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COMMITTEE MEMBERS:

Brandon McCullough, Chair
All Councilmembers

OFFICE OF THE COUNCIL

**MEETING PACKET FOR THE
COMMITTEE OF THE WHOLE
JANUARY 27, 2025
6:00 P.M.**

**The electronic packet is compiled, produced and distributed
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The official documents are on file in the City Clerk's office.

PUBLIC MEETING - COMMITTEE OF THE WHOLE
January 27, 2025
Livonia City Hall Council Chambers
33000 Civic Center Drive
Livonia, MI 48154
6:00 PM

Members:

Brandon McCullough, Chair
All Councilmembers

AGENDA ITEM(S)

1. The subject matter of Petition 2024-10-02-16, submitted by Livonia Gas Mart, to redevelop and expand the existing gas station, including removing the service bays, expanding the building to provide additional retail space and restaurant, and relocate and increase the number of fuel pumps and parking, at 31301 Plymouth Road, located on the Southeast corner of Plymouth and Merriman Roads in the Northwest ¼ of Section 35.(CR 03-25)

AUDIENCE COMMUNICATION

**THIS IS AN OPEN MEETING AND
ALL INTERESTED PARTIES ARE WELCOME TO ATTEND.**

This meeting will be reported at a Regular Meeting of February 10, 2025

Minutes of this meeting will be available for public inspection in the City Clerk's Office not more than eight business days following the date of the meeting.

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

LORI L. MILLER, CITY CLERK



LETTER TO THE LIVONIA CITY COUNCIL

1.

Planning
January 16, 2025

MEETING DATE

PRESENTED BY

S010625/R011525/COW012725/R021025 Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

The subject matter of Petition 2024-10-02-16, submitted by Livonia Gas Mart, to redevelop and expand the existing gas station, including removing the service bays, expanding the building to provide additional retail space and restaurant, and relocate and increase the number of fuel pumps and parking, at 31301 Plymouth Road, located on the Southeast corner of Plymouth and Merriman Roads in the Northwest ¼ of Section 35. (CR 03-25)

BACKGROUND DETAILS

At the Regular Meeting of January 15, 2025:

On a motion by Councilmember Donovic, supported by Councilmember Morgan, it was:
#03-25 RESOLVED, that having considered a communication from the City Planning Commission, dated November 18, 2024, approved for submission by the Mayor, which transmits its resolution #10-57-2024, adopted on November 12, 2024, with regard to Petition 2024-10-02-16, submitted by Livonia Gas Mart, requesting waiver use approval of all plans in connection with a proposal to redevelop and expand the existing gas station, including removing the service bays, expanding the building to provide additional retail space and restaurant, and relocate and increase the number of fuel pumps and parking, at 31301 Plymouth Road, located on the southeast corner of Plymouth and Merriman Roads in the Northwest ¼ of Section 35, the Council does hereby refer Petition 2024-10-02-16, submitted by Livonia Gas Mart, to the Committee of the Whole for its report and recommendation.

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

To discuss the subject matter as presented.

ATTACHMENTS

1. COW012725 Livonia Gas Mart response to Council questions
2. R011525 Petition 2024-10-02-16 (Livonia Gas Mart) to COW CR 03-25
3. S010625 Petition 2024-10-02-16 (Livonia Gas Mart) Minutes
4. S010625 LTC 2024-10-02-16 Livonia Gas Mart
5. 2024-10-02-16_E-COUNCIL Pkt

APPROVED BY

From: [NAS Flexx](#)
To: [Kasprowicz, Sara](#)
Subject: Re: Committee of the Whole, January 27
Date: Thursday, January 16, 2025 4:26:31 PM
Attachments: [CitySeal100x100_8f7d9122-2022-4a3b-86d9-f05a096c6a3c.png](#)
[Livonia-Logo-250_2521acb0-d42c-429b-900f-b59ac98c1049.png](#)
[SocialLink_Facebook_32x32_15fe2196-de42-486f-ac8c-bd89c9da8fd7.png](#)
[x_32x32_1a1f6106-1b6d-4aba-9879-c78afe8e1328.png](#)
[SocialLink_Youtube_32x32_9b8afb50-3b86-4678-b53d-7e423a9d8771.png](#)

Hi Sara

Thank you for your email.
Please note that the taxes were paid back in December.
The food served will be fried chicken

On Thu, 16 Jan 2025 at 16:06, Kasprowicz, Sara <skasprowicz@livonia.gov> wrote:

The following concerns are what I heard from the Study meeting:

1. Removal of some of the parking spaces
2. Back taxes must be paid
3. Must have ADA compliant parking spaces.
4. What kind of food will be served?
5. Have you hired a landscape architect?
6. Are the other gas stations designed in the same way with tight parking and gas pump locations?
7. Request to add bike racks

There wasn't a strong request for the owner to be at the Committee meeting, but with all of the questions that could not be answered at the Study meeting, it would be in your best interest to have someone attend that could best answer their concerns.

I hope that helps!!

Sara



Sara Kasprowicz
Program Supervisor
City of Livonia | City Council Office
(734) 466-2250
skasprowicz@livonia.gov
www.livonia.gov



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From: Kasprowicz, Sara
Sent: Thursday, January 16, 2025 1:17 PM
To: flexx@naserdeanenterprises.com
Subject: Committee of the Whole, January 27

Hi!

President McCullough has scheduled a Committee of the Whole meeting to continue the discussion for your item.

The meeting will be held at **6pm in the Council Chambers on the 2nd floor of City Hall on January 27th.**

This is still a public meeting, but only to discuss specific items in a more casual setting. As of right now, the only item to discuss is your waiver use request.

Stay warm!

Sara

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Mousaika Issa(Sue)
Naserdean Enterprises,

Office 313.724.6028
Fax 313.406.3563
Mobile 313.414.8383
Address 23930 Carlisle st, Dearborn, MI 48124
Email flexx@naserdeanenterprises.com

image.png



Regular Meeting Minutes of January 15, 2025

On a motion by Councilmember Donovic, supported by Councilmember Morgan, it was:

#03-25 RESOLVED, that having considered a communication from the City Planning Commission, dated November 18, 2024, approved for submission by the Mayor, which transmits its resolution #10-57-2024, adopted on November 12, 2024, with regard to Petition 2024-10-02-16, submitted by Livonia Gas Mart, requesting waiver use approval of all plans in connection with a proposal to redevelop and expand the existing gas station, including removing the service bays, expanding the building to provide additional retail space and restaurant, and relocate and increase the number of fuel pumps and parking, at 31301 Plymouth Road, located on the southeast corner of Plymouth and Merriman Roads in the Northwest $\frac{1}{4}$ of Section 35, the Council does hereby refer Petition 2024-10-02-16, submitted by Livonia Gas Mart, to the Committee of the Whole for its report and recommendation.

<i>CONSENT AGENDA ITEM 1 (Regular Meeting of January 15, 2025)</i>
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Motion:	Donovic
Second:	Morgan
Ayes:	Budzinski, Scheel, Morgan, Toy, Donovic, Ptashnik and McCullough
Nays:	None
Absent:	None

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD JANUARY 6, 2025**

Meeting was called to order at 8:20 p.m. by Council President McCullough. Present: Carrie Budzinski, *Lynda Scheel**, Scott Morgan, Laura Toy, Rob Donovic, Vice President Martha Ptashnik, and President McCullough. Absent: None. (**Lynda Scheel was appointed to fill vacant Council position at the 256th Special Meeting held immediately preceding the Study Meeting of January 6, 2025.*)

2. WAIVER PETITION: Planning Commission, re: Petition 2024-10-02-16, submitted by Livonia Gas Mart, requesting waiver use approval of all plans in connection with a proposal to redevelop and expand the existing gas station, including removing the service bays, expanding the building to provide additional retail space and restaurant, and relocate and increase the number of fuel pumps and parking, at 31301 Plymouth Road, located on the southeast corner of Plymouth and Merriman Roads in the Northwest ¼ of Section 35.

Mark Taormina, Planning and Economic Development Director, presented the waiver use petition to Council. Mr. Taormina went over the proposed renovations of the site and the removal of the north driveway on Merriman Road, as well as the additions to the south and east sides of the driveway. Mr. Taormina indicated the restaurant would have a separate entrance and the convenience store would occupy roughly 2/3 of the floor space.

The architect/designer was present on behalf of the owner, Dr. Fetty, to answer questions of Council.

Following discussion by Council, and because the Petitioner (owner) was not present to provide further detail about what type of food the restaurant would be selling, it was determined the Committee of the Whole would be the best course of action to find out more detail about the restaurant and to see if some of the parking spaces could be reduced, bike racks could be added, a landscaping architect can be employed as recommended by the Planning Commission, and if the turn ratio at the canopy near Plymouth Road would remain the same or could be adjusted.

DIRECTION:

COW

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

2.

Planning
November 18, 2024

MEETING DATE

S010625/R011525

PRESENTED BY

Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

WAIVER PETITION: Planning Commission, re: Petition 2024-10-02-16, submitted by Livonia Gas Mart, to redevelop and expand the existing gas station, including removing the service bays, expanding the building to provide additional retail space and restaurant, and relocate and increase the number of fuel pumps and parking, at 31301 Plymouth Road, located on the Southeast corner of Plymouth and Merriman Roads in the Northwest ¼ of Section 35.

BACKGROUND DETAILS

December 5, 2024

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2024-10-02-16 - Livonia Gas Mart

Dear Council Members:

At the 1,222nd Public Hearing and Regular Meeting held by the City Planning Commission on November 12, 2024, the following resolution was adopted:

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

#10-57-2024 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on November 12, 2024, on Petition 2024-10-02-16 submitted by Livonia Gas Mart requesting waiver use approval of all plans required by Sections 3.11 and 13.13 of the Livonia Zoning Ordinance, as amended, in connection with a proposal to redevelop and expand the existing gas station, including removing the service bays, expanding the building to provide additional retail space and restaurant, and relocate and increase the number of fuel pumps and parking, at 31301 Plymouth Road, located on the southeast corner of Plymouth and Merriman Roads in the Northwest ¼ of Section 35, the Planning Commission does hereby recommend to the City Council that Petition 2014.10-02-16 be approved subject to the following conditions:

1. The Site Plan identified as Sheet No. SP1 dated September 1, 2024, as revised, prepared by M Designers Group Inc., is hereby approved and shall be adhered to.

2. All parking spaces, except the required barrier free parking, shall be doubled striped at ten feet (10') wide by twenty feet (20') in length as required. A minimum of five parking spaces on the south side of the building shall be added for employee parking and the number and location of the barrier free parking space(s) shall be provided at the direction of the Planning and Inspection Departments, and
3. The Exterior Building Elevation Plan identified as Sheet No. A2 dated September 1, 2024, as revised, prepared by MA Designers Group Inc., is hereby approved and shall be adhered to.
4. A revised landscape plan is to be submitted in which it meets the city zoning ordinance requirements.
5. 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.
6. Any new light fixtures shall not exceed a height of twenty feet (20') from grade at the base of the light and shall be aimed and shielded to minimize stray light trespassing across property lines or on adjacent roadways.
7. No outside storage, placement or display of merchandise shall be permitted.
8. Pursuant to Section 6.26(11), free air shall be provided and dispensed at the point of service without having to enter the station or perform any extra action to obtain the air without charge.
9. Vacuum equipment or the outdoor placement/storage of propane cylinder storage units is not allowed.
10. The sale of ice shall be restricted to the inside of the building.
11. Only conforming signs are approved as part of this petition, and any additional signs shall be separately submitted for review and approval by the Zoning Board of Appeals.
12. No part of the pump island canopy fascia, except for signage, shall be illuminated, and no LED lightband or exposed neon is allowed on any part of the building, including around the windows or on the overhead canopies.
13. Unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.
14. That this approval is subject to the petitioner being granted a variance from the Zoning Board of Appeals for deficient parking and any conditions related thereto.
15. 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,
16. All delinquent property taxes are to be paid in full prior to issuance of a building permit.

