

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD JANUARY 27, 2025**

Meeting was called to order at 9:55 p.m. by Council President McCullough. Present: Scott Morgan, Laura Toy, Rob Donovic, Vice President Martha Ptashnik, Carrie Budzinski, Lynda Scheel, and President McCullough. Absent: None.

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

Councilmember Morgan led the meeting with the Pledge of Allegiance.

During Audience Communication, John Pastor, on behalf of GH Pastor Foundation, announced an upcoming charity Red Wings Alumni v. Montreal Canadiens Alumni hockey game to be held Saturday, March 15th at the Big Boy Arena in Fraser. Mr. Pastor indicated the GH Pastor Foundation provides much needed support to various children charities, including the Epilepsy Foundation. Mr. Pastor stated it was a fantastic event for hockey fans and encouraged residents to purchase their tickets for this great charity event. Mr. Pastor provided a flier to Council with further details.

Christopher Martin, Livonia resident, expressed concern over how items were handled in the Regular Meeting held earlier this evening.

NEW BUSINESS

1. REQUEST TO WAIVE THE CITY'S NOISE ORDINANCE: Robert Rais, Knights of Columbus, re: to allow a car show with a DJ at Saint Colette's Catholic Church, 17600 Newburgh Road on Saturday, June 7, 2025, from 9:00 a.m. to 3:00 p.m.

Robert Rais was present on behalf of the Knights of Columbus, He indicated this is an annual car show on the property at Saint Colette's Catholic Church and they have a DJ playing music as well as other family friendly activities.

Vice President Ptashnik indicated she is a parishioner at Saint Colette's and has attended this event before and wished Mr. Rais well.

DIRECTION:

APPROVING

CONSENT

2. REQUEST TO WAIVE THE CITY'S NOISE ORDINANCE: David Groff, re: in order to host a party with a band, to be held Friday, July 4, 2025, from 1:00 p.m. to 10:00 p.m. at the homes located at 18111 and 18133 Floral Street.

David Groff was present to answer any questions of Council. He stated this will be the

second block party with a live band to celebrate the Fourth of July holiday and invited Council members to attend.

DIRECTION:

APPROVING

CONSENT

3. REVOCATION OF COMMERCIAL REHABILITATION EXEMPTION CERTIFICATE FOR SCHOOLCRAFT LODGE, INC: William Nofar, on behalf of Schoolcraft Lodge, re: to revoke tax exemption certificate #C2020-007 issued for real property located at 31501 Schoolcraft Road, beginning December 31, 2020 and ending December 30, 2027.

Mark Taormina, City Planner and Economic Development Director, presented the item to Council and indicated it involves problematic property located at 31501 Schoolcraft Road. Originally the tax exemption certificate was applied for in 2019 but ultimately was approved in 2020. The tax exemption certificate will expire at the end of 2027 and due to market constraints and conditions, the petitioner would like to revoke the certificate at this time. Mr. Taormina indicated the petitioner could reapply for a new tax exemption certificate when the market improves and they are able to proceed with the redevelopment of the property.

William Nofar was present on behalf of Schoolcraft Lodge. He stated this particular property presented many challenges that simply cannot be overcome. Mr. Nofar stated when the market improves, they plan to continue to work out the challenges of this property and will revisit developing the property at that time.

DIRECTION:

APPROVING

CONSENT

4. REQUEST TO APPROVE THE SEVEN MILE/FARMINGTON VENTURE, LP PLANNED GENERAL DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LIVONIA AND THE SEVEN MILE/FARMINGTON VENTURE, LP, David H. Johns, Schostak Brothers & Company, Inc, on behalf of Seven Mile/Farmington Venture, LP, re: Petition 2023-06-02- 07 approved by the Council on August 26, 2024, pursuant to CR 284-24, requesting waiver use approval for a Planned General Development consisting of a 75,466 square- foot Meijer grocery store and a 102-unit multi-family residential townhome complex on the property located at 33500 W. Seven Mile Road, on the Southeast ¼ Section 4.

The Petitioner was present to answer any questions from the Council. Mr. Schostak indicated the request is to allow time for the developer to stage out the townhome part of the development. Meijer is on track to demolish the old K-Mart building starting in March of this year and will raze the retail center to the west of the property. Because

construction of the Meijer store will take approximately 18 months to complete, the property will be a construction site until completion. Due to the current challenges in the real estate market, they would like to pause before moving forward on the townhome construction.

Councilmember Donovic indicated he felt it was crucial for the City and Council work together with developers who are taking on these large projects to redevelop pieces of property that have sat vacant and may be too challenging for others developers to take on. Councilmember Donovic suggested the Planning Department, work together with the Petitioner to iron out some details but would be comfortable with the revised Planned General Development Agreement have a clause stating construction of the townhome phase of the project must be started no later than December 31, 2026. Councilmember Donovic stated this would help alleviate any concerns for both parties and is more concrete than simply requiring building permits must be applied for by the end of 2026.

DIRECTION:

APPROVING

REGULAR

5. REQUEST FOR AUTHORIZATION TO WAIVE THE CITY'S FORMAL BIDDING PROCESS AND PURCHASE COMPUTERS USING THE STATE OF MICHIGAN CONTRACT PRICING. Division of Police, re; to replace multiple computers that are out of warranty and are at end of life, from budgeted funds.

Chief Thomas Goralski, Livonia Police Department, presented the item to Council. Chief Goralski indicated the request is to purchase old, outdated computers in multiple police cruiser vehicles as well as some desktop computers at LPD which have outlived their purpose. Chief Goralski stated the pricing comes from the State of Michigan contract pricing and there are sufficient funds in the budget for the purchase of these computers.

DIRECTION:

APPROVING

CONSENT

6. REQUEST TO APPROVE FINAL COST INFORMATION AND TO AUTHORIZE ADDITIONAL APPROPRIATION AND EXPENDITURE; Engineering Division, re: for the 2024 Sidewalk Program - Contract 24-G. (CR 74-24)

Todd Zilincik, City Engineer, presented the item to Council. Mr. Zilincik stated the request is simply a housekeeping matter to approve the final costs to complete the 2024 Sidewalk Program (Contract 24-G). Mr. Zilincik stated the contractor has always done a good job for the City and the work has been completed.

DIRECTION:

APPROVING

CONSENT

7. REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: Engineering Division, re: from Northridge Livonia, LLC, in conjunction with the construction of a storm drain system that provides adequate drainage for the Kroger Store D-615 Expansion project located at 33523 Eight Mile Road, in the Northeast 1/4 of Section 4.

Todd Zilincik, City Engineer, presented the item to Council. Mr. Zilincik indicates this request is to accept the Storm Water Facilities Maintenance Agreement for the Kroger store located at 33523 Eight Mile Road.

DIRECTION:

APPROVING

CONSENT

AUDIENCE COMMUNICATION

None.

ADJOURNED

10:35 PM