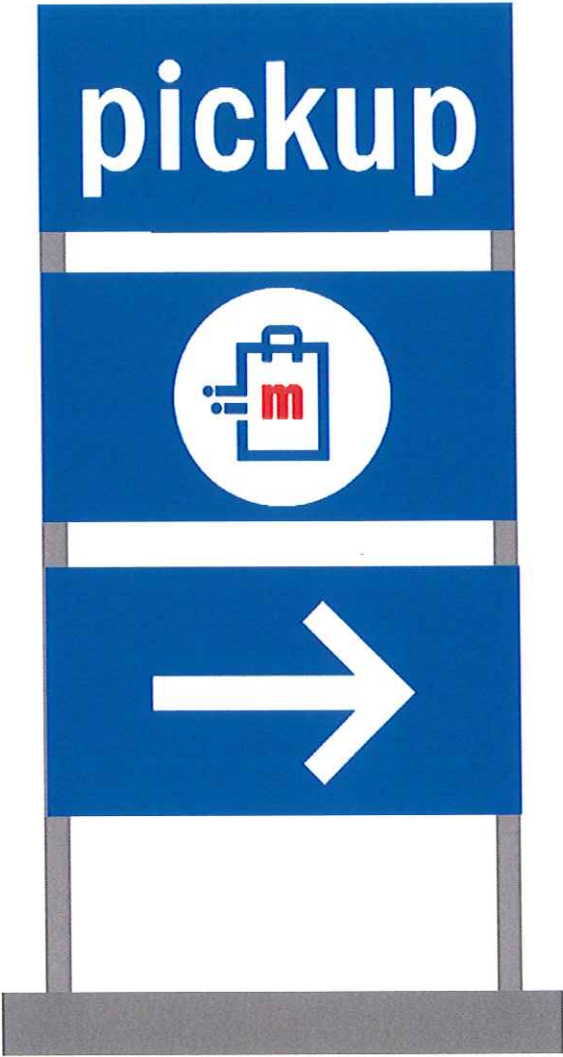


Pickup Monument Sign

5.17.24 Submittal:
8 SF, freestanding sign



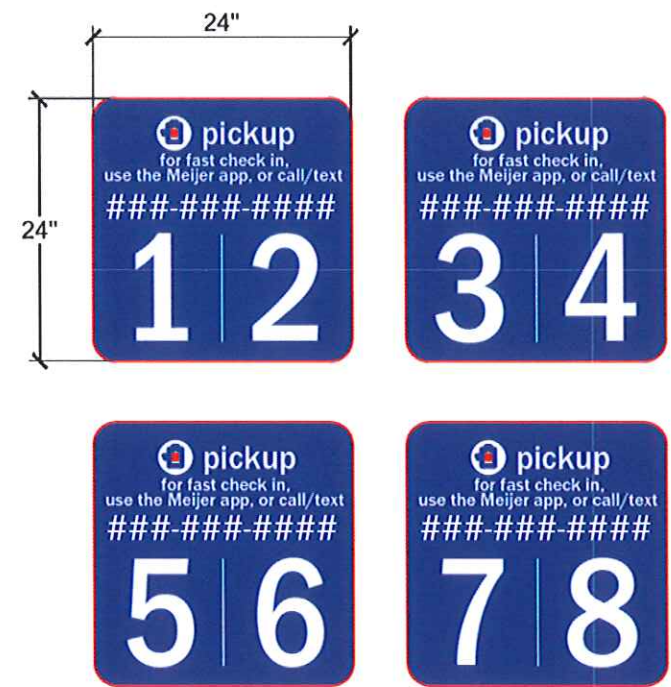
8.15.24 Revisions:
(3) 2 SF signs, wayfinding, branding, and directional individual signs, (12"x 24" EA)



Pickup Parking Signs

5.17.24 Submittal:

4 SF EA, standard post signs



SIGN POLE AND BASE TO BE CONSTRUCTED PER DETAIL B1 ON C-701
COLOR: BLUE (PMS 286C), RED (PMS 485C), AND WHITE (PMS WHITE)