17. That the asphalt to the east of the building is to be replaced or be properly landscaped accordingly.

18. That the dumpster enclosure is to be placed to the south of the building at the discretion of Planning staff; and

19. Pursuant to Section 13.13 of the Livonia Vision 21 Zoning Ordinance, 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.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 of Livonia Zoning Ordinance, as amended.

ATTACHMENTS

1. 2024-10-02-16_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: December 06, 2024



Maureen Miller Brosnan, Mayor

Date: December 06, 2024

Petition 2024-10-02-16 submitted by Livonia Gas Mart requesting waiver use approval of all plans required by Sections 3.11 and 13.13 of the Livonia Zoning Ordinance, as amended, in connection with a proposal to redevelop and expand the existing gas station, including removing the service bays, expanding the building to provide additional retail space and restaurant, and relocate and increase the number of fuel pumps and parking, at 31301 Plymouth Road, located on the southeast corner of Plymouth and Merriman Roads in the Northwest ¼ of Section 35.

UNAPPROVED MINUTES

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MINUTES OF THE 1,222nd PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, November 12, 2024, the City Planning Commission of the City of Livonia held its 1,222nd Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

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

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

Members absent: None

Mr. Jacob Uhazie, Assistant Planning Director, and Stephanie Reece, Program Supervisor, were also present.

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

ITEM #1 PETITION 2024-10-02-16

Livonia Gas Mart

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2024-10-02-16 submitted by Livonia Gas Mart requesting waiver use approval of all plans required by Sections 3.11 and 13.13 of the Livonia Zoning Ordinance, as amended, in connection with a proposal to redevelop and expand the existing gas station, including removing the service bays, expanding the building to provide additional retail space and restaurant, and relocate and increase the number of fuel pumps and parking, at 31301

Plymouth Road, located on the southeast corner of Plymouth and Merriman Roads in the Northwest ¼ of Section 35.

Mr. Uhazie: Good evening. So as mentioned, this is to redevelop the existing gas station, including the removing the service bays, expanding the building to provide additional retail space and a proposed restaurant. This would also relocate the fuel pumps and rearrange the parking. The current zoning for the site is C-2 (General business). North across Plymouth Road is zoned C-2, east of the petition site is the Plymouth Square Shopping Center zoned C-2, to the South is also zoned C-2, and west at the southwest corner of Plymouth and Merriman is the Citizen Bank, zoned C-1 and just south of that property is an N1 (Neighborhood). Currently, the site operates a gas station and auto repair business with three service bays. The subject site measures 175 feet by 175 feet for a total area of 30,625 square feet. The existing one-story building is approximately 2,055 square feet in size. There are two groups of gas pumps. Four pumps fronting Plymouth Road, and two on Merriman. Four driveways provide ingress and egress to the site. Two on Plymouth Road and two on Merriman. Some background on the site, in 2021 the site was approved to construct an addition and remodel the interior and exterior of the existing Mobil gas station, but no construction was done afterwards. We did receive new plans from the petitioner since the last time we met. The total addition for the gas station would be 4,664 square feet in size, and they would have two separate uses. The first addition is L-shaped and adds 1,152 square feet, 12 feet to the south and 11 feet to the east. This would be used for additional retail area for the gas station. The second addition portion would add 27 feet to the east for a total of 1500 square feet. The site plan notes the use as a proposed takeout restaurant. No further information is provided for that proposal though. The required setbacks for a gas station is 60 feet. On Merriman Road the setback is 64 feet. On Plymouth Road the setback is 70 feet. The zoning ordinance allows for zero setbacks when abutting commercial spaces. There is an eight-foot setback from the southern property and 22 from the eastern property. Access to the site has changed from the original site plan. The northern curb cut closer to the corner along Merriman Road has been removed, and in its place, there is an additional parking spot. The six existing pumps would be replaced by four pumps that can accommodate eight vehicles. The pumps would be located along the Plymouth Road entrances. The pumps are covered by a canopy with a height of 17 feet and a bottom clearance of 14 feet. For parking, the convenience stores require one space for

150 square feet of area, which would be 17 spaces. There's not enough information for the proposed restaurant to get an accurate number of what we would require in the zoning ordinance, but based off of the ITE Parking Generation Manual, we can estimate that 12 spaces would be required for a restaurant of this size. This would be a total of 29 parking spaces. The site plan shows 15, nine-foot-wide spaces and one parallel space in front of the removed drive that I mentioned, plus the eight spots at the pumps. The dumpster enclosure location is another change from the last time we met. The dumpster enclosure has been relocated to the southwest between the building and the two parking spaces. The walls would be six feet high and made of poured concrete and brick pattern and a sloping four inch stone cap. The floor plan shows the gas station, convenience store, removing the service bays and adding a large display sales area, walk-in coolers, restrooms, customer service counter, office and back rooms. As I mentioned, no details are provided for the restaurant area, and there would be no access between the two uses. Elevations show the addition would be constructed out of brick with accent columns constructed out of split face block, and a decorative crown molding surrounding the top edge of the building. Separate entrances are shown for each use with new storefront windows on either side of the convenience store entrance. No renderings have been received for the elevations. For landscaping, the zoning ordinance requires three trees along Plymouth and Merriman Roads, one ornamental tree and 23 shrubs along each right of way. The landscape plan shows two existing trees and three ornamental trees on Plymouth Road and none on Merriman and then a total of 63 shrubs distributed around the right of way. No sign package has been submitted with this petition. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Uhazie: The first item is from the Engineering Division, dated October 25, 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 waiver use at this time, but would like to note the following items: 1. The subject parcel is assigned the address of #31301 Plymouth Road. Should additional addresses be needed, the Owner will need to contact this Department once permitting has been completed. 2. The existing parcel is currently serviced by public sanitary sewer and water main, and storm sewer. The*

submitted drawings does not include any proposed utility information, but we do not believe there will be any adverse impacts to the existing systems with the proposed improvements. 3. Although the drawings do not indicate any utility alterations, it should be noted the any proposed development may be required to provide storm water improvements and detention per the Wayne County Stormwater Ordinance. 4. Should the project move forward, the owner will need to submit plans to the Engineering Department for calculation of water and sewer fees associated with the building expansion and new restaurant facilities. 5. Any disturbances with the Middlebelt Road or Plymouth Road right-of-way's will require permits through the Wayne County Department of Public Service or MOOT, including drive approach and sidewalk removals and placements." The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated October 28, 2024, which reads as follows: *" This office has reviewed the site plan submitted in connection with a request to construct a commercial building on property located at the above referenced address. We have no objections to this proposal."* The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated October 25, 2024, which reads as follows: *"I have reviewed the plans in connection with the petition. The single barrier free space provided in the proposal located on the south side of the business has the access aisle on the driver side of the parking space. Per the Americans with Disabilities Act (ADA), when a barrier free space is located in angled parking, the access aisle must be on the passenger side. Furthermore, two accessible parking spaces should be provided for the number of parking spaces in the proposal per the ADA."* The letter is signed by Paul Walters, Sergeant, Traffic Bureau. The next letter is from the Finance Department, dated October 24, 2024, which reads as follows: *"I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer, I have no objections to the proposal."* The letter is signed by Connie Kumpula, Chief Accountant. The next letter is an email from the Treasurer's Department, dated November 8, 2024, which reads as follows: *"The property owner still owes \$10,526.59 in back property taxes."* The letter is signed by Susie Nash, Treasurer. That is the extent of the correspondence.

Mr. Wilshaw: Are there any questions for the Planning Director?

UNAPPROVED MINUTES

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- Mr. Bongero: Thank you, Jacob. Has there been arrangements made on these back taxes that you know of?
- Mr. Uhazie: No, we were originally told that they didn't have anything, but that came back just late last week, that they have back taxes.
- Mr. Bongero: So, as of today we understand it's still...
- Mr. Uhazie: Yeah.
- Mr. Bongero: Okay. Then I do have a question with the parking. So, they're gonna go before Zoning Board of Appeals for the parking, they're deficient, right?
- Mr. Uhazie: They are deficient, yes.
- Mr. Bongero: With the ITE calcs, that just does, like an average of a restaurant that size?
- Mr. Uhazie: They take it into account, they go by settings, is it an urban, suburban, rural...they've looked at many studies to get an average of what the most likely required parking would be.
- Mr. Bongero: Okay, and they're still showing, although it looks like they're changing to the 10-foot spaces, but they're still well short?
- Mr. Uhazie: Yes, correct. And their plans do show nine-foot spaces, but our ordinance requires 10-foot spaces.
- Mr. Bongero: Okay. Thank you. Thanks, Mr. Chair.
- Mr. Wilshaw: Thank you, Mr. Bongero. Any other questions for planning staff?
- Mr. Ventura: Jacob, I want to follow up on Mr. Bongero's question. So, if they go to 10-foot spaces, will they lose spaces?
- Mr. Uhazie: I would imagine, but I've not done the calculations to figure out exactly how many they would lose.
- Mr. Ventura: So, they'd be even more deficient when they go to 10-foot spaces. I noticed when I was on the site today that there are two light poles side by side in the median on the Merriman Road side between the two entrances. Is that going to remain?
- Mr. Uhazie: I'm not aware

UNAPPROVED MINUTES

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- Mr. Ventura: I see they're on the drawing.
- Mr. Uhazie: Yes, I believe they would remain, but unless otherwise noted by the petitioner.
- Mr. Ventura: So, that has nothing to do with this petition. It just kind of a point of interest.
- Mr. Uhazie: Yeah, I'm not aware of what they would be...
- Mr. Ventura: Okay. Do we have any color renderings?
- Mr. Uhazie: No, we did not receive any color renderings.
- Mr. Ventura: So, is this a demolish and rebuild, or is this a modification, or...
- Mr. Uhazie: I believe it's an addition.
- Mr. Ventura: Thank you.
- Mr. Wilshaw: Thank you. Mr. Ventura. Any other questions for planning staff? If not, the petitioner is in our audience. Feel free to come to our podium. Start with your name and address.

Alex Raichouni, MA Design. I'm representing the owner, Dr Fadi, Naserdean, and I guess the Livonia Gas Mart. I'm not sure how...what the company name is, but yeah, I'll be representing them as the designer and to start...so, as you know, we're proposing to keep the existing building. The building is almost 2,000 square feet. I had 1,966. I think I heard a little bit over 2,000 from, I think Jacob, right? But anyways, we're going to be adding an addition on to the retail area of the store and then a separate proposal...well, I mean, it's all together, of course, but then there's the carry out restaurant that the owner likes to have in all his locations. The owner, right now, you know, presently, probably has like 20 locations. Not all of them are designed exactly the same as this, but the majority of them, and he wants to keep them looking the same way, so he has the retail, you know, area that consists about 3,000 square feet in order for him to have a certain amount of products in there, and a certain design, in order for him to succeed in this gas station business. And that's why he does it this way. He's learned his lesson, you know, for the last 10 years, and this is what he kind of told me, and then he attached this the carry out restaurant. And sometimes he runs them, but most of the time he has a partner that runs it with him, so that's why he's not sure what he wants

to put in there yet. But in most locations that I've seen...there...he has a place called the Eureka Eatery. What that...what kind of foods and stuff like that...I never really visited it, but I did see a lot of pictures in his office about different locations. And he's, you know, that he started to develop in this way. He's, we got, actually, another couple gas stations like this. One in Garden City and one in I think it was Canton that...one in Garden City on Merriman and Ford Road is being proposed, and we'll be going to a meeting on that, and the one in Canton is on 275 And anyways, right next to 275 on Michigan Avenue. So those are the ones I'm working on, but there's more to come. So yeah, and this one he wants to develop right now. This is actually the first, not the first one, but the first one for me that I'm involved in. So we're hoping that we can move forward on that. And as far as some of the questions that arose, I mean, as far as the gas pumps, maybe we could talk about that first, you know, he likes to change the gas pumps to a diamond gas pump, pump orientation. It helps, and people...just the circulation of how people come in and out. I'm the one that proposed to the owner to close that approach. He hates closing any approach. He always feels like, you know, if a customer misses one approach, he's going to find that next one. I mean, he just wants people to come into his site, especially in gas station businesses. But I told him, you know, sometimes the one next to the traffic lights, you know, creates some kind of traffic. You know, it creates accidents and things like that. So let's propose at least closing one, which is the one on Merriman on the northern side. It was proposed by Jacob at one point that somebody mentioned that they were thinking, if we can close also another one, and he wasn't really happy about that one. He wants to comply with the city and really move forward with this. Because you could see that the, you know, the building doesn't look so great, and the repair shop is closed right now. I'm not sure what his predicament is on that, but he really wants to turn it into some of the locations that he has around. So, as far as the parking spaces, so usually, carry out, you know, people that go in are in and out. Actually, I did visit one of his locations. The one on, it's also in Garden City, it's on Ford and Henry Ruff, and I could see that everybody, you know, it's not, it's not like busy to a point where people are coming and parking. When people come in, they come in for their cigarettes, filling gas, bread, whatever, you know, a drink at the same time, if they wanted to carry out something. Usually, they call in before and they come and pick up, they pick up their food now, or they Door dash it, so it's limited amount of traffic that usually park. At these restaurants anymore, even in, you know, downtown districts and

things like that. So if you recalculate it in a sense, or we recalculate it at another time when we do design the restaurant, what I've seen in his restaurant is that 70% was used for his kitchen and service area and all that wash area, prep area, and like I said, it was just you walk in and he has a couple tables where people can just a bench. I seen that people can just sit and wait for an order, but other than that, the place was empty. I mean, people just picking up. I just felt like people were just picking up things. I don't know what else I can add, but we do want to comply. We do want to move forward. We're hoping that you'll be on our side on this. As far as those light posts, those are on private property and those are public light posts, so I'm not sure if we can do anything about that, but other than that, if you have any questions, I'm here to answer them.

Mr. Wilshaw: I appreciate you giving us the background on this petition. What I'll do is go to my fellow commissioners and see if there's some questions for you about the plan. Is there any questions for our petitioner?

Ms. Dinero: I'm really glad to see that this site is getting a revamp, because it is much needed. I do have concerns about the parking. The ADA parking was specifically called out and not having enough parking spaces. So, is there an opportunity to go back and re look at the design to add 10-foot parking spaces, because currently they're at nine feet, and figure out how to get the rest of those parking spots in and get the ADA parking in there?

Mr. Raichouni: So, one of my first sketches is that I proposed parking on an angle, a one way parking coming in and out on an angle. It's not here. I can't show it to you, but the first reaction from Mark, actually that emailed me back was that, you know, maybe it's better to take out the parking that and he actually said, in an email, if I remember correctly, I got to go back to that email. I thought he said that you have enough parking, you could do away from that, so the circulation is better. But I knew...but even when I had those angled parking around the site from coming in from Plymouth, I had angled parking, and then I had the dumpster toward the corner of, you know of where the restaurant was then we moved it with some comments from Mark and maybe even Jacob at one point, but then they were going to circulate in a...in from the northeast approach. They would go in, and they would circle around where they have one way parking also at the front of the building, because I told them it would be nice for people just to park closer to the building, you know, so they can get in and out quicker if they wanted to just

pick up something, instead of just filling gas and waiting at the pump, you know, and getting their stuff. And then they would just back out and circulate and go back off Merriman. And that would be a...that would be a nice little circulation pattern, and we would be able to add more parking. But I thought maybe he didn't, maybe he wasn't in favor of that idea. So, I just wanted to do what was recommended, you know, to me. Other than that, there was another thing that was brought up. This survey that was brought to me, was brought to me by the owner of how we put this architectural site plan together. And what I noticed when Jacob sent me another email saying, you know, you probably have more frontage on Merriman. And it turned out that the gas company that provided him with that survey only provided him with the amount that is set over here, 140 feet. He actually has 173.17 I think it was. He does have that green area on the southern part that is his. He didn't think it was his. I said why don't you look at the legal description and give it to me so I could verify that? But we didn't have enough time to talk about what was brought up by Jacob. And then he, you know, he was reluctant, but he said, if I have to, I'll develop it and we'll put parking back there, but how many people are really going to park back there and walk all the way to the front of that gas station. That's what his comment is. But he said, if that's what they that's what's recommended, then we will do it.

Mr. Wilshaw: Okay. Mr. Dinaro, you still have the floor. Any other questions?

Ms. Dinaro: No. Thank you.

Mr. Wilshaw: Okay, thanks. Any other questions?

Mr. Droze: Thank you. Mr. Chair. So, it's a very tight site, as we kind of look at it, and can understand some of the challenges of fitting this into the site, but, you know, one of the recommendations that was made at the study session was about closing both driveways and I guess, a question to circulation, how are the gas trucks going to get into the site? What's your plan for that? How are they going to maneuver? And how does that affect that driveway on Plymouth Road?

Mr. Raichouni: So, as you can see, this is an existing site, so there's gas trucks that are always coming in already, and it was a lot more complicated, because they had to go through two pumps that were on the Merriman side, and another two pumps with longer islands that were on the Plymouth side. So now, you know it's going to be a lot easier for them to come in from Merriman. And

you know they usually just take up a section of that space trying to give the rest of the traffic an area to come in and out, but they kind of block the area for about 20 minutes or so in order for them to pump that gas back into the tanks and leave. So they do block, but they find their way to get through with the traffic working around them.

Mr. Droze: So, would they, you said, come in off of Merriman, and then would they exit via the easterly drive back to Plymouth?

Mr. Raichouni: Yeah, they would be able to come from and exit from Plymouth. Yes.

Mr. Droze: Okay, so that driveway close to the intersection is not needed for the truck circulation?

Mr. Raichouni: The what?

Mr. Droze: The driveway that's currently, call it 15 feet off the sidewalk, on Plymouth Road is not needed for the trucks.

Mr. Raichouni: The approach that we're proposing to close?

Mr. Droze: No. The one on Plymouth Road. Jacob is showing it with his pointer.

Mr. Raichouni: So, the one on the northeast corner?

Mr. Droze: Yes, the northwest corner.

Mr. Raichouni: Oh, the northwest corner. The one closer to the thing. I mean, he can always circle around, all the way around, and come back this way. I mean, he can do it, if you're asking that question.

Mr. Droze: Just curious.

Mr. Raichouni: It would have been easier for him probably...what he used to do is come in from the southern approach, from Merriman and come out from the northern approach. Maybe that's what he did before, but I'm not sure, I'm just assuming what's happening from sites that I go visit sometimes.

Mr. Droze: Okay. Another question, the new canopy that's proposed. It was not included in our elevations. Do you have details on what that will look like?

Mr. Raichouni: I thought I had that. Let me just double check. You know, I don't, I don't have it, but I can...I mean, if you're asking for that, we can propose that, of course, and we're going to probably have to turn it in when we get permits, but it's your common canopy, you know, we're gonna dress it up with the columns, and the columns will be brick, the red brick as the building. And yeah, on one of my project I did, it was up in Pontiac, I did provide them with the canopy and pumps. I thought I did the same thing with this project, but I don't think it was asked for so...it was asked for toward the end of our emails back and forth, but it wasn't asked before and on my previous projects in Livonia, you know, I probably didn't do a gas statui for a while, but it was never asked when it's never asked. I never, I give it right away, but I will be submitting them for permitting, you know, but it's your regular gas station. Which name brand he's going to have, Citgo, Sunoco, Marathon, I'm not sure which one he's going to have, and usually it's the gas companies that provide the image of it. Anyways, I'm not supposed to be drawing something that I don't know what to draw, and most architects are not going to draw something that usually is provided by the gas companies, the image of it. But as far as the height, it's usually a standard height. It'ss 14 feet to the bottom of the canopy and the canopy itself is three foot high, and it's all made of aluminum. But it's your typical canopy, flat roof made out of steel beams and covered with aluminum.

Mr. Droze: Okay, and I we did mention that at the work session or the study session that I think that's obviously a very prominent thing. This is a major intersection in the city, so I think I would personally like to see that detailed. As you come today with the renderings, it's helpful for us to understand the colors and materials and then I guess the last point is the lighting for the site. Typically, we like to see photometric. So obviously, gas stations are fairly well lit, but just curious to know what your plans are.

Mr. Raichouni: The only lighting that we're proposing is wallpack lighting around the building and I have them labeled on the site plan showing nine lights, three in the front, two in the back, two on the west side and two on the east side. So, the wallpack lighting, I don't have a detail with me here, but I can provide that also, and under the canopy too. Oh, and the canopy, it's going to be...they're all LED lighting, but under the canopy also there. I don't know how many exactly, but it's got to be designed.

Mr. Wilshaw: Thank you, Mr. Droze.

- Mr. Raichouni: And they're flush with the ceiling on the canopy. They're not those protruding lights anymore, like the old style. Yeah, they're flush in within the canopy.
- Mr. Wilshaw: Okay, thank you, sir. Any other questions for our petitioner, Mr. Ventura?
- Mr. Ventura: Thank you, Mr. Chairman. And maybe this is going to be a redundant question. If it is, I won't ask it. But have we gone through the exterior materials? Do we know what's there?
- Mr. Wilshaw: We do not. This is the first time we've seen the rendering.
- Mr. Ventura: Then could you walk us through what's going on in the outside of the building? And I guess my first question is, what percentage of the existing building is going to be replaced? I mean, is the whole thing going to be reskinned, or is there some of the existing building that's going to remain? Or, what's the story?
- Mr. Wilshaw: Sir, what we'll ask you to do if, if you could hold the rendering up and then speak into the microphone, that way our TV audience can hear you as well, as you describe this.
- Mr. Raichouni: Thank you. So, yeah, we're going to, so let's say the portion of the building is in this section right here. This is the existing building. We're going to, yeah, skin, like you said, the whole building down to the eight-inch block. We're going to remove the whole roof and rebuild the brick on the existing building, and if we have to build more block, and then there's going to be a whole new building that's going to be built for the addition from here to here, all the way around. So, the building will consist of a split face block at the...where it's where it's white and red brick. And this is what he has on all his locations.
- Mr. Ventura: So, the entire exterior of the building is brick or block.
- Mr. Raichouni: It's eight-inch block, the main structure. Then there's the four inch veneer. I don't want to call it veneer. It's a four-inch brick. And where the split face block is, it's only an eight-inch split face block. There's no block and brick. So, you have one structure, where the, where the split face is, and like two structures when you build it from eight-inch block to four-inch brick.
- Mr. Ventura: Okay, thank you. And I know Mr. Uhazie commented on the landscaping and in our write up, you are somewhat deficient on

the Merriman Road frontage. Is there a reason that you're not conforming?

Mr. Raichouni: We are deficient on what, sorry, that deficient...

Mr. Wilshaw: Landscaping.

Mr. Raichouni: Oh, landscaping. Okay, so yeah, I was hoping that, you know those questions were brought up in one report, so we could answer all of them at one time. I don't think I received anything like that. I always received, like, an email of jotted items. And if I'm wrong, Jacob, I apologize, but I don't see, I didn't see no report, like, you know, like, you know, some cities give, but, yeah, we could provide every, you know, whatever it says. 20 feet, 25 feet, 40 feet of deciduous maple trees or honey locus, whatever trees that...but we will design certain amount of trees for Merriman that's required.

Mr. Ventura: Okay, and I guess my last question has to do with the number of employees at any given time, how many employees will be working there?

Mr. Raichouni: Usually on most hours and most shifts, there's only one cashier, but a second person will come in just to fill the coolers and things like that. So, at the most, there's only two. This is for the gas station part. Now, as far as the restaurant, the future restaurant that needs to be designed and get permits at a later time. We want it approved within the structure right now, of course, for planning, but in the future, restaurants like this probably need at least three people at one point to, you know, prep and service and cook, you know.