PICKUP SIGN PARKING
SPACE NUMBERS

A4

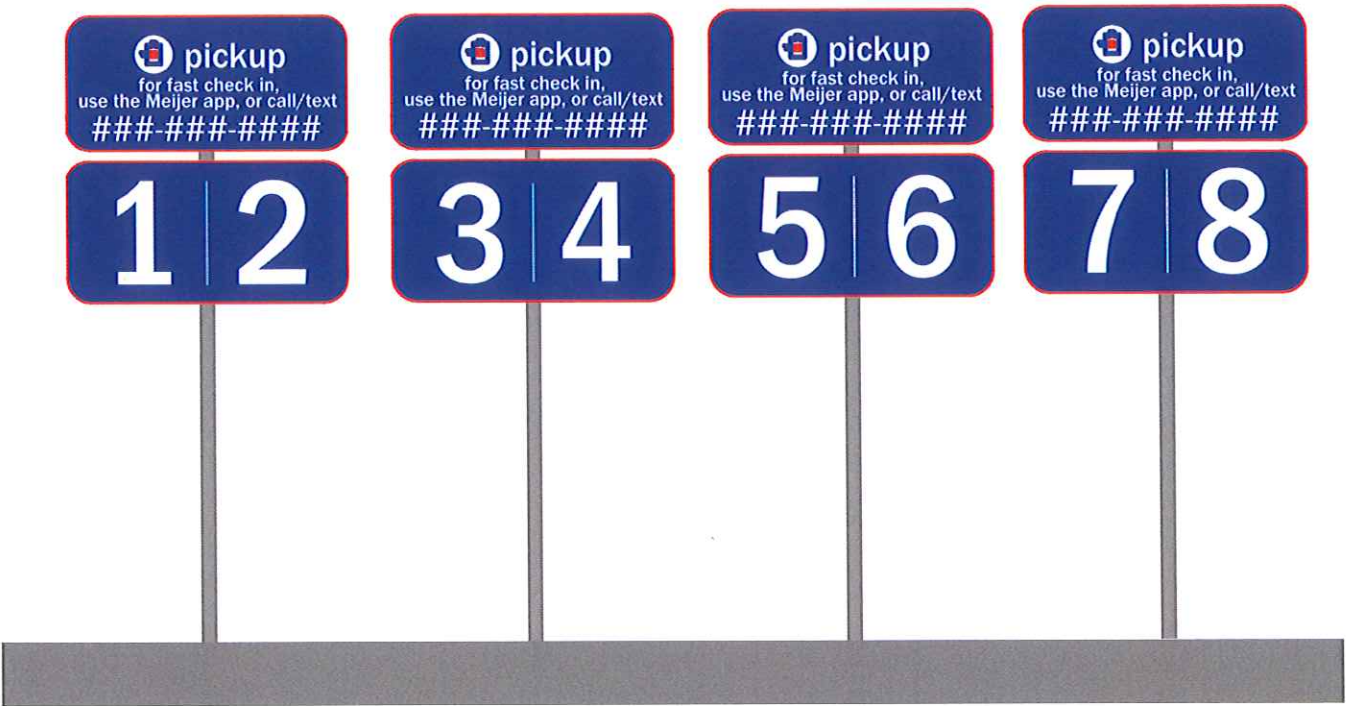
NTS

CALCULATED 4.0 S.F.
TOTAL 4.0 S.F.



8.15.24 Revisions:

(2) signs, 2 SF EA, standard post signs
(12"x 24" EA)