Mr. Ventura: I guess I'm concerned. You're already deficient in parking considerably, and you're going to have five parking places consumed by employees, of the parking that you're providing. I guess if the ownership owns the land to the south, and he's at least amenable to paving part of that for additional parking, I'd like to see some employee parking put there, so that the parking that's on the site adjacent to the gas pumps and the store and the restaurant are there for the customers.

Mr. Raichouni: I think it's a good idea. No problem.

Mr. Ventura: Thank you, sir. Thank you.

Mr. Wilshaw: Thank you. Mr. Ventura. Any other questions for our petitioner's representative?

Mr. Caramagno: I got a couple questions and certainly some concerns, as well. The grass to the east of the building, what's the plan? The pavement rather, east of the building? Why would you leave that pavement there?

Mr. Raichouni: I mean, it's an existing...we didn't need to expand the building more than is needed and you can't really fit, you know, a parking space, or circulate any parking around there, or anything like that. So, it is like a dead space.

Mr. Caramagno: So, you plan on leaving that asphalt, no grass there?

Mr. Raichouni: We could, if you recommend grass, we left the asphalt. He just wants less maintenance all the time. But, and I did have, like I proposed the grass area at one point, as far as my design, but he said, Why don't you leave it asphalt? I don't want to maintain these grass areas and cut them all the time and, you know, it grows. But if you, if you recommend that's you know...

Mr. Caramagno: How long has this owner owned this station?

Mr. Raichouni: I don't know that one. I'm not sure. I never asked him.

Mr. Caramagno: It's clearly run down, and there's little effort to make it something nice, and you know, some of my comments now are going to be, you know, tonight, this presentation is ill prepared as far as I'm concerned and I can't vote for anything here tonight with all the questions that are out there. I mean, we got a color rendering here. The pavement and the parking are certainly an issue. There's no doubt about...I agree with the others. And then we've got the taxes as well. So, we got a multitude of problems here that are an issue and then even in your own comments, sir, you say that your owner wants to comply with the city. Well, I'm not seeing that in anything you're showing us tonight. So, I've got trouble with this case, so I'll leave my comments there.

Mr. Raichouni: I mean, the only, the only thing I can answer on your comment like that is that, yeah, no, he wants to comply.

Mr. Caramagno: I'm not seeing that. I am seeing nine-foot spots and less spots than available. I'm coming in with not hearing us originally to move that building back, not hearing anything about the reducing the driveways. That's not trying to comply with the things we asked for or requested.

Mr. Wilshaw: Let's not debate back and forth. Please. Thank you,

Mr. Raichouni: I just don't agree with that. I'm sorry.

Mr. Wilshaw: I understand.

Mr. Raichouni: I, you know, I'm...

Mr. Wilshaw: Sir, let's not debate back and forth. He's entitled to his opinion. Is there any other questions for our petitioners representative? I see no other questions from any of the commissioners. Is there anyone in the audience wishing to speak on this item? I don't see anyone else wishing to speak. Sir, you get the last word as the petitioner. So, feel free to say anything else you'd like to say before we make our decision.

Mr. Raichouni: Yeah, the only thing I'd like to say is that, you know, when I propose things to the city, I propose it. I, the first thing I do is I, I email stuff and submit things to the Planning Department, and then I get their feedback, and then I and I do, if not 100% 99.99% of the things they recommend, okay, and if I get things, you know that also pops up, you know, very close to the Planning Commission meeting, and I don't have heads up, then I'm not able to answer that in the in a meaningful amount of time. But the thing is, in about for what I could say is that the gas station, the way it is right now, is in a horrible design. It was like an old design that is a horrible design. And what I proposed with the rendering that I sent that shows most of the design that the owner likes to have in all his locations. And I could send the addresses so you guys could go visit those locations and other in other cities, you could see that they don't have half of the parking that I proposed. That's number one. And you can go look at the circulation in those in those locations. One being on Ford Road and Henry Ruff. I think it's easy for you to find that one. And the other thing is, as far as proposing, you know, trying to work with the city in order to propose an approach, closing an approach. I think that's another insight for me, trying to work and trying to propose something that is better for the city. As far as the rest of the design, the parking circulation, the drive in pumps in order to get in and out of building, you know, you want me to move the building all the way to the corner just to cover some asphalt. I mean, I don't understand why I would have to build a bigger building that I can't even fill. I mean, people would...most cities, would say, no, I want less square footage and not a bulky building. Now for me, not to, I have to

utilize the existing building. So that's why, that's my starting point. I'm not able to go, you know, push the whole building, you know, to the to the left, and lose 2,000 square feet and then build a whole new building. That's not what he wanted me to propose, and that's not what he wants to do. And I think he'll just, you know, slam the project if he had to do that. So, at the same time, it has to be feasible for him economically. And I think what we did is way better than what it is right now, with no question, you know, a doubt, that's all I could say. I hope you guys could reconsider. I hope we can get approval. We can go through the planning department and get things done and approved administratively so we don't waste time, because I just don't want owners to change their mind if we have to wait months sure to come back and forth to these meetings. Thank you very much.

Mr. Wilshaw: Thank you for your comments. And we'll see what happens. I'll close the public hearing, and a motion is in order.

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

#10-57-2024 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on November 12, 2024, on Petition 2024-10-02-16 submitted by Livonia Gas Mart requesting waiver use approval of all plans required by Sections 3.11 and 13.13 of the Livonia Zoning Ordinance, as amended, in connection with a proposal to redevelop and expand the existing gas station, including removing the service bays, expanding the building to provide additional retail space and restaurant, and relocate and increase the number of fuel pumps and parking, at 31301 Plymouth Road, located on the southeast corner of Plymouth and Merriman Roads in the Northwest ¼ of Section 35, the Planning Commission does hereby recommend to the City Council that Petition 2014.10-02-16 be approved subject to the following conditions:

1. The Site Plan identified as Sheet No. SP1 dated September 1, 2024, as revised, prepared by M Designers Group Inc., is hereby approved and shall be adhered to.
2. All parking spaces, except the required barrier free parking, shall be doubled striped at ten feet (10') wide by twenty feet (20') in length as required. A minimum of five parking spaces on the south side of the building shall be added for employee parking and the number and location of the

barrier free parking space(s) shall be provided at the direction of the Planning and Inspection Departments, and

3. The Exterior Building Elevation Plan identified as Sheet No. A2 dated September 1, 2024, as revised, prepared by MA Designers Group Inc., is hereby approved and shall be adhered to.
4. A revised landscape plan is to be submitted in which it meets the city zoning ordinance requirements.
5. 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.
6. Any new light fixtures shall not exceed a height of twenty feet (20') from grade at the base of the light and shall be aimed and shielded to minimize stray light trespassing across property lines or on adjacent roadways.
7. No outside storage, placement or display of merchandise shall be permitted.
8. Pursuant to Section 6.26(11), free air shall be provided and dispensed at the point of service without having to enter the station or perform any extra action to obtain the air without charge.
9. Vacuum equipment or the outdoor placement/storage of propane cylinder storage units is not allowed.
10. The sale of ice shall be restricted to the inside of the building.
11. Only conforming signs are approved as part of this petition, and any additional signs shall be separately submitted for review and approval by the Zoning Board of Appeals.
12. No part of the pump island canopy fascia, except for signage, shall be illuminated, and no LED lightband or exposed neon is allowed on any part of the building, including around the windows or on the overhead canopies.

13. Unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.
14. That this approval is subject to the petitioner being granted a variance from the Zoning Board of Appeals for deficient parking and any conditions related thereto.
15. 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,
16. All delinquent property taxes are to be paid in full prior to issuance of a building permit.
17. That the asphalt to the east of the building is to be replaced or be properly landscaped accordingly.
18. That the dumpster enclosure is to be placed to the south of the building at the discretion of Planning staff; and
19. Pursuant to Section 13.13 of the Livonia Vision 21 Zoning Ordinance, 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.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 of Livonia Zoning Ordinance, as amended.

Mr. Wilshaw: Is there any discussion?

A roll call vote on the foregoing resolution resulted in the following:

AYES:	Dinaro, Droze, Bongero, Ventura, Wilshaw
NAYS:	Long, Caramagno
ABSENT:	None
ABSTAIN:	None

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

2024-10-0

CITY OF LIVONIA, MICHIGAN
APPLICATION FOR WAIVER USE APPROVAL

All applications must be presented in triplicate to the City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097. Applications must include property owner's name, address and notarized signature.

For filing fee see below for computation

Date Filed: 10/1/24 Petition 2024-10-02-16

Site Address: 31301 plymouth Sidwell _____ Zoning of Property _____

Requesting Approval To expand on C-Store

Applicant: Livonia Gas Mart Business/Company: Fadi Naserdean

Applicant's Address: 23930 Cortlyse City: Dearborn State: MI Zip Code: 48124

Applicant's Phone # (313) 414-8383 Applicant's Email flexx@naserdeanenterprises.com

Contact Person: Sue Business/Company: Naserdean enterprises

Contact's Address: 23930 Cortlyse City: DBW State: MI Zip Code: 48124

Contact's Phone # (313) 414-8383 Contact's Email flexx@naserdeanenterprises.com

Please provide the following information:

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

RECEIVED
OFFICE OF THE CITY CLERK
OCT 04
2024 SEP 30 AM 8:45

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

FEE COMPUTATION		\$700.00 (\$400 publication fee plus \$300 base review fee) plus
<u>23572</u> sq. ft. of new construction x \$20.00 per 1,000 sq. ft. plus \$30 per lot or unit for residential construction.	(NOTE: Round off to nearest 1,000)	+
Total Amount Due		\$

Owner of Property: Fadi Naserdean

Owner's Address: _____ City: _____ State: _____ Zip Code: 48124

Owner's Phone # _____ Owner's Email _____

Signature of Owner: _____ Print Name: _____

NADA GHAI

NOTARY PUBLIC - STATE OF MICHIGAN to before me, a Notary Public in and for the County of _____ State of _____

COUNTY OF WAYNE

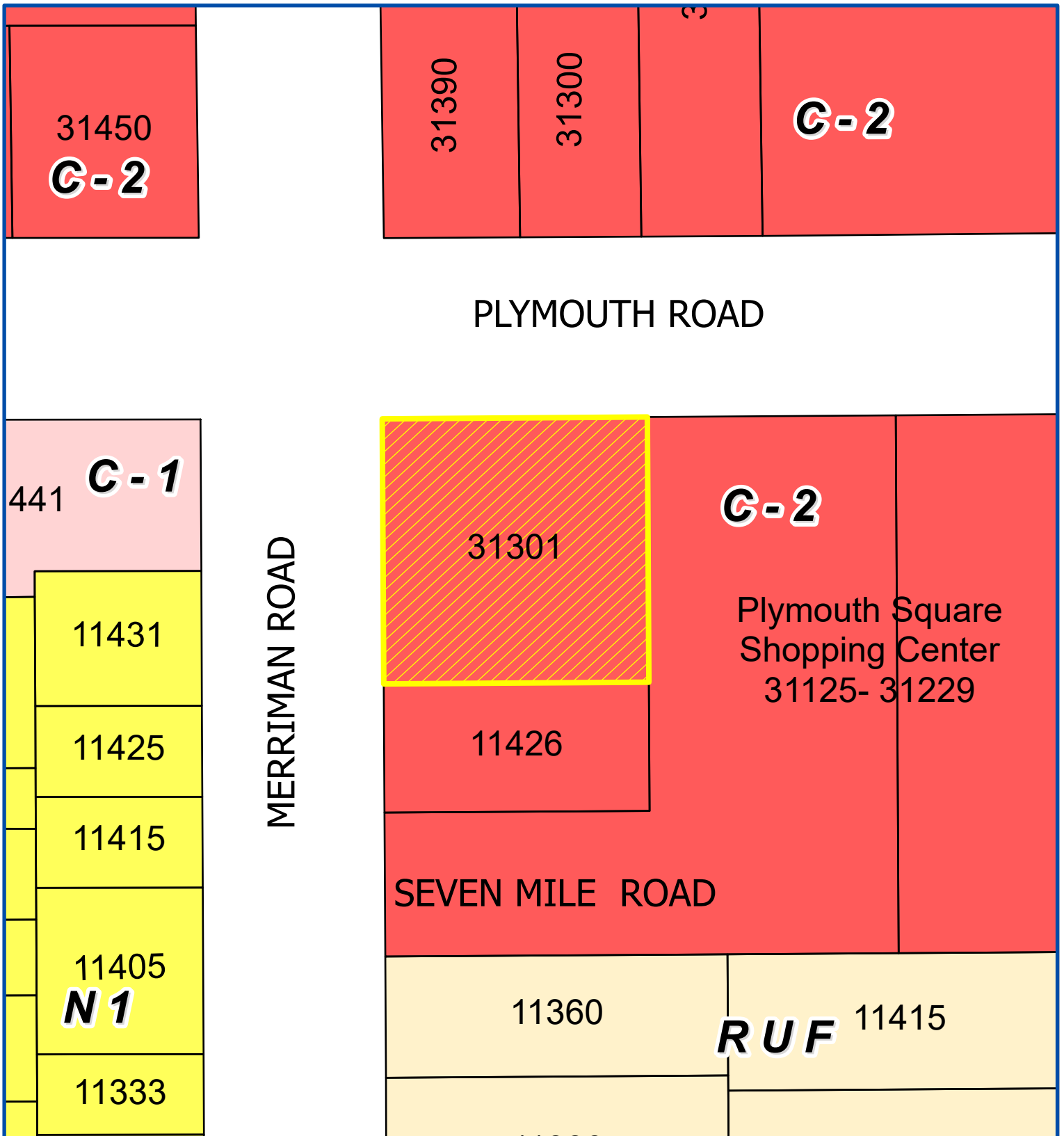
My Commission Expires March 25, 2029

Acting in the County of Wayne

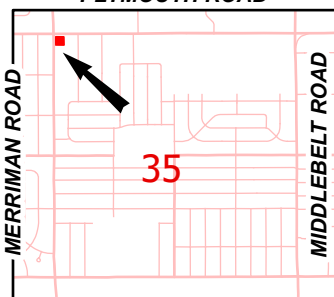
Signature of Notary: Nada Ghai My commission expires _____

Acting in the County of Wayne

RECEIVED
CITY OF LIVONIA
PLANNING COMMISSION
OCT 04 2024



PLYMOUTH ROAD



JOY ROAD

Address & Zoning Map

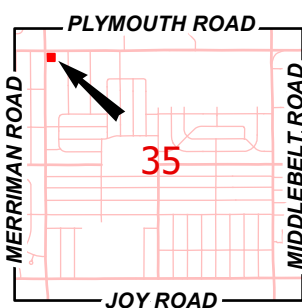
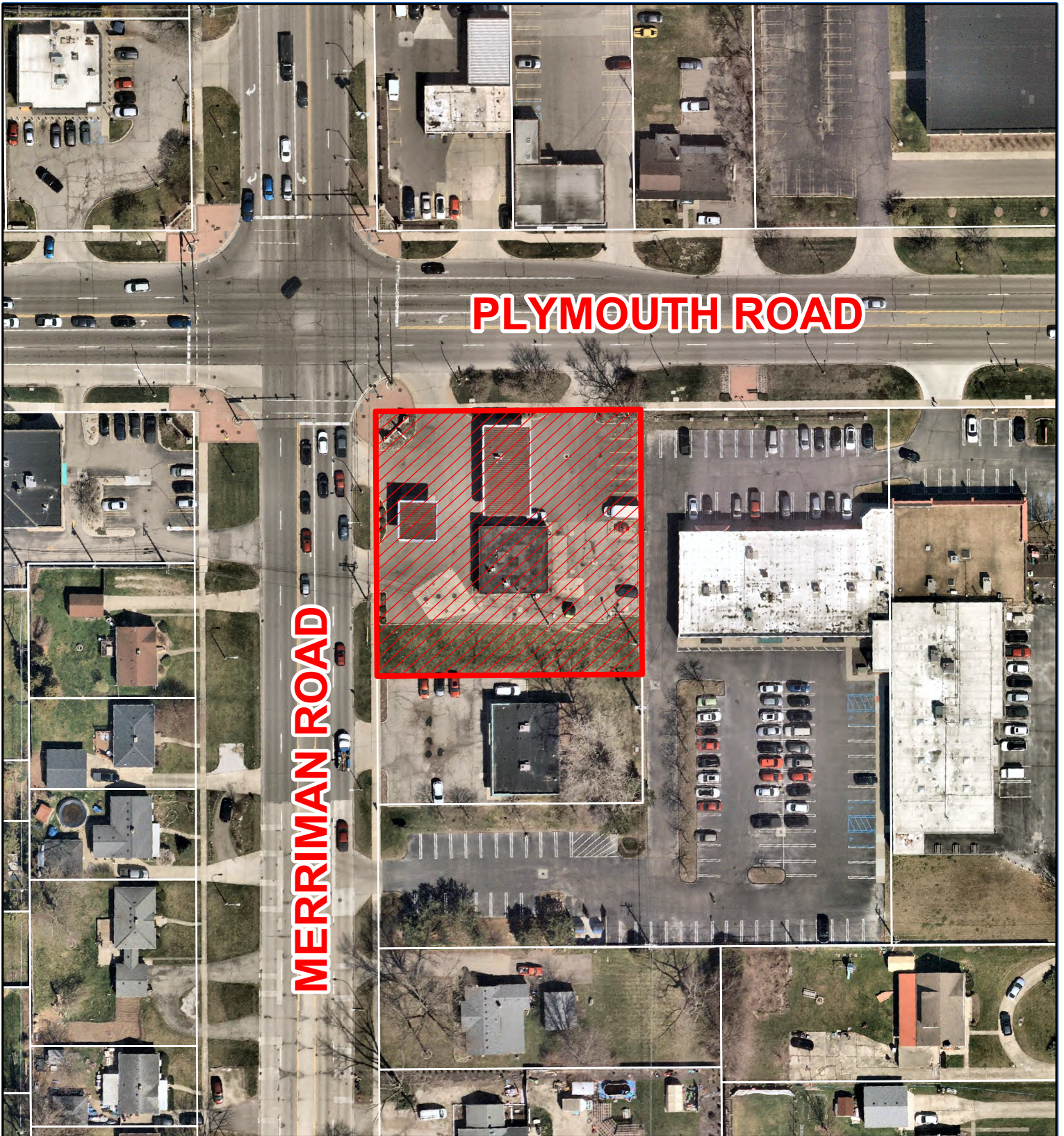
Petition 2024-10-02-16
Livonia Gas Mart
31301 Plymouth Road



Not to Scale



City of Livonia
Planning Department



Aerial Map

Petition 2024-10-02-16
Livonia Gas Mart
31301 Plymouth Road



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PREHEARING

ITEM 1

Petition 2024-10-02-16 submitted by Livonia Gas Mart requesting waiver use approval of all plans required by Sections 3.11 and 13.13 of the Livonia Zoning Ordinance, as amended, in connection with a proposal to redevelop and expand the existing gas station, including removing the service bays, expanding the building to provide additional retail space and restaurant, and relocate and increase the number of fuel pumps and parking, at 31301 Plymouth Road, located on the southeast corner of Plymouth and Merriman Roads in the Northwest $\frac{1}{4}$ of Section 35.

October 29, 2024, Study Meeting:

This request involves the expansion and renovation of a gas station located at the southeast corner of Plymouth and Merriman Roads. This site is zoned C-2, General Business. Along with the operation of a gas station, this facility also functions as an auto repair business. Three (3) service bays currently occupy the eastern half of the building.

The subject site measures 175 feet along Plymouth Road by 175 feet along Merriman Road for a total lot area of 30,625 square feet. The existing one-story building contains approximately 2,055 square feet of floor area and is positioned near the middle of the property. There are two (2) separate groups of fuel pumps. Two (2) pumps that can accommodate four (4) vehicles, one on each side, are located between the building and Plymouth Road, and a single pump that can accommodate two (2) vehicles is located between the building and Merriman Road. Over both sets of gas pumps are island canopies. Along the southern edge of the property is an existing thirty-five foot (35') wide grass greenbelt. Four (4) driveways provide ingress and egress to the site, including two (2) on Plymouth Road and two (2) on Merriman Road.

The site plan identifies a one-story addition to the existing building that is shown to have two (2) separate uses. The first proposed addition is "L" shaped and built off the south and east end of the existing building. The addition measures 1,152 square feet and adds twelve feet (12') to the south of the building and eleven feet (11') to the east. The identified use for this portion of the building is for additional retail space. The second portion of the addition extends the building twenty-seven additional feet (27') to the east and measures 1,500 square feet. The second portion is identified on the site plan as a proposed restaurant. The new building would be one-story in height and have a total area of 4,664 square feet.

The required setback for a gas station building is sixty feet (60') from any road rights-of-way. The existing gas station is located approximately seventy-five feet (75') from Plymouth Road and sixty-four feet (64') from Merriman Road. The addition would be constructed flush with the existing building and would not encroach any further into the required setback adjacent to Merriman or Plymouth Roads. Where this property abuts the commercial zoning to the east and south, the Zoning Ordinance allows for zero setbacks subject to applicable building and fire codes. The proposed addition would sit eight feet

(8') from the south property line and approximately twenty-two feet (22') from the east property line.

The project also includes renovations to both the interior and exterior of the existing building. The new floor plan shows the service bays being replaced with a large display/sales area, walk-in cooler, restrooms, a customer service counter, an office and backrooms. The floor plan for the restaurant area has no details on the layout of the 1,500 square foot addition. There is no access between the proposed restaurant addition and the expanded retail area.

The elevation plans show the top edge of the building would be finished with a continuous decorative crown molding. The north elevation shows separate entrances with new storefront windows for the restaurant and existing gas station. New storefront windows would be installed along the east and west elevation of the building with a single door exit on each side. The proposed addition would be constructed out of brick with accent columns constructed out of split-face block.

The site plan shows the six (6) existing gas pumps would be removed. They will be replaced by four (4) new pumps that can accommodate eight (8) vehicles, one on each side, running parallel to Plymouth Road. The pump locations are located between the existing approaches on Plymouth Road. The pumps are covered by a seventeen-foot (17') canopy with a bottom clearance of fourteen feet (14').

Required parking for gas station convenience stores are based on a ratio of one (1) space for each 150 square feet of floor space devoted to retail sales. Based on the floor area of the proposed building ($3,118 \times 80\% \div 150$), this station would require seventeen (17) parking spaces. The petitioner has identified the proposed restaurant as limited service and carry-out restaurants with or without outdoor dining areas. Not enough information is given about the restaurant to determine the parking off the zoning ordinance standard of one (1) parking space for each one hundred (100) square feet of floor area, plus one (1) parking space for each three (3) outside patio seating spaces, plus one (1) parking space for each employee. However, the Zoning Ordinance allows for suitable alternatives including the Institute of Transportation Engineers (ITE) Parking Generation Manual. The ITE does offer a comparable recommendation of 9.91 space per 1,000 square feet of GFA. Based on ITE standards the proposed restaurant requires twelve (12) parking spaces. In total the proposed addition and the restaurant requires a total of twenty-nine (29) parking spaces. The site plan shows twenty striped parking (20) spaces with eight (8) more spaces available at the gas pumps; however, these spaces typically do not count towards the required parking for the store on the basis that the sale of gasoline is treated as a separate use. The site plan shows parking space dimensions are stripped nine feet (9') by twenty feet (20').