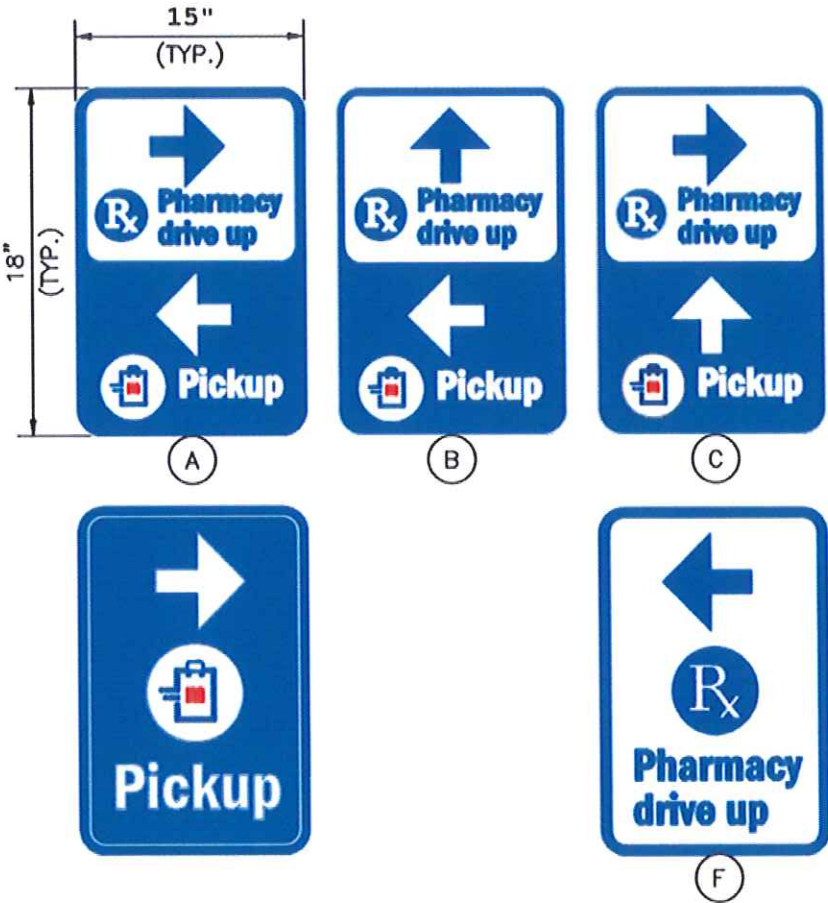


Site Wayfinding Signs

5.17.24 Submittal:
3 SF EA, freestanding sign



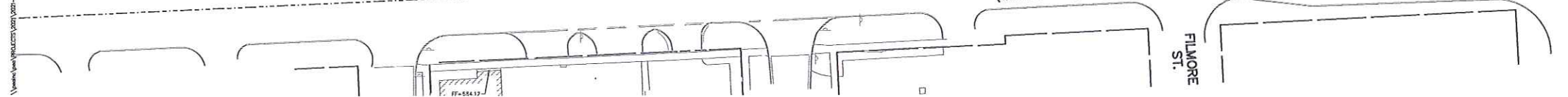
8.15.24 Revisions:
2 SF EA, standard post signs,
(15"x 18" +/-) individual



D4 PHARMACY DIRECTIONAL SIGNS
NO SCALE
2 S.F./EACH
TOTAL: TBD S.F.

PARCEL ID 018-99-0018-003
Land in the City of Livonia, Wayne County, Michigan, described as follows:

PT OF SE 1/4 SEC 4 T1S R9E BEG S89DEG 57M 10S W 60FT AND N00E 00M 50S W 540FT FROM S COR SEC 4 TH S89DEG 57M 10S W 1118.20FT TH N00E 00M 50S W 540FT TH N89DEG 57M 10S E 230FT TH N00E 00M 50S W 100FT TH N82DEG 57M 45S E 275.11FT TH N89DEG 57M 10S E 200FT TH S00E 00M 50S E 150FT TH N89DEG 57M 10S E 441.20FT TH S00E 00M 50S E 615FT POB 18.54 AC

[illegible]

-
- 13111 Macdonald Avenue
 PARCELS No. 015-99-0021-000
 EX. McDONALDS
- ZONED C-1 LOCAL BUSINESS
- SIGN C-3 'PARKING LOT' WAYFINDING
- SIGN C-5 'PARKING PICK UP SPACE'
- SIGN C-3.2
- SIGN C-1 MONUMENT SIGN



PROJECT TITLE
**7 MILE PLANNED
GENERAL
DEVELOPMENT**
33500 W. SEVEN MILE ROAD
LIVONIA, MICHIGAN, WAYNE COUNTY

DRAWING TITLE
**PRELIMINARY
SITE PLAN**

ON C-2.0

NOT FOR CONSTRUCTION C-2.0

ZONING MAP

LEGEND

Zoning Districts

- RUF Rural Urban Farm
- N1 Neighborhood
- N2 Neighborhood
- NM1 Neighborhood Multifamily
- NM2 Neighborhood Multifamily
- NM3 Neighborhood Multifamily
- P Parking
- C-1 Local Business
- C-2 General Business
- C-3 Highway Services
- C-4 High Rise Commercial
- M-L Manufacturing Limited
- M-1 Light Manufacturing
- M-2 General Manufacturing
- P-L Public Lands
- NP Nature Preserves

S.E. 1/4 Section 4
City of Livonia
T. 1 south, R. 9 east
Wayne County, Michigan
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