The zoning ordinance specifies landscaping requirements to include one (1) deciduous or evergreen trees per forty (40') linear feet of road frontage; one (1) ornamental tree per one hundred (100) linear feet of road frontage; and eight shrubs per forty (40') linear feet. For the purposes of computing length of road frontage, openings for driveways and

sidewalks are not counted in landscaping requirements. The zoning ordinance requires (175' - 60' = 115') three (3) evergreen or deciduous trees, one (1) ornamental tree and twenty-three (23) shrubs along Merriman Road and the same number along Plymouth Road. The landscape plan shows a total of sixty-three (63) shrubs distributed along each throughfare with a concentrated cluster located on the corner. Along Plymouth Road there are two (2) existing deciduous trees and three (3) existing ornamental trees. No trees are identified on the landscape plan along Merriman Road.

Gas stations are permitted one (1) ground sign not to exceed forty (40) square feet in area, twelve feet (12') in height, and a minimum setback of five feet (5') from any right-of-way line. Also allowed are signs attached either to the wall of the building or the canopy fascia, based on two (2) square feet for each one (1) lineal foot of building frontage, with the maximum sign area not to exceed one hundred (100) square feet. The plans do not indicate any type of proposed signage for the site or building; therefore, signage was not reviewed as part of this petition.

A twelve-foot (12') by twelve-foot (12') dumpster enclosure would be constructed at an angle northeast of the proposed restaurant. Based on the site details, Sheet SP-2, the enclosure walls would be six feet (6') in height and constructed of poured concrete with a brick pattern and sloping 4" stone cap. The swing gates would consist of stained wood.

November 12, 2024: Public Hearing:

The petitioner has shared a revised set of plans and identified the following changes:

- The dumpster enclosure has been relocated to the southwest of the site, between the building and two (2) parking spots.
- The northern curb cut, closest to the corner, along Merriman Road has been removed.
- The new parking layout shows fifteen (15) striped parking spaces that are nine feet (9') wide. One (1) parallel parking space that measures ten feet (10') by twenty-three feet (23'), is shown in front of the removed approach.

Approving Resolution: That the request to redevelop and expand the existing gas station, including removing the service bays, expanding the building to provide additional retail space, a new restaurant, as well as relocation and increasing the number of fuel pumps, at 31301 Plymouth Road, is hereby approved, subject to City Council approval and the following conditions:

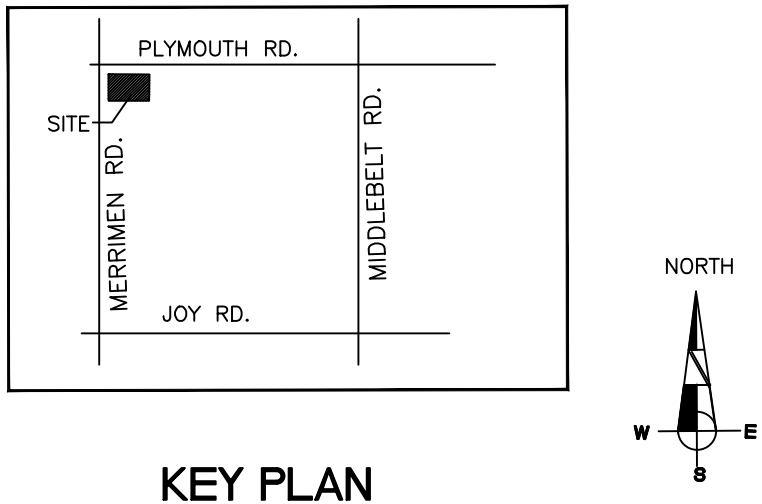
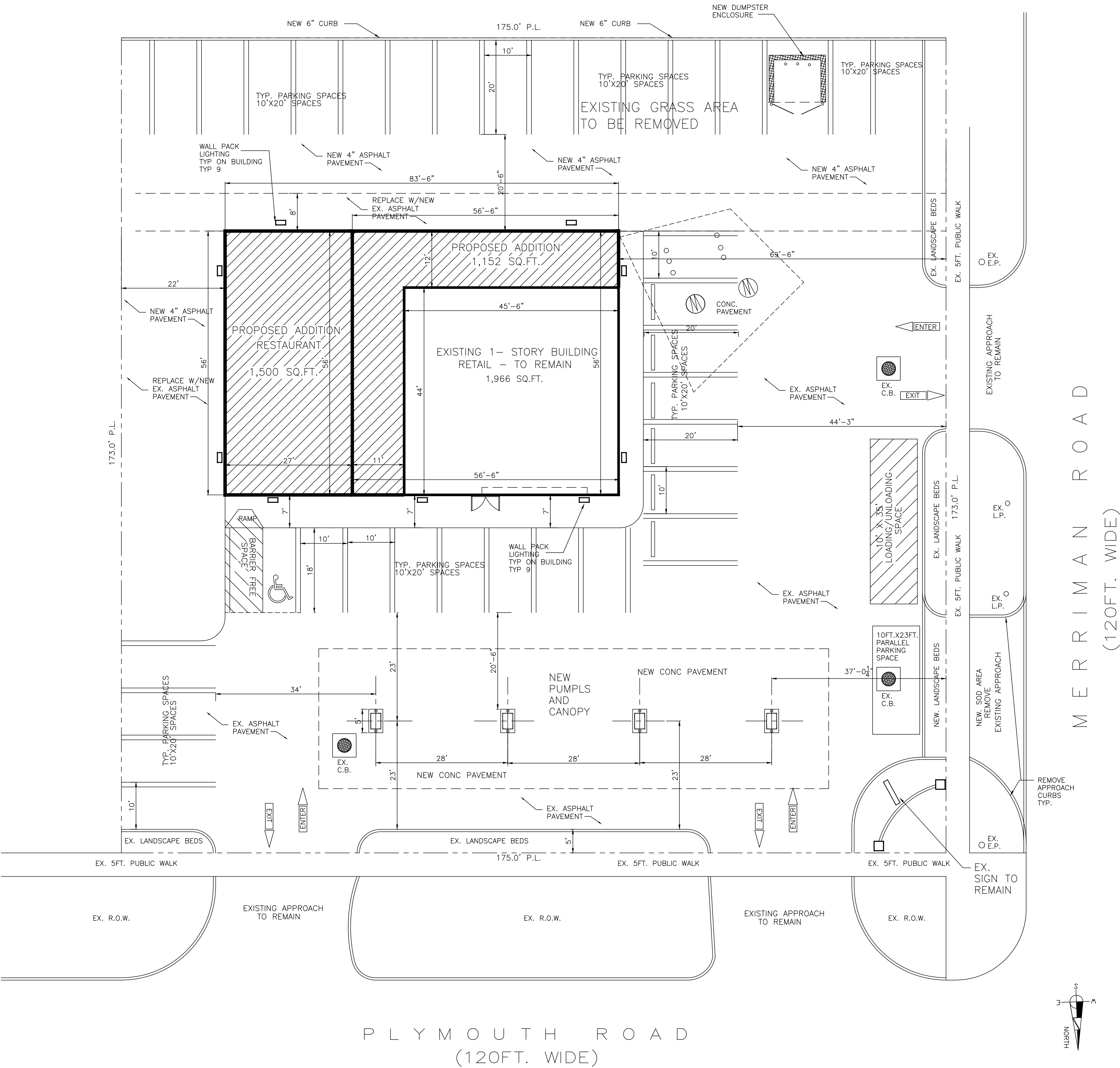
1. The Site Plan identified as Sheet No. SP1 dated September 1, 2024, as revised, prepared by M Designers Group Inc., is hereby approved and shall be adhered to.
2. All parking spaces, except the required barrier free parking, shall be doubled striped at ten feet (10') wide by twenty feet (20') in length as required, and the number and location of the barrier free parking space(s) shall be provided at the direction of the Inspection Department.

3. The Exterior Building Elevation Plan identified as Sheet No. A2 dated September 1, 2024, as revised, prepared by M Designers Group Inc., is hereby approved and shall be adhered to.
4. 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.
5. Any new light fixtures shall not exceed a height of twenty feet (20') from grade at the base of the light and shall be aimed and shielded to minimize stray light trespassing across property lines or on adjacent roadways.
6. No outside storage, placement or display of merchandise shall be permitted.
7. Pursuant to Section 6.26(11), free air shall be provided and dispensed at the point of service without having to enter the station or perform any extra action to obtain the air without charge.
8. Vacuum equipment or the outdoor placement/storage of propane cylinder storage units is not allowed.
9. The sale of ice shall be restricted to the inside of the building.
10. Only conforming signs are approved as part of this petition, and any additional signs shall be separately submitted for review and approval by the Zoning Board of Appeals.
11. No part of the pump island canopy fascia, except for signage, shall be illuminated, and no LED lightband or exposed neon is allowed on any part of the building, including around the windows or on the overhead canopies.
12. Unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.
13. That this approval is subject to the petitioner being granted a variance from the Zoning Board of Appeals for deficient parking and any conditions related thereto.
14. 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,
15. Pursuant to Section 13.13 of the Livonia Vision 21 Zoning Ordinance, 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.

Denying Reasons: That the request to redevelop and expand the existing gas station, including removing the service bays, expanding the building to provide additional retail space, a new restaurant, as well as relocation and increasing the number of fuel pumps, at 31301 Plymouth Road, is hereby denied for the following reasons:

1. That the petitioner has failed to comply with all general standards and requirements as set forth in Sections 1.02 and 13.13 of the Zoning Ordinance.
2. That the site lacks the capacity to handle the increase in intensity associated with the proposed restaurant and would therefore be detrimental to and not in harmony with the character of the surrounding neighborhood.
3. That the layout and aesthetics of the proposed remodeling would have a negative effect upon the neighboring properties.
4. That the proposal creates significant adverse impacts on adjoining parcels, public services, and community planning efforts; and
5. That the petitioner has failed to comply with all the concerns deemed necessary for the safety and welfare of the City and its residents.



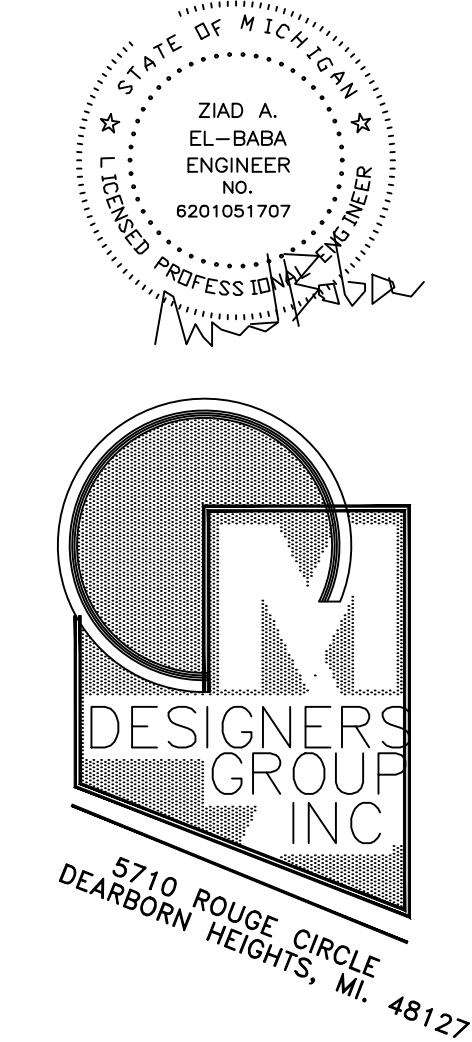
SITE DATA

ZONING	COMMERCIAL - RETAIL BUSINESS
USE GROUP :	M
CONSTRUCTION TYPE :	III B
SITE TOTAL AREA = 24,500 SQ. FT. (.56 ACRE)	
EXISTING BUILDING AREA:	1,966 S.F. (1 STORY)
PROPOSED ADDITION AREA:	2,698 S.F. (1 STORY)
PROPOSED NEW RETAIL STORE:	3,164 S.F. (1 STORY)
PROPOSED NEW RESTAURANT:	1,500 S.F. (1 STORY)
PROPOSED NEW TOTAL BUILDING AREA:	4,664 S.F. (1 STORY)
OCCUPANT LOAD:	
RETAIL AREA: 4,664x.8 = 3,731/100	= 37

PARKING CALCULATIONS:	
RETAIL AREA = 3164 x .8 = 2531/ 150 = 17 SPACES	
FUTURE RESTAURANT SPACE = 1500 X .80 = 1200/200 = 6	
PARKING SPACES REQUIRED = 23	
PARKING SPACES PROVIDED = 27	
PARKING SPACES AT PUMPS = 8	
TOTAL PARKING SPACES PROVIDED = 35	
TYP. PARKING DIM.	10'-0" x 20'-0"
PARALLEL PARKING SPACE	10'-0" x 23'-0"
H.C. PARKING SPACE (B.F.)	16' x 20' (1)

SITE NOTES:	
1. NO OUTDOOR SALES AND DISPLAY AREA'S WILL BE ON SITE.	
SCOPE OF WORK:	
EXPAND EXISTING 1- STORY BLOCK BUILDING. CONSTRUCT NEW 1-STORY BLOCK BUILDING ADDITION. NEW RETAIL STORE AND FUTURE RESTAURANT PROPOSED NEW PUMPS, CANOPY BY OTHERS. PAVEMENT WILL REMAIN EXISTING.	

PROPOSED SITE PLAN
SCALE 1" = 10'-0"



(313)995-1515
MADESIGN19@YAHOO.COM

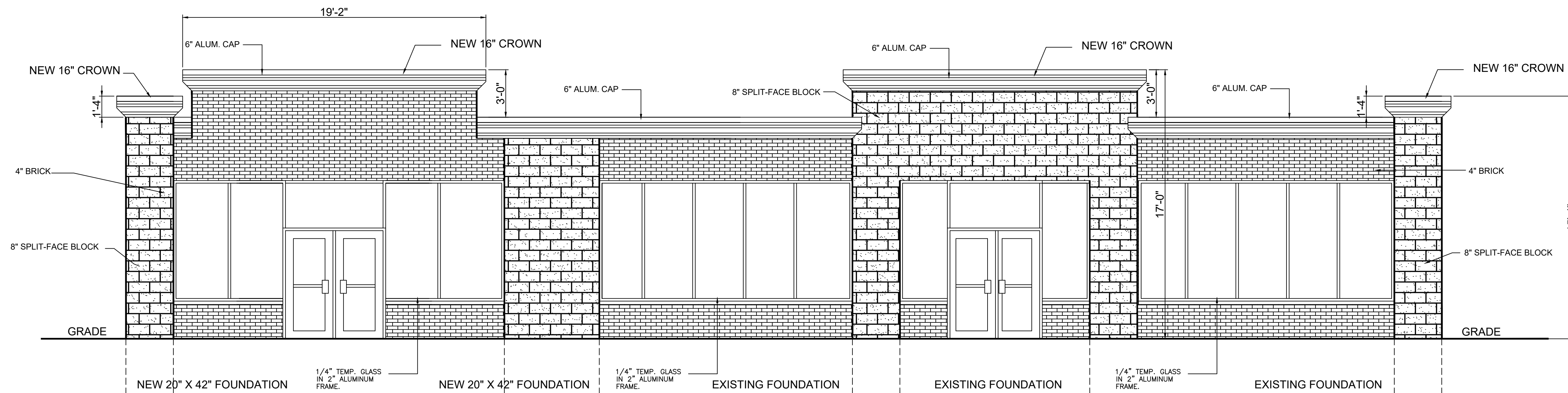
PROJECT NO.: 09012024
FILE NAME: PLYMOUTH-GAS-SP1

PROJECT NAME: PROPOSED NEW ADDITION TO EXISTING 1-STORY BUILDING
31301 PLYMOUTH RD., LIVONIA, MICHIGAN
OWNER: MOBIL GAS STATION
31301 PLYMOUTH RD.
LIVONIA, MICHIGAN

DRAWN BY: A.R.
CHECKED BY: H.S.
DATE PLOTTED: 9-1-2024
DATE SUBMITTED: 9-1-2024

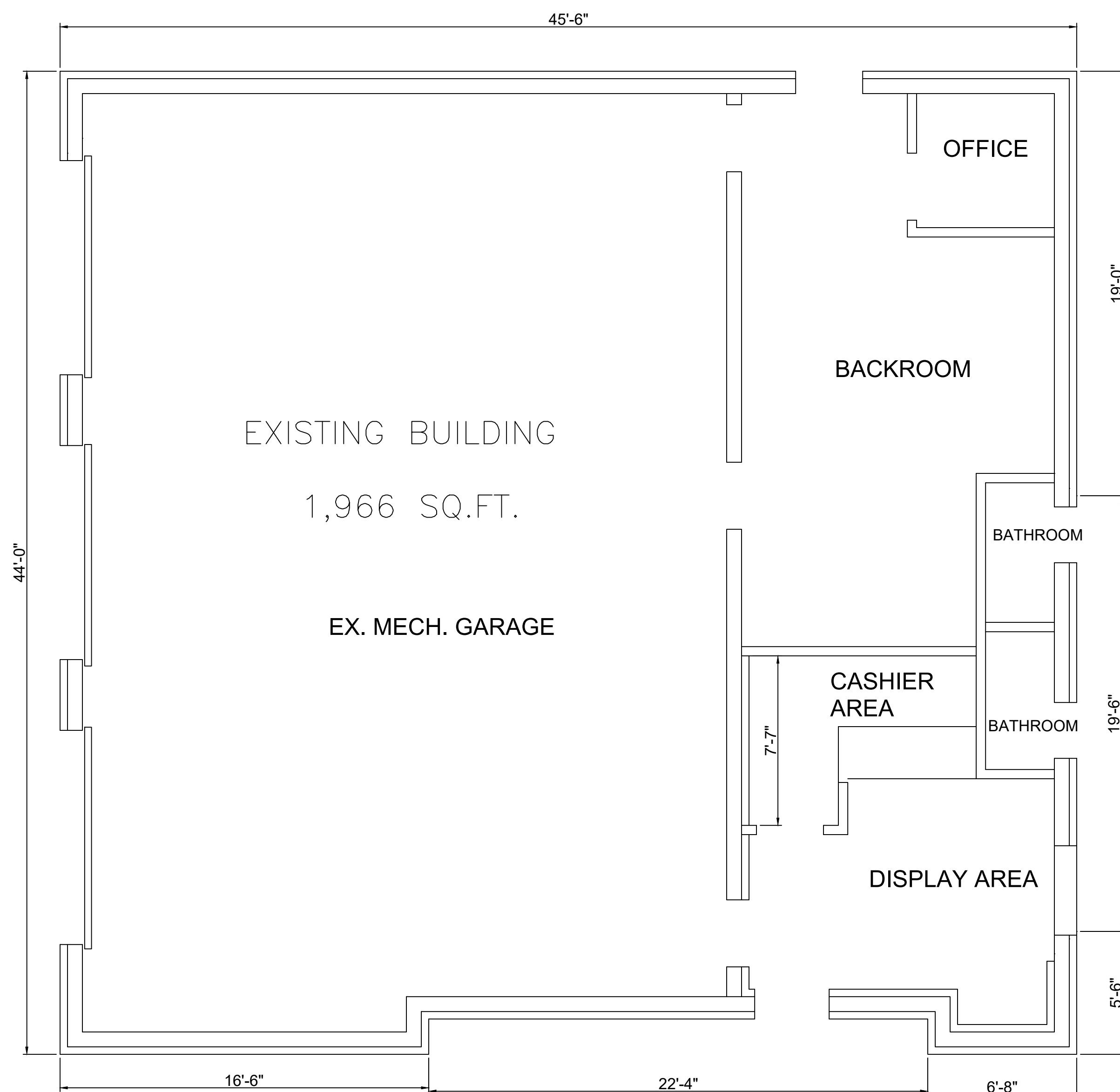
REVISIONS:
11-10-2024
12-2-2024

SHEET NO.: SP-1



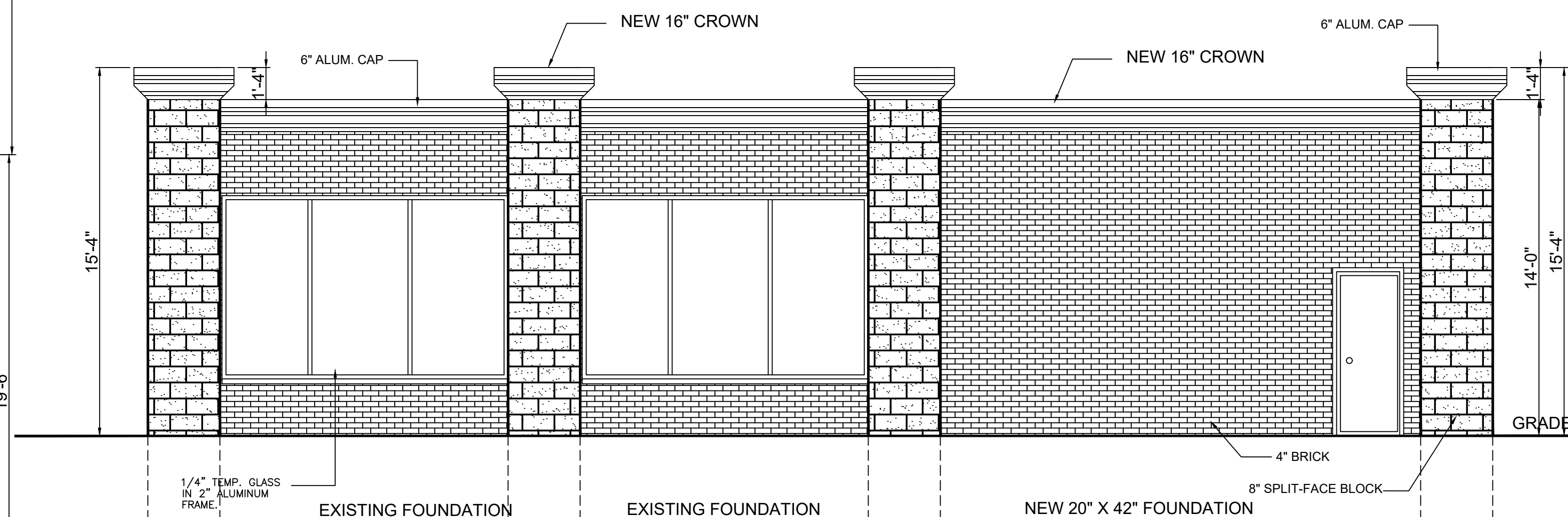
PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"



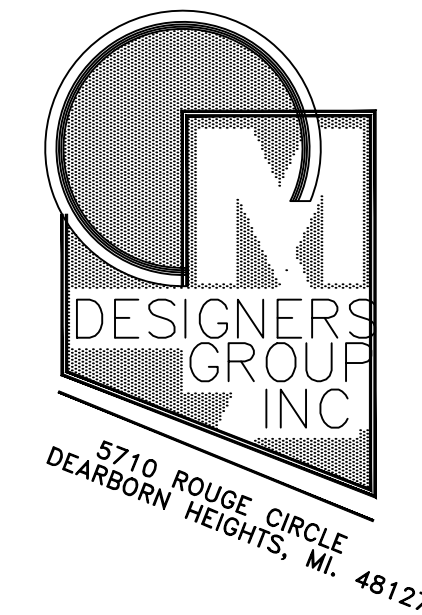
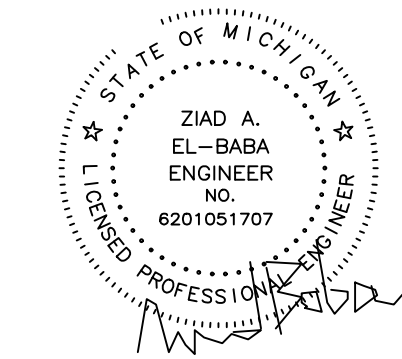
EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0"



(313)995-1515
MADESIGN19@YAHOO.COM

PROJECT NO.: 09012024

FILE NAME:
PLYMOUTH-ADD-GAS-A1

PROJECT NAME:
PROPOSED NEW ADDITION
TO EXISTING GAS STATION BUILDING
3301 PLYMOUTH RD., LIVONIA, MICHIGAN

OWNER:
EX. GAS STATION
3301 PLYMOUTH RD.
LIVONIA, MICHIGAN

DRAWN BY: AR

CHECKED BY: H.S.

DATE PLOTTED:
9-1-2024

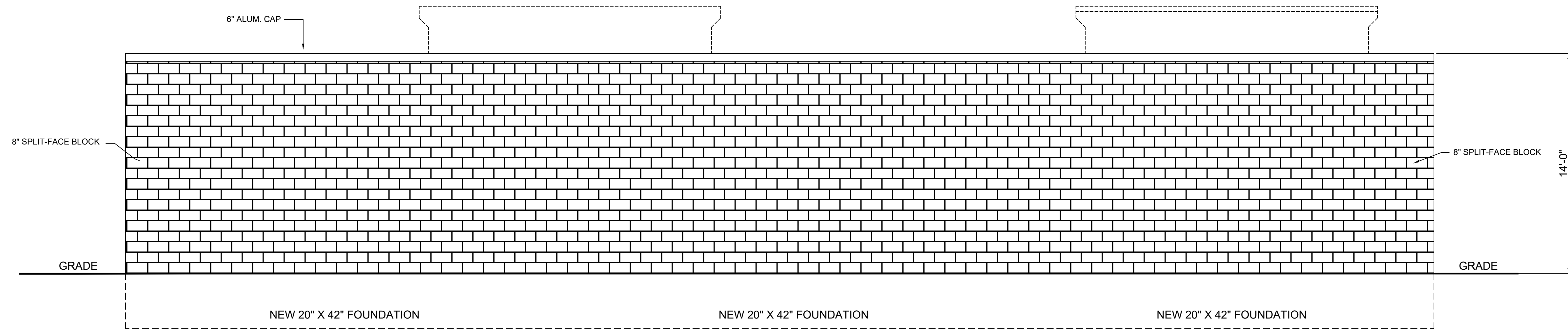
DATE SUBMITTED:
9-1-2024

REVISIONS:

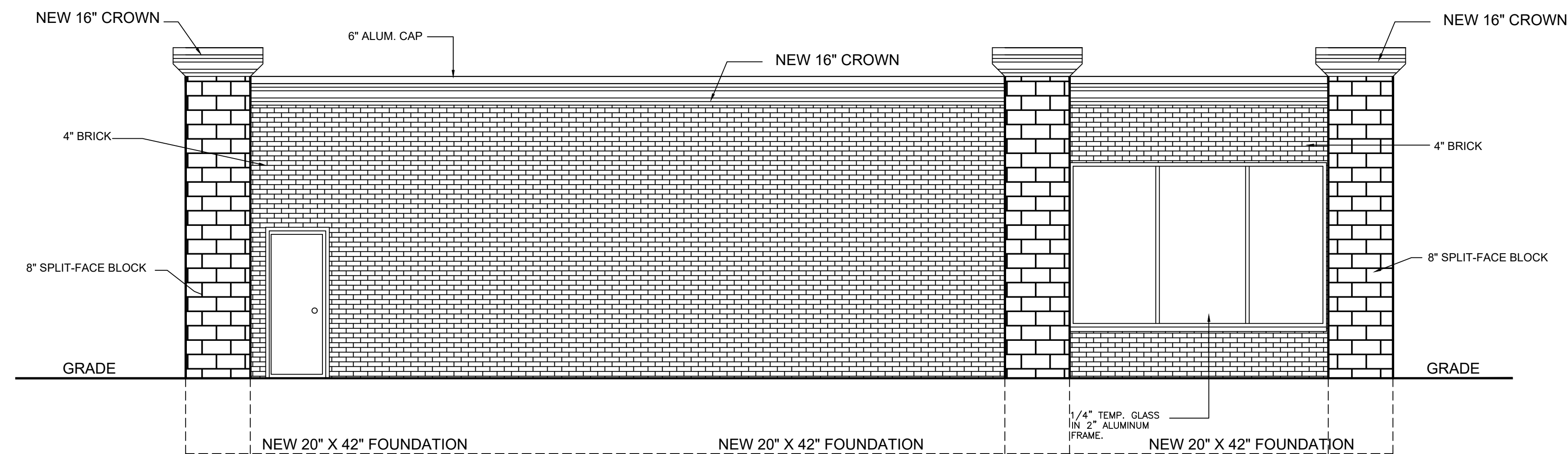
NO.	DESCRIPTION

SHEET NO.:

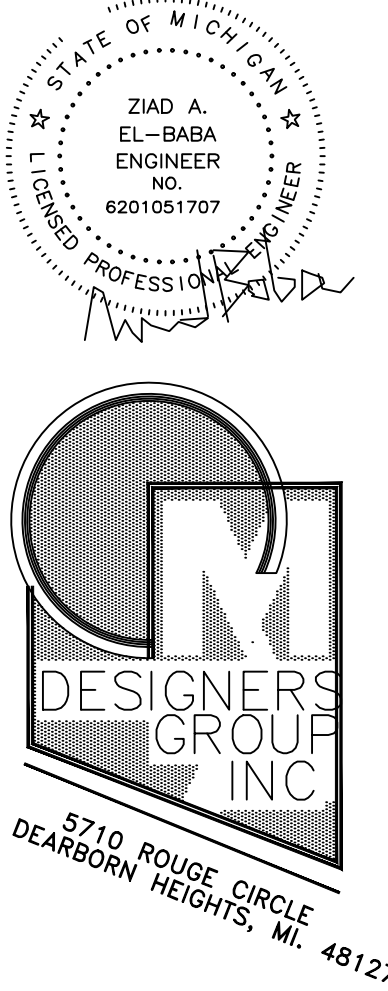
A-2



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



(313)995-1515
MADESIGN19@YAHOO.COM

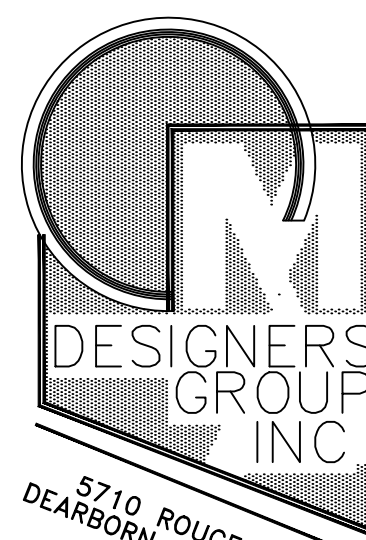
PROJECT NO.: 09012024
FILE NAME: PLYMOUTH-ADD-GAS-A1

PROJECT NAME: PROPOSED NEW ADDITION
TO EXISTING GAS STATION BUILDING
3301 PLYMOUTH RD., LIVONIA, MICHIGAN
OWNER: EX. GAS STATION
3301 PLYMOUTH RD.
LIVONIA, MICHIGAN

DRAWN BY: AR
CHECKED BY: HS
DATE PLOTTED: 9-1-2024
DATE SUBMITTED: 9-1-2024

REVISIONS:

SHEET NO.: A-3



5710 ROUGE CIRCLE
DEARBORN HEIGHTS, MI. 48127

PROJECT NO.: 09012024

FILE NAME:
PLYMOUTH-GAS-SP1

PROJECT NAME:
**PROPOSED NEW ADDITION
TO EXISTING 1-STORY BUILDING**
31301 PLYMOUTH RD., LIVONIA, MICHIGAN

R: MOBIL GAS STATION
31301 PLYMOUTH RD.
LIVONIA, MICHIGAN

CHECKED BY: H.S.

DATE PLOTTED:
9-1-2024

DATE SUBMITTED: 9-1-2024

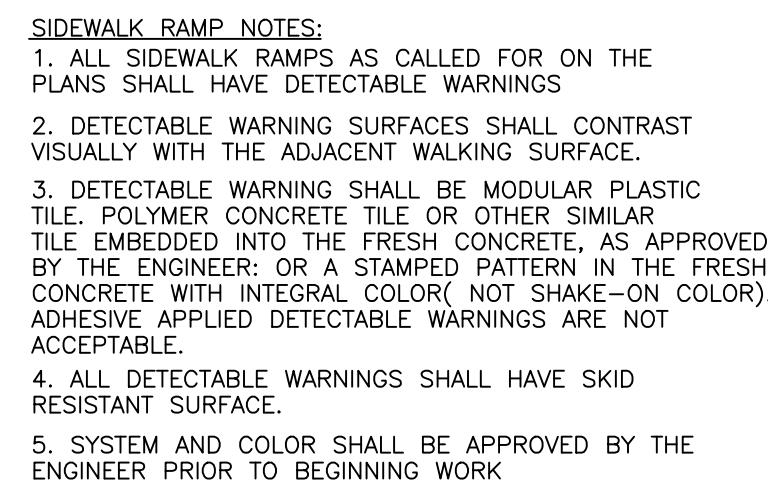
REVISIONS:

SHEET NO.:

SP-2



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



CORRESPONDENCE

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

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



MAUREEN MILLER BROSINAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

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

October 25, 2024

Mr. Jacob Uhazie
Assistant Planning Director
City of Livonia

Re: Petition 2024-10-02-16 – #31301 Plymouth Road

Dear Mr. Uhazie:

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

1. The subject parcel is assigned the address of **#31301 Plymouth Road**. Should additional addresses be needed, the Owner will need to contact this Department once permitting has been completed.
2. The existing parcel is currently serviced by public sanitary sewer and water main, and storm sewer. The submitted drawings does not include any proposed utility information, but we do not believe there will be any adverse impacts to the existing systems with the proposed improvements.
3. Although the drawings do not indicate any utility alterations, it should be noted the any proposed development may be required to provide storm water improvements and detention per the Wayne County Stormwater Ordinance.
4. Should the project move forward, the owner will need to submit plans to the Engineering Department for calculation of water and sewer fees associated with the building expansion and new restaurant facilities.
5. Any disturbances with the Middlebelt Road or Plymouth Road right-of-way's will require permits through the Wayne County Department of Public Service or MDOT, including drive approach and sidewalk removals and placements.

To: Mr. Jacob Uhazie
Re: Petition 2024-10-02-16 – 31301 Plymouth Road

October 25, 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,



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: October 28, 2024
TO: Scott O. Miller, Planner IV
FROM: Livonia Fire Prevention Division
SUBJECT: Petition #2024-10-02-16 Livonia Gas Mart (Mobil) 31301 Plymouth Rd.

This office has reviewed the site plan submitted in connection with a request to construct a commercial building on property located at the above referenced address.

We have no objections to this proposal.

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

Sincerely,

Brian R. Kukla

Brian R. Kukla
Fire Marshal

**DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE**

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSNAN
MAYOR

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

October 25th 2024

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

Re: Petition 2024-10-02-16 – 31301 Plymouth Road

Mr. Miller,

I have reviewed the plans in connection with the petition. The single barrier free space provided in the proposal located on the south side of the business has the access aisle on the driver side of the parking space. Per the Americans with Disabilities Act (ADA), when a barrier free space is located in angled parking, the access aisle must be on the passenger side. Furthermore, two accessible parking spaces should be provided for the number of parking spaces in the proposal per the ADA.

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

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

October 24, 2024

Mr. Jacob Uhazie
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petitions 2024-10-02-16 - 31301 Plymouth Road

Dear Mr. Uhazie,

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

Please contact me if you have any further questions.

Very truly yours,

Connie Kumpula
Chief Accountant

CK: jw

OFFICE OF THE TREASURER

SUSAN M. NASH
CITY TREASURER



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

October 30, 2024

RE: 31301 Plymouth Rd

Attention Planning Commission

As of today, water and taxes are current with the city in regards to this property

If you have any further questions please contact me

Thank you

Susan Nash

**OTHER ITEMS
RELATED TO THE
PETITION